

Notice of a Regular Meeting Minutes
CITY OF BEVIL OAKS, TEXAS

March 19,2026

1. **Call to Order @ 4:00 p.m.**
2. **Pledge of Allegiance/Invocation- *given by City Attorney, Dru Montgomery***
3. **Roll Call- All present but Councilman Clayton**
4. **Conflict of Interest Statement- None**
5. **Citizen Comments- None**
6. **Public hearing**
 - a. Public hearing about the TxCDBG Application to receive public comments on application for funding for federal block grants administered by the Texas Department of Agriculture regarding various topics such as affordable housing, social services, public infrastructure, and economic development.
 - **Mayor Mitchell reads the public hearing statement**
7. **Review/Approve Consent Items- M/M/2/C- Councilman Merendino/Councilman Mannette- *Approved- Unanimous***
 - a. **Financial Reports for City of Bevil Oaks**
 - b. **Financial Reports for Public Works**
 - c. **Utility Innovations Report**
 - d. **Previous Meeting Minutes**
8. **Review/Approve Action Items**
 - a. **Consideration/Discussion/Approval of appointment of candidate for vacant ward 2 seat- M/M/2/C- Councilman Merendino/Councilman Mannette- *Approved the only candidate Don Smith as the new ward 2 Councilman- Unanimous***
9. **Pre-Oath of office for appointed candidate for vacant ward 2 seat- *Don Smith***
10. **Oath of office for appointed candidate for vacant ward 2 seat- *Don Smith***
11. **Executive Session @ 4:09 p.m.**
 - a. The Council may convene into executive session to discuss the various matters relating to potential or threatened litigation.
 - b. The Council may convene to executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee.
12. **Resume Regular Meeting @ 4:17 p.m.**
13. **Review/Approve Action Items**
 - a. **Consideration/Discussion/Approval of resolution authorizing signatories for TxCDBG applications and contracts. M/M/2/C- Councilman Merendino/Councilman Mannette-*Approved-Unanimous***
 - b. **Consideration/Discussion/Approval of selecting a committee, assigning a budget, fully authorizing the committee to spend City funds, and for the committee to take other appropriate action to evaluate and hire contractors to perform potentially time-sensitive upgrades to City facilities. *Item was tabled***

**c. Consideration/Discussion/Approval of change in Event Center rental rates.
M/M/2/C- Councilman Merendino/Councilman Thibodeaux- *Approved-
Unanimous***

- **Mayor Mitchell-** States that it has been brought to our attention that the current rental rates are too high. States that it is up to Council whether or not they are lowered.
- **Councilman Merendino-** Asks how much the current rates are?
- **Mayor Mitchell-** \$75/hr for a two hour minimum.
- **Councilman Merendino-** States that we can't have this place cleaned for free.
- **Sabrenna Crain-** Asks who the City was paying to clean it because right now, she is cleaning it?
- **Councilman Merendino-** States that the City should be paying someone to clean it.
- **Councilman Wright-** Suggests cutting the cost in half.
- **Councilman Merendino-** States that this is the cheapest place to rent.
- **Councilman Wright-** Change \$75/hr to \$50/hr. It will be \$300 for the entire day instead of \$500
- **Councilman Merendino-** Suggests leaving the rest the same. States that if we lower it then they are less likely to clean it after use.
- **Councilman Mannette-** Asks if we are changing the non-residential rate?
- **Councilman Wright-** No. States that the non-residential rate will not change. Change the non-residents \$100/hr and change the \$750 to \$600 for the entire day.

**d. Consideration/Discussion/Approval of change to City property rental rates.
M/M/2/C- Councilman Merendino/Councilman Mannette- *No changes to
the rates- Approved-Unanimous***

- **Councilman Merendino-** Suggests leaving the rates as they are because that rate isn't bad for the entire park.
- **Councilman Mannette-** States that excluding the basketball court needs to be put in the agreement.
- **Councilman Thibodeaux-** Asks the Mayor why she brought this back to Council?
- **Mayor Mitchell-** States that she has heard chatter in the neighborhood that the rental rates were too high.
- **Councilman Thibodeaux-** Asks if she has a suggestion on a rate?
- **Mayor Mitchell-** States that with the upcoming car show, this would be the perfect opportunity to discuss lowering the rates. Asks if there is anyone that would like to discuss lowering the rates?
- **Councilman Thibodeaux-** States that if there hasn't been anyone bring up a good argument as to why the rates need to be lowered.
- **Councilman Mannette-** States that if we are cutting the cost for residents for the Event Center then why wouldn't we for the park as well.

