

**Town of Bayside
Regular Council Meeting Minutes
August 12, 2025**

1. Call to Order

Mayor Pro Tem Vega called the meeting to order at 6:30 p.m. followed by a Silent Invocation and the Pledge of Allegiance.

2. Roll Call

Mayor Pro Tem David Vega, and Councilmembers Place II Charmaine Briseno, Place III Sandra Haley, and Place IV Daniel Molina were present. Mayor Sharon Scott and Councilmember Place V Steven Nix were absent.

Mayor Pro Tem Vega moved to item 10.

10. Discuss, consider, and select administration/project delivery services/construction management service provider(s) to complete project implementation for the Homeowner Reconstruction Assistance Program through the HOME Investment Partnerships Program Fund from the Texas Department of Housing and Community Affairs (TDHCA)

Mayor Pro Tem Vega read the agenda item. Requests for proposals ran in the newspaper for two weeks and the request for an administrator was emailed to eleven certified administrators. There was only one response. Councilmember Briseno made a motion to accept the resolution. Councilmember Haley seconded the motion. The motion carried unanimously. Natalie Gonzalez with GrantWorks was present and thanked the Council for selecting GrantWorks. They value our relationship and are excited about working with us on this. This is for reconstruction of new homes with a lot of criteria for selection. There will be more information and advertising coming in the next few months. Homes will be completely torn down and rebuilt.

3. Items by Citizens

No citizens signed up to speak.

4. Discuss/Consider/Act on approving minutes from the Regular Meeting on July 8, 2025, the Special Meeting on July 14, 2025, and the Workshops on July 29 and August 6, 2025

Mayor Pro Tem Vega read the agenda item and announced everyone has a copy. Councilmember Briseno motioned to approve the minutes. Councilmember Molina seconded the motion. The motion carried unanimously.

5. Discuss/Consider/Act on approving paying new expenses/bills

Mayor Pro Tem Vega read the agenda item. Councilmember Molina made a motion to accept/approve the new expenses. Councilmember Briseno seconded the motion. The motion carried unanimously.

6. Discuss/Consider/Act on approving building permits, culvert permits, and permit extensions

Mayor Pro Tem Vega read the agenda item. The Council considered a permit for 404 First

Street. They still need to submit the electrical, plumbing and mechanical plans. We were told by the inspector the plans are not engineered. Our ordinance says we only need an engineer stamp for a two-story house or a 3,500 square foot house. Mayor Pro Tem Vega made a motion to approve 404 First Street pending we get his electrical, plumbing, and mechanical information in, and he pays his fees. Councilmember Molina seconded the motion. The motion carried unanimously.

The second permit considered was for a fence at 2712 First Street. Councilmember Molina made a motion to approve. Councilmember Haley seconded the motion. The motion carried unanimously.

The third permit considered was for a manufactured home at 902 First Street. The setbacks have been checked. Councilmember Haley made a motion to accept the building permit for the home at 902 First Street. Councilmember Molina seconded the motion. The motion carried unanimously.

The final permit considered was for a detached garage at 734 First Street. The setbacks have been checked. Councilmember Molina made a motion to approve. Councilmember Haley seconded the motion. The motion carried unanimously.

7. Discuss/Consider/Act on approving building permit fees

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno made a motion to accept the building permit fees with the wording that was changed. Councilmember Haley seconded the motion. The motion carried unanimously.

8. Discuss/Consider/Act on choosing a tax rate to pursue

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno made a motion to pursue the voter approved tax rate. Councilmember Molina seconded the motion. Mayor Pro Tem David Vega voted yes. Councilmember Place II Charmaine Briseno voted yes. Councilmember Place III Sandra Haley voted yes. Councilmember Place IV Daniel Molina voted yes. The motion carried unanimously.

9. Discuss/Consider/Act on setting dates for the budget hearing and tax rate hearing

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno made a motion to have the public hearings on September 9th at 5:30 for the budget and 6:00 for the tax rate. Councilmember Haley seconded the motion. The motion carried unanimously.

10. Discuss, consider, and select administration/project delivery services/construction management service provider(s) to complete project implementation for the Homeowner Reconstruction Assistance Program through the HOME Investment Partnerships Program Fund from the Texas Department of Housing and Community Affairs (TDHCA)

This item was discussed and acted on after item 2.

