

**Town of Bayside
Regular Council Meeting Minutes
July 8, 2025**

1. Call to Order

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

2. Roll Call

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

3. Presentation of new emergency alert system by Refugio County personnel

Stephanie Blaschke, Refugio County Emergency Management Coordinator was present. She updated the Council on the alert system which will take the place of Code Red as of September 1st.

4. CLOSED SESSION on Personnel Matters as per Government Code 551.074 to interview and discuss candidates for the Councilmember Place III vacancy

Mayor Scott announced closed session on Personnel Matters as per Government Code 551.074 to interview and discuss candidates for the Councilmember Place III vacancy. The time is 6:35 p.m. The Council convened into closed session.

5. OPEN SESSION on Personnel Matters as per Government Code 551.074 to Consider/Act on appointing a councilmember to fill the Place III vacancy

Mayor Scott announced the Council is back in open Session at 7:21 p.m. on Personnel Matters as per Government Code 551.074 to consider/act on appointing a councilmember to fill the Place III vacancy. She asked for a motion. Councilmember Briseno made a motion to appoint Sandra Haley to the Place III vacancy. Mayor Pro Tem Vega seconded the motion. The motion carried unanimously.

6. Administer the Statement of Elected Officer and Oath of Office to the newly appointed Councilmember Place III

Mayor Scott administered the Oath of Office to Sandra Haley after she completed her Statement of Elected Official. Councilmember Place III Sandra Haley took her seat on the Council.

7. Mayor's Comments

A. Update on BBQ Pits

Mayor Scott announced all the BBQ pits are in. She thanked Jeff Irwin and Steve Nix and anyone who helped. They also sanded the two pits that were in the park and repainted them.

B. Update on pier repair

The repairs to the lower level of the pier are complete.

8. Items by Citizens

Commissioner Stanley Tuttle gave the Council and citizens present an update on the street project and the funding of the project. They were able to amend the construction to include the four streets that were not going to be done because there was some left-over funding from two additional County projects. He requested citizens not bother the construction workers. If you have a question on the streets, come by and look at the map. He also informed everyone the County has hired an engineer to come in and do a report on the boat ramp. They have checked with the County Attorney and are hoping to be able to get it back open once they get the report which is scheduled for late August.

9. Discuss/Consider/Act on approving minutes from the Regular Meeting on June 10, 2025, the Public Hearing and Special Meeting on June 18, 2025, and the Special Meeting and Workshop on June 24, 2025

Mayor Scott read the agenda item. Councilmember Briseno motioned to approve the minutes. Councilmember Nix seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. Mayor Pro Tem Vega made a motion to approve. Councilmember Molina seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. The Council considered a fence permit for 101 Plummer. They are replacing a chain link fence with a privacy fence. There was some discussion on what was there and the location of the property. Councilmember Nix moved to approve the fence permit at 101 Plummer. Councilmember Molina seconded the motion. The motion carried unanimously.

12. Discuss/Consider/Act on Application for Conditional Use Permit for 701 Second Street

Mayor Scott read the agenda item. Councilmember Briseno informed Council he started the project two years ago, and his time is up. He had to reapply. He had to fill out a new building permit. He has to pay full price again. There is no water or electrical. He is going to do the work himself. Mayor Pro Tem Vega pointed out he put the square footage on his permit but not on the conditional use permit. Mayor Pro Tem Vega made a motion to approve his Conditional Use Permit. Councilmember Molina seconded the motion. The motion carried unanimously.

The Council returned to item 11 to approve the building permit for 701 Second Street.

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

Mayor Pro Tem Vega made a motion to approve his permit pending he does the work himself. If he is going to do it himself, he has to do it himself. If he has a contractor, the contractor has to come in and put his information on the permit. Councilmember Nix seconded the motion. The motion carried unanimously.

13. Discuss/Consider/Act on items from the Planning, Zoning, & Substandard Commission

A. Request from Council to address agenda item 17 from 5-10-22 that deals with water slides and moon jumps being allowed for anyone who rents the community center

Mayor Scott read the agenda item. Councilmember Briseno read the following from the Planning Commission's recommendation: "Our recommendation is to NOT allow these items at the community center for liability reasons. We also recommend to add the phrase 'and any and all personal liability for you, your guests invited or not invited and any vendor or contract person you may have hired for the event' after the work 'equipment' on the 4th line under #2 of the rental agreement. Also to correct quest to guest." Councilmember Briseno motioned to approve A. Councilmember Molina seconded the motion. The motion carried unanimously.