- **Mayor Mitchell-** States that most residents only rent out the pavilion. Asks Sabrenna Crain if there has been any residents, other than the car show, ask to rent out the entire park?
 - **Sabrenna Crain-** No.
- e. **Consideration/Discussion/Approval** of making items surplus and setting an amount on those items. **M/M/2/C- Councilman Merendino/Councilman Mannette-Approved- Unanimous.** Mark all items as \$5. If there are no bids, all items will be thrown away.
- **Mayor Mitchell-** Explains that these items are the same ones that were on the previous Council meeting. The Council did not put a dollar amount on the items and it was suggested that we bring it back to Council to put a dollar amount on the items.
 - **Councilman Mannette-** Suggests making the dollar amount \$2.50 in lieu of the 250th anniversary.
 - **Councilman Thibodeaux-** States that he agrees.
 - **Councilman Merendino-** States that he doesn't think that the car show shirts should be \$2.50. How much were they selling for at the car show?
 - **Councilman Thibodeaux-** States that there is an offer on the table for all of the no parking signs that the car show bought. States that the car show could trade the no parking signs for the shirts because the City uses the no parking signs during the garage sales and the Christmas in the park. States that the shirts had to be put in the surplus sale to get rid of them.
 - **Councilman Merendino-** Asks where the signs are?
 - **Sabrenna Crain-** States that they are in the attic in the Event Center.
 - **Councilman Merendino-** States that the City is storing the signs. Asks how much the shirts were a piece when the City purchased them?
 - **Councilman Thibodeaux-** \$8-\$10/each
 - **Councilman Merendino-** There's 200 shirts left.
 - **Councilman Wright-** Asked how much the no parking signs cost/
 - **Councilman Thibodeaux-** States that he would have to look at the receipts.
 - **Councilman Merendino-** States that the City spent a lot of money on those shirts. States that if the City could recoup their money, that would be better. States that the car show could sell the shirts for \$5 a shirt and still make money.
 - **Councilman Thibodeaux-** States that that kind of consideration was not given on the previous surplus sale. States that any one of those motors or pipes that were in the previous sale could have sold for more, but it wasn't done that way. States that we need to do this the same way each time.
 - **Councilman Wright-** States that the other items on this list need to be done the same way. The question is, is are we going to put a value on these items?

- **Councilman Merendino-** States that there is blink cameras on here as well.
- **Sabrenna Crain-** States that those cameras are brand new.
- **Councilman Merendino-** Asks if anyone knows how much the cameras were when we purchased them?
- **Sabrenna Crain-** No
- **Councilman Thibodeaux-** Who is going to oversee the sale?
- **Mayor Mitchell-** Asks if there is a different way to get rid of all of this stuff without setting an exact dollar amount?
- **Dru Montgomery-** States that the decision to make it surplus, means that you have given up its value.
- **Councilman Merendino-** Asks if we can do what the County and everyone else does and send it to Horn Auction?
- **Mayor Mitchell-** States that there is no value to these items.

14. Reports

- a. **Mayor Mitchell-** No Report
- b. **Councilman Clayton-** Not Present
- c. **Councilman Mannette-** States that there are two new speed limit signs installed on Yellowstone. States that there are two street signs that need to be installed at Carroll and 105 and Sweetgum and 105.
 - **Councilman Merendino-** States that he doesn't see a point in putting the sign on Sweetgum and 105 because there is already a sign on the red light and there is a bunch of signs on that end of Sweetgum. States that he doesn't see a point in adding another sign.
 - **Councilman Mannette-** States that we have a sign on Sweetgum that says no alcohol. Does that mean no alcohol anywhere in the City?
 - **Mayor Mitchell-** States that it means on City property.
 - **Councilman Mannette-** States that there was an LPR (license plate reader) on River Oaks, but it wasn't feasible. States that we still have one on Riverbend. It had to be adjusted because it wasn't working properly. States that we don't know how much the cost would be to keep the LPR. States that Matt with Verkada will also be submitting a quote for maintenance services since we don't have maintenance personnel to wipe of lenses and things of that nature.
 - **Councilman Merendino-** States that he thought that the maintenance was included when we purchased the cameras.
 - **Councilman Mannette-** States that it is only I.T. for the cameras that we received when we purchased the cameras. States that DD6 installed the gate at the end of River Oaks and put a lock on it. States that the fire department has a key, City Hall has a key and he has a key.
 - **Councilman Merendino-** States that the enter and exit sign has been installed at the office. States that we also have a spare sign that say "contractors must stop at City Hall".
- d. **Councilman Merendino-** States that Keith (mowing contractor) will be getting the plants that need to be replaced that died during the winter.