11. Discuss overview of the General Land Office (GLO) Flood Studies West

Mayor Pro Tem Vega read the agenda item. Councilmember Haley reported in September 2020 GLO began a feasibility study that included Refugio County. They are in the data

collection phase. She has talked with them several times, and there may be public assistance available in the middle of 2026.

12. Discuss Region 13 Flood Planning Group Comment Map (opportunity for property owners to share flooding locations and pictures)

Mayor Pro Tem Vega read the agenda item. Councilmember Haley informed Council this is a continuation of the whole process. FEMA is looking at updating flood plains. They are working with GLO. There is a provision on their website where you can upload pictures and pinpoint the location on a map. It is for any type of flooding. It is not hard to do. There is a pick list with questions. She recommended only going back four years as the previous data collection covers before that time.

13. Discuss/Consider/Act on annual rate increase from Republic Services

Mayor Pro Tem Vega read the agenda item. There was a short discussion on the percentage, year of the contract we are in, and what their new cost will be. Councilmember Briseno made a motion to approve the annual rate increase from Republic Services. Councilmember Haley seconded the motion. Mayor Pro Tem Vega informed everyone it takes effect on September 1st. The motion carried unanimously.

14. Discuss/Consider/Act on accepting resignations from the Planning Commission and the Park, Pier, and Recreation Committee

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno made a motion to accept the resignations from the Planning, Zoning, & Substandard Commission of Sandra Haley, and from the Park & Pier Committee of Valery Benjamin and Barbara Gray. Councilmember Molina seconded the motion. Councilmember Haley abstained. The motion carried.

15. Discuss/Consider/Act on items from the Planning Commission

A. The Planning Commission approves David Stalling's request for a zoning change for lots 19 and 20 block 19 from industrial/commercial to residential

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno asked Planning Commission (PC) Member Ken Dahl what they were recommending. He replied. The Planning Commission approves David Stalling's request for a zoning change from industrial to residential. Councilmember Briseno made a motion to approve the recommendation. She was reminded the Council has to have a public hearing and mail out letters. After a discussion on when to have the hearing, Councilmember Briseno changed her motion to have a public hearing for David Stalling's request for a zoning change on September 16th at 5:30 p.m. Councilmember Haley seconded the motion. The motion carried unanimously.

B. Ordinance 38E Shipping Containers

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno informed PC Member Dahl that Ordinance 38E is the Zoning Ordinance. You can't have 38E. There was a discussion on the numbering of amendments and there being several amendments the Planning Commission is recommending that need to be combined into one amendment. There was a discussion on the Planning Commission's proposed shipping container permit. PC Member Dahl informed Council. The Planning Commission discussed shipping containers, and everyone on the Planning Commission said they didn't want them at all. There was more discussion between Councilmember Briseno and

PC Member Dahl on the number of the proposed amendments and combining them into one amendment. The Council also discussed the zoning ordinance applying to residential and commercial properties, commercial building in phases, the original ordinance not allowing shipping containers in any area, the recommendation from the Planning Commission, having to have a public hearing, what the amendment allowing them in commercial zoning allows and requires, who would enforce the ordinance, only the County Judge being able to declare an emergency, and having a workshop on shipping containers with the Planning Commission before their meeting on August 21st. Councilmember Briseno made a motion to have a workshop with the Planning Commission at 5:30 p.m. on August 21st. Councilmember Haley seconded the motion. The motion carried unanimously.

C. Ordinance 38E Amendment A with permit shipping containers

This item was not discussed. Shipping containers are going to a workshop.

D. Ordinance 38E Amendment D Easements

Mayor Pro Tem Vega read the agenda item. The Council discussed the proposed amendment and decided to send it to the workshop. Councilmember Briseno made a motion to put it on the workshop for August 21st. Councilmember Molina seconded the motion. The motion carried unanimously.

E. Ordinance 72 Amendment E Manufactured Homes

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno informed PC Member Dahl it should say 72C. This is going by 72 the original ordinance. There was a discussion on this being to put runners with tie downs, and it needing to list the building code instead of listing the spacing and number or you will have to amend the ordinance every time the code changes. Also discussed was having to have a public hearing for each one of these before we can act on them. Councilmember Briseno made a motion to pursue Ordinance 72C Manufactured Housing Amendment E with the corrections to the current building code for runners and tie downs. Mayor Pro Tem Vega seconded the motion. The motion carried unanimously.

