

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

November 13 ,2025

1. **Call to Order @ 6:30**
2. **Pledge of Allegiance/Invocation**
  - a. The United States Flag
  - b. The Texas state flag: "*Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*"
3. **Roll Call- All but Councilwoman Cramer present**
  - a. Since a quorum of Councilmembers will be physically present, the Council hereby provides notice that one or more Councilmembers may participate via video conference.
  - b. The announcement of those participating by videoconference will be announced at roll call and all members of the public attending the meeting shall be able to hear and see remotely attending Councilmembers.
4. **Conflict of Interest Statement- None**
5. **Citizen Comments (3 minutes each) – An opportunity for the citizens to address Council on agenda items or concerns not on the agenda – those wishing to speak must complete the comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a 3-minute time limit**
6. **Presentation**
  - a. Presentation given by Milton Bertolio for the 2024 audit
    - **Charles Reed- presents audit**
7. **Review/Approve Consent Items- M/M/2/C- Councilman Thibodeaux/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 ordinance for canvassing the November 04,2025 election results. M/M/2/C**
9. **Pre-Oath of Office- Ward 1- Bud Merendino, Ward 2 – Lonnie Clayton, Ward 3 – Jeff Thibodeaux , Mayor- Cheri Mitchell**
10. **Oath of Office- Ward 1- Bud Merendino, Ward 2 – Lonnie Clayton, Ward 3 – Jeff Thibodeaux , Mayor- Cheri Mitchell**
11. **Executive Session @ 6:52**
  - a. The Council may convene in executive session to discuss items on the agenda with the new Council members requiring legal counsel by the City Attorney pursuant to Texas Government Code Section 551.071.
  - b. The Council may convene to executive session to discuss gaming machine regulations per the Penal Code.
  - c. 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 @ 8:06**
13. **Review/Approve Action Items**
  - a. **Consideration/Discussion/Approval of 2024 audit M/M/2/C- Councilman Merendino/Councilman Thibodeaux- Approved- Unanimous**
  - b. **Consideration/Discussion/Approval of giving employee raise M/M/2/C- Councilman Merendino/Councilman Clayton- Approved the following salaries: Layla Callaway- \$15/hr, Charles Cramer- \$17/hr, Heather Steelman- \$19.50/hr., Sabrenna Crain-**

**\$29.50/hr. – All but Councilman Clayton approved. Councilman Clayton opposed to the amount of the increase for Sabrenna Crain.**

- c. **Consideration/Discussion/Approval** of clearing homes that were in violation of various ordinances. **M/M/2/C- Councilman Merendino/Councilman Clayton- Approved clearing the first three properties in the packet. Unanimous**
- **Councilman Wright-** States that he would clear 3 out of the 4
  - **Councilman Thibodeaux-** Asks why the documents have information redacted?
  - **Mayor Mitchell-** So that the information isn't given out.
  - **Councilman Thibodeaux-** States that there isn't much information and Council hasn't seen the properties.
  - **Mayor Mitchell-** States that one picture is the violation and the other is the clearance picture. Suggests tabling the items until Councilwoman Cramer is available to attend the meeting before clearing the properties
  - **Councilman Merendino-** States that 3 out of 4 properties have done what they needed to do to be cleared, so they shouldn't be penalized.
  - **Councilman Thibodeaux-** Asks how the properties will be cleared if we don't have all of the information. States that he doesn't want the information to be redacted since they are responsible for clearing the properties.
- d. **Consideration/Discussion/Approval** of revoking gaming machine ordinance # 248 **M/M/2/C- Councilman Merendino/Councilman Clayton- tabled to bring it back to agenda for next meeting to amend the current ordinance**
- **Dru Montgomery-** States that he suggests amending the current ordinance to allow games of skill.
- e. **Consideration/Discussion/Approval** of selecting Council officers and assigning job duties. **M/M/2/C- Councilman Clayton/Councilman Merendino- Approved- Unanimous**
- **Mayor Pro-tem- Jim Wright**
  - **Councilman Merendino nominates Jim Wright as Mayor Pro-tem**
  - **Councilman Clayton nominates Jeff Thibodeaux as City Secretary**
  - **City Secretary- Jeff Thibodeaux**
  - **Councilman Wright-** States the job descriptions is more of a guide than anything
- f. **Consideration/Discussion/Approval** of resolution establishing community development options through citizen lead initiatives. **M/M/2/C- Councilman Thibodeaux/Councilman Clayton- Approved- Unanimous**
- **Councilman Thibodeaux-** States that he thinks this is a good idea, however, it is hard to get volunteers to help with community events. States that the bar is too high. States that there are too many hurdles to jump through for volunteers. States that with the way things are right now, no one is volunteering.
  - **Mayor Mitchell-** States that if we can't get donations and volunteers, then there won't be any events. States that she is trying to keep all of the responsibilities off of Councilman Thibodeaux.
  - **Councilman Thibodeaux-** States that there have been instances that everything has been on him, but he is willing to do it because he sees the fruit of that labor.
  - **Mayor Mitchell-** States that if this fails, then it goes back on the lack of volunteers.
  - **Councilman Thibodeaux-** States that with this resolution, it is being set up for failure.
  - **Councilman Wright-** States that this will give the citizens initiative. States that things have been done by citizens without Council before. States that if the citizens want to have an event then they need to come to Council to do it. States that the leadership would be coming from citizens rather than from Council.
  - **Councilman Thibodeaux-** States that in the resolution, it says that they must get donations to have an event.