B. Permit process updated to take out town inspector from this process and a few other changes

Mayor Scott read the agenda item. There was a discussion on the changes with a lengthy discussion on number 15 of the proposed process. Mayor Pro Tem Vega motioned to approve the permit process removing 15. Councilmember Molina seconded the motion. The motion carried unanimously.

C. To move forward with the 20 year plan for rezoning along FM136 as is unless there have been previously approved changes since 2012

Mayor Scott read the agenda item. Councilmember Briseno asked Planning Commission (PC) Member Ken Dahl. When they did this in 2012, did they have a public hearing to have this rezoned? His responded. I think we had a public hearing on the 20 year plan. He did not answer if there was a public hearing on rezoning. There was a discussion on the maps, rezoning, if someone wants it as residential, leaving it as is and then if someone wants it rezoned, they can request it. Also discussed were making it commercial, so if we get a business, it makes it quicker, and they are more likely to stay with us, and there being a lot of land right now that is commercial that no one is buying. Councilmember Nix asked. So, what do we need to do now? Start the process, and we can hash it out later in public meetings? We will hash out the details later on. Right? PC Member Dahl responded. The guy down there with a house might not want a business next door, so we can figure stuff out based on what people say. Councilmember Nix made a motion the Planning Committee begin the process of the rezone. He asked Council. Do we need a motion, or can they just do it? Mayor Scott responded. We have to vote on it. We need a motion. Councilmember Nix replied. Then I move the Planning Committee move forward with the 2020 zoning changes - potential changes. Councilmember Molina seconded the motion. Mayor Pro Tem Vega voted no. The motion carried.

D. To allow all members of the Planning Commission access to TML Legal

Mayor Scott read the agenda item. PC Member Dahl read an email he had from TML. His question to TML was about the park funds. He wanted an answer from TML on whether or not donation monies could be combined with general fund monies that mostly come from property taxes. It is something we are supposed to make recommendations on - capital expenditures for budget items. Before I recommend anything, I want to make sure it is legal. I want to get legal advice from them. It's not going to cost the town anything extra. Councilmember Briseno responded. This has never been put on y'all's agenda for you to discuss. She questioned him. How do you have a recommendation without it being on the agenda? He asked. On what? She replied. The last recommendation from the Planning Commission is "to allow all members of the Planning Commission access to TML Legal". How are you making a recommendation to Council,

and this was never put to the Planning Commission? CP Member Dahl responded. This was. Mayor Pro Tem Vega input. No, this was not put to the (commission). CP Member Dahl questioned. About the park? Councilmember Briseno responded. No, about TML. CP Member Dahl claimed that it was already approved. Planning can talk to TML. Councilmember Briseno clarified. What I am saying. These are recommendations from the Planning Commission. Correct? Y'all having access to TML was never put on a Planning Commission agenda for y'all to discuss. So how is there a recommendation from the Planning Commission if it was never discussed? CP Member Dahl responded. Because we already have access to TML for planning and zoning but we got into a gray area. Councilmember Briseno countered. I'm not talking about whether you have access to TML or not. What I am saying is that y'all never put this on the agenda to discuss in y'all's meeting, and y'all have a recommendation for us to let y'all have access to TML when the Planning Commission never discussed it. That's what I'm saying. CP Member Dahl responded. We discussed the park. Mayor Scott input. No, she is talking about TML. Councilmember Briseno clarified TML access. Councilmember Nix added. She is talking about the motion in front of us right now - the TML motion. Councilmember Briseno agreed. Right, it is nothing to do with the park. The recommendations that y'all are supposed to have on your agenda are for the Planning Commission to discuss and then the Planning Commission recommends to Council. This was never on any of y'all's agendas for y'all to discuss, to recommend to Council. CP Member Dahl responded. Fine. Councilmember Briseno continued. That's the whole thing, Ken. If you are going to make a recommendation, that the Commission is making a recommendation, then the Commission should have discussed it before it came to Council. If y'all want to put it on your agenda, put it on your agenda. But the Planning Commission as a whole needs to discuss it before it comes to Council. CP Member Dahl replied. As we were on an agenda item for the park, talking about the park, then we came into a problem while trying to get an answer to one of the questions that we thought we had access to. We all agreed. So, I said will pass it on. But no, it was not a specific agenda item. It's a problem that came up on an agenda item that we were talking about the park, and I said well I'm not sure if you can comingle funds. They're saying we can ask TML. We have to get approval from you, so that is why we put it on there. It wasn't a specific item. We didn't know it was an issue until we got to this question. Now if you want me to go back and put this specifically on the agenda, we can go round and round with that. Councilmember Briseno responded. Like I said. If you make a recommendation from the Planning Commission, the Planning Commission should have discussed what you are recommending. CP Member Dahl responded. Okay. We will put it on the agenda. Mayor Scott asked for a motion. Councilmember Briseno made a motion to take no action at this time. Councilmember Haley seconded the motion. The motion carried unanimously.