- **Councilman Mannette-** Asks who owns the brick wall that is beside the Event Center?
 - **Councilman Merendino-** The City. It is a subdivision line.
 - **Councilman Mannette-** States that the property owner next door was complaining that there was some kids playing on it. States that we might could decorate it or something so it looks better.
- e. **Councilman Thibodeaux-** States that we were asked why the City no longer has a newsletter. States that there are people that don't have access to social media. States that it is expensive to pay for the extra printing if we were to use other resources, however, he has spoken to Munibilling (water billing software) and they stated that they could put something in with the water bills every month. States that the fee is around \$0.30 per page. This would go out to anyone who still receives a mail bill. States that he wanted to bring this to Council. States that he would like to see who wanted to contribute to doing a City newsletter in the neighborhood. States that the Council would submit anything that they wanted on the newsletter to whomever the person was that was in charge of the newsletter.
- **Councilman Merendino-** Asks how many bills are mailed out each month?
 - **Sabrenna Crain-** Around 200.
 - **Councilman Smith-** So the newsletter would be a physical piece of paper?
 - **Councilman Merendino-** Yes. It would be in the same envelope that your water bill comes in.
 - **Councilman Thibodeaux-** States that it could be done quarterly. States that the newsletter would have to be sent to Munibilling 30 days in advance. States that he wanted to bring it-up at this meeting so that we could get one out for the big 4th of July event coming up.
 - **Councilman Wright-** How many people do you think would want that?
 - **Councilman Thibodeaux-** States that we used to have a newsletter years ago.
 - **Councilman Wright-** States that as much as he hates to say it, those people that are requesting the newsletter, are just going to have to get with the times.
 - **Councilman Thibodeaux-** States that he thinks that this would be a good opportunity to try this out.
- f. **Councilman Wright-** Asks if we are going to hire someone for the Public Maintenance employee?
- **Mayor Mitchell-** States that Sabrenna has put the ad out.
 - **Councilman Merendino-** States that there has been 2 people apply for the job.
 - **Councilman Wright-** States that he looked at the applications and he wouldn't hire them. Asks if this position will be part or full-time?
 - **Mayor Mitchell-** Whichever position we need.

- **Councilman Wright-** States that he thinks it would be beneficial to have a full-time employee. It will save us some money.
 - **Councilman Thibodeaux-** As a final to his report, he would like to request that his Council packet be strictly electronic. States that he doesn't want a paper copy.
 - **Mayor Mitchell-** States that she doesn't need a paper copy either.
- g. **Councilman Merendino-** States that since we are doing the meetings at 4:00 pm. Suggests that the office be closed at 3:30 on Council days so that Sabrenna can have some help getting the stuff ready for the Council meeting. States that at the next meeting, the office will have to be closed because Sabrenna will not be here.
- **Mayor Mitchell-** States that it is her decision as the Mayor to keep the office open because Heather has work to do. States that she is working on the retention policy and working on scanning.
 - **Councilman Merendino-** States that he understands, but for consistency purposes, he thinks that she needs to be here.
 - **Mayor Mitchell-** States that we don't need Heather at the meetings anyways because her note taking isn't as thorough as Sabrenna's and Sabrenna is having to go back and do it anyways. States that Heather needs to do what she has asked her to do.

15. Adjourn Meeting @ 5:03 p.m. M/M/2/C- Councilman Merendino/Councilman Mannette



Mayor Cheri Mitchell

Attest: 
City Secretary, Jeff Thibodeaux

Approved this 17th day of August 2026.