- **Councilman Merendino-** States that they can see what they can get donated, then come to Council and say that they were only able to get these items donated and they need x amount more to make the event happen.
- **Mayor Mitchell-** States that this will also help with transparency.
- **Councilman Clayton-** States that with going out and asking for donations, that comes with skill.
- **Councilman Thibodeaux-** Asks if the budget that was approved for Community Development was still in effect?
- **Mayor Mitchell-** Yes, but that budget is also for park improvements. States that if there isn't enough donations for the event, then that will come out of the budget.
- **Councilman Thibodeaux-** States that the events that have been successful for the past 2 years, have already been budgeted for.
- **Mayor Mitchell-** States that she would like to try and get donations for all events and not spend City money, if she can.
- **Dru Montgomery-** States the way that the resolution reads, is that donations need to try and be obtained and if they can't then it get brought to Council.
- **Councilman Merendino-** States that we have a few volunteers that have peaked interest in doing events.
- **Councilman Thibodeaux-** States that he misunderstood the resolution. States that he didn't agree with it because he was under the impression that the budget that was approved was going to be taken away with this resolution and the events would only happen with donations.

#### 14. Discussion

##### a. Discussion of revision of Ordinance # 246- Storage and Disposal Containers Ordinance.

- **Councilman Thibodeaux-** States that he would like to provide the citizens with a permanent solution for storage containers. States that he has looked at other Cities that allow storage containers. States that the other Cities allow them with a certain amount of acreage. States that the City Administrator could issue a permit like a regular.
- **Councilman Merendino-** States that he thinks Council should approve it
- **Councilman Thibodeaux-** States that the Council doesn't have to approve any other building plans. States that there are already 6 storage containers in the City.
- **Councilman Merendino-** States that he thinks there should be stipulations to allowing them. They should be painted, and they shouldn't be in the front yards.
- **Councilman Clayton-** States that the buildings are a flood hazard if they aren't properly secured.
- **Councilman Wright-** States that in the current ordinance, doesn't it say that they aren't allowed in the deed restricted areas?
- **Councilman Thibodeaux-** States that he thinks that Mayor Ford had that removed from the ordinance. States that the deed restrictions stipulate that homes have to be site built. States that we need some consistency with what is allowed.
- **Councilman Wright-** States that we need consistency with the ordinances that we have in place right now with what we can enforce.
- **Councilman Thibodeaux-** Suggests giving the homes that have the land, the option to have them. There haven't been any issues with the ones that are in Bevil Oaks now. States that he would like to make this more appealing to residents out here. States that there should be a timeline for review of the storage containers if they are allowed.
- **Councilman Merendino-** States that the Council gave lienency on something before and it didn't work out. What do you do when they don't comply?
- **Councilman Thibodeaux-** States that we do what we are doing now with the violations.

- **Councilman Clayton-** Asks what would be the benefit of having a conex?
- **Councilman Thibodeaux-** If you had an acre or more of land and wanted to build a storage building, a conex is a cost effective way to have water-tight storage, rodent resistant storage at a very reasonable price.
- **Mayor Mitchell-** States that the City would not receive property tax from the conex boxes vs a stick built storage building.
- **Councilman Clayton-** The purpose would be for storage, not for dwelling?
- **Councilman Thibodeaux-** Correct, not for a dwelling.
- **Councilman Mannette-** States that he wouldn't want to see one in his neighbors front yard.
- **Councilman Wright-** Are there any requirements as far as being 2 foot above BFE?
- **Mayor Mitchell-** States that we have to look at the floodplain requirements too. States that isn't something that was addressed when she was thinking about this ordinance.
- **Councilman Wright-** States that he looked at the ordinance before and he doesn't think that they are allowed in any deed restricted area.

### 15. Reports

- Mayor Mitchell-** None
- Councilman Clayton-** *Given after Councilman Wright's report*
- Councilwoman Cramer-** Not Present
- Councilman Thibodeaux-** *Given after Councilman Clayton's report*
- Councilman Wright-** *Given after Councilman Merendino's report*
- Councilman Mannette-** *No report*
- Councilman Merendino**
  - States that the quote that we received to repair the 13300 block of Chimney Rock, the West end of the Blvd., and the 13500 block of Thousand Oaks, was for \$25,248.00 and the amount spent was \$22,405. States that there hasn't been any complaints about drainage.
  - **Councilman Wright Report-** States that there was a big job done on Carroll. States that there was a sewer line failure. States that Charley did a lot of work identifying this issue.
  - **Councilman Merendino-** Asks where we are on meters?
  - **Councilman Wright-** States that we are working hard on getting the meters replaced. States that there are 9 meters that aren't working, but we have more ordered so that we can get those replaced.
  - **Councilman Clayton Report-** States that he is wrapping up working with his constituent, but they are working obtaining a \$5,000 grant for lighting in the park.
  - **Councilman Thibodeaux Report-** States that he is excited to be elected to work another 2 years with the council. States he is happy that the fire department got their proposition passed during the November election.

### 16. Adjourn Meeting @ 8:50 Councilman Wright/Councilman Merendino

Approved this 15<sup>th</sup> day of January, 2026.

  
Mayor Cheri Mitchell

Attest:

  
City Secretary, Jeff Thibodeaux