F. Budget 2025-2026 recommendations

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno commented we can't just pick and choose where fire hydrants go. PC Member Dahl informed her there are two areas that don't meet the requirements. They are Fourth Street between Park and Mitchell and Second Street between Spoonbill and West. Mayor Pro Tem Vega informed him there is a hydrant by Doug Canoot's house on Fourth Street and some lines are two inch not six inches. PC Member Dahl responded. So that is would be a bigger project. It's just a recommendation. There was a discussion on a water line from Center to Wildman and park funds.

G. Street name change recommendation: Cooke to Downs

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno commented the street was named after someone. When asked why the change, PC Member Dahl remarked. You will have to ask Orville and Lori. Councilmember Briseno made a motion to take no action because no one is here to answer questions on it. Councilmember Haley seconded the motion. The motion carried unanimously.

16. Discuss/Consider/Act on moving the deadline for submitting meeting agenda items and information to two business days before the meetings notice must be posted not including holidays or weekends in order to meet the new posting requirements from H.B. 1522

Mayor Pro Tem Vega read the agenda item. The city secretary explained when we voted on it at the last meeting, we did not know they were not going to count the day the notice is posted or the day of the meeting. She asked for the deadline to be two business days before the notice has to be posted. Councilmember Haley made a motion to accept the work up in the chart plus two days. Councilmember Briseno seconded the motion. The motion carried unanimously.

17. Discuss/Consider/Act on the Interlocal Assistance Agreement for Animal Control by and between the County of Refugio and the Town of Bayside

Mayor Pro Tem Vega read the agenda item. There was a discussion on the cost of \$4,692.00. Councilmember Briseno made a motion to accept the interlocal agreement. Councilmember Haley seconded the motion. The motion carried unanimously.

18. Discuss/Consider/Act on request from property owner at 101 Plummer

Mayor Pro Tem Vega read the agenda item. The Council discussed the property being 101 Plummer from First Street to the bay, the location of the meter, the location of the property owner's water line in the easement, moving the water meter, brush on the lot by the meter, it being the homeowner's responsibility to run the service line, not being allowed to go on private property to do work, the bid for \$8,000 to run a line down Plummer, already being over budget on repairs to the water system, the line from the water meter to the residence is the property owner's responsibility, their service line being run over by one of the road workers, no way of knowing who put the service line in the easement, the service line needing to be moved out of the easement, the owner owning it since 2018 and all the sudden wants the city to fix it, the property owner knowing his service line is in the easement, it not mattering who owned the property, not our responsibility if they have part of their lot in brush, not being in favor of running a new line, water has been provided to the property, leaving it in the easement, and the property owner wanting us to move the service line.

Councilmember Briseno read from his email and made a motion to move your waterline off the city property. A meter is provided to 101 Plummer. He is asking for his water line to be moved to 101 Plummer. It is at 101 Plummer. Discussion continued on leaving it where it is, moving it off city property, it being his responsibility to move it or repair it at his expense, it needing to be on his property, and not having anywhere else in Town like this.

Councilmember Briseno made a motion to leave it the way it is. Councilmember Haley asked if we need to get legal counsel on this. Councilmember Briseno responded. In our ordinance we are not responsible for repairs past the meter. Councilmember Haley seconded the motion. After further discussion, Mayor Pro Tem Vega called for a vote. All councilmembers present voted no. Councilmember Haley made a motion to keep the meter where it is. If the line requires replacement or repair, it is at the owner's expense. If the line requires replacement, it is at the owner's expense and is to be relocate it to owner's property. Councilmember Briseno seconded the motion. The motion carried unanimously.

19. Discuss/Consider/Act on 2" tap to 101 Plummer with a flush out

Mayor Pro Tem Vega read the agenda item. Councilmember Briseno made a motion to take no action. Councilmember Haley seconded the motion. The motion carried unanimously.

20. Adjournment

Councilmember Briseno made a motion to adjourn. Councilmember Haley seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:36 p.m.

Respectfully submitted,


Connie Cramer
City Secretary