14. Discuss/Consider/Act on approving the proposed updated Temporary Construction Trailer/Mobile Home/RV Permit Application

Mayor Scott read the agenda item. Councilmember Briseno explained you have two applications in front of you. The current one and the proposed one with the \$1,000 deposit removed. Mayor Scott asked for a motion. Mayor Pro Tem Vega responded. I make a motion to approve the updated application. Councilmember Nix seconded the motion. The motion carried unanimously.

15. Discuss/Consider/Act on setting a public hearing date to review building permit fees

Mayor Scott read the agenda item. She suggested July 29th.

The Council moved to item 18.

18. Discuss/Consider/Act on setting budget workshop dates

There was a discussion on when everyone could meet. Everyone could meet on July 29th and August 14th except for Councilmember Nix. Councilmember Briseno made a motion to have our budget workshops on July 29th and August 14th at 4:00 p.m. Councilmember Haley seconded the motion. The motion carried unanimously.

The Council returned to item 15.

15. Discuss/Consider/Act on setting a public hearing date to review building permit fees

Councilmember Briseno made a motion to have a public hearing date to review building permit fees on August 12th at 6:00 p.m. Councilmember Molina seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. There was a discussion on the new requirements of posting meeting agendas and having a deadline to submit meeting agenda items and information five business days before the meeting not including holidays or weekends. Mayor Pro Tem Vega stated. So moved. Councilmember Briseno seconded the motion. The motion carried unanimously.

17. Discuss/Consider/Act on requiring Town of Bayside Commissions and Committees to follow the Open Meetings Act

Mayor Scott read the agenda item. After a short discussion, Councilmember Briseno made a motion that the Planning Commission and the Park Committee follow the same requirements. Councilmember Haley seconded the motion. The motion carried unanimously.

18. Discuss/Consider/Act on setting budget workshop dates

This item was considered after item 15.

19. Discuss/Consider/Act on adoption of the discount rates for 2025 tax collections

Mayor Scott read the agenda item and explained the discount rates for the 2025 collection. The proposed discount rates are 3% if paid in October, 2% if paid in November, 1% if paid in December and split-payment of taxes. Mayor Pro Tem Vega made a motion to approve. Councilmember Nix seconded the motion. The motion carried unanimously.

20. Discuss/Consider/Act on appointing a Park, Pier, & Recreation Committee liaison

Mayor Scott read the agenda item. Councilmember Briseno made a motion to appoint Daniel Molina as the Park, Pier, & Recreation Committee liaison. Mayor Pro Tem Vega seconded the motion. The motion carried unanimously.

21. Discuss/Consider/Act on appointing a Flood Plain Manager

Mayor Scott read the agenda item. Councilmember Briseno made a motion to appoint Sandra Haley as the Flood Plain Manager. Councilmember Nix seconded the motion. Councilmember Haley abstained. The motion carried.

22. Discuss/Consider/Act on website posting and training

Mayor Scott read the agenda item. Donna Easton is still running the website. After a short discussion, Councilmember Briseno volunteered to reach out to Municipal Impact concerning training, and Councilmember Nix volunteered to take a stab at it. We really need two people who can do it. Councilmember Briseno made a motion to appoint Steve. Mayor Pro Tem Vega seconded the motion. Councilmember Nix voted no. The motion carried.

23. Adjournment

Councilmember Briseno made a motion to adjourn. Mayor Pro Tem Vega seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:27 p.m.

Respectfully submitted,



Connie Cramer

City Secretary