

**Town of Bayside
Regular Council Meeting Minutes
August 11, 2026**

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 Barbara Gray, Place III Sandra Haley, Place IV Daniel Molina, and Place V Steven Nix were present.

3. Mayor's Comments

A. TWDB Grant Application Update

Mayor Scott informed the Council the Texas Water Development Board grant application was completed and submitted on time for our water infrastructure.

4. Items by Citizens

There were no citizens signed up to speak.

5. Discuss/Consider/Act on approving minutes from the Regular Meeting on June 9, 2026, the Workshop on June 22, 2026

Mayor Scott read the agenda item. Councilmember Haley made a motion to approve the minutes from the Regular Meeting on June 9th and the Workshop on June 22nd. Councilmember Nix seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. There were no new bills. Councilmember Nix moved we take no action. Councilmember Molina seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. The only permit was for a fence at 527 Second Street. The setbacks have been checked, and the fee has been paid. Councilmember Nix moved to approve the fence permit for 527 Second Street. Councilmember Gray seconded the motion. The motion carried unanimously.

8. Discuss/Consider/Act on approving the audit services proposal from Ernest R Garza, CPA

Mayor Scott read the agenda item. She informed Council the fee is \$14,000.00 for years 2026 and 2027. Councilmember Nix motioned to approve the audit services proposal from Ernest R. Garza, CPA. Councilmember Molina seconded the motion. The motion carried unanimously.

9. Discuss/Consider/Act on declaring the Scag Zero Turn mower, Hustler Zero Turn mower, and the Woods 6' shredder as surplus property

Mayor Scott read the agenda item. Councilmember Haley motioned to declare the Scag Zero Turn mower, Hustler Zero Turn mower, and the Woods 6' shredder as surplus property. Councilmember Gray seconded the motion. The motion carried unanimously.

10. Discuss/Consider/Act on information on commingling park funds

Mayor Scott read the agenda item. She read from an email from Hal George, the Town's Attorney. Both he and the auditor, Ernest Garza, recommended these funds be kept in separate accounts. Councilmember Nix moved to take no action. Councilmember Haley seconded the motion. The motion carried unanimously.

11. Discuss/Consider/Act on the Council determining how they wish to proceed with the request from Rick McMahan

Mayor Scott read the agenda item. This matter is also in item 21 on the agenda. Councilmember Nix moved to take no action on this one. Councilmember Haley seconded the motion. The motion carried unanimously.

12. Discuss/Consider/Act on request from customer at 424 Third Street to adjust sewer charges due to water leak

Mayor Scott read the agenda item. She informed Council the water usage was 64,000 and the next month it was 38,450. The six-month average is 9,700 gallons. Using the six-month average, the refund amounts would be \$85.74 and \$32.76. The adjustment would be for a total of \$118.36 for the sewer. The leak is fixed. Councilmember Haley motioned to go ahead and make the adjustment at 424 Third Street for \$118.50 for the sewer. Mayor Pro Tem Vega seconded the motion. The motion carried unanimously.

13. Discuss/Consider/Act on approving the Town of Bayside Emergency Preparedness Plan (EPP)

Mayor Scott read the agenda item. She informed Council this was required by TCEQ. Back in 2024, it wasn't signed. She has made corrections, and it needs to be approved by Council. Councilmember Haley made a motion to go ahead and approve the Town of Bayside Emergency Preparedness Plan. Councilmember Gray seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. The voter approved tax rate is .4462. The current taxable value is \$61,686,350. The debt rate is .0562. The no new revenue rate is .4332. After a discussion, Councilmember Haley made a motion to choose the voter approved tax rate of .4462 to pursue. Mayor Pro Tem Vega seconded the motion. The Mayor asked each Council member for their vote. Councilmember Nix voted aye. Councilmember Molina voted aye. Mayor Pro Tem Vega voted aye. Councilmember Haley voted aye. Councilmember Gray voted aye. The motion carried unanimously.

15. Discuss/Consider/Act on setting dates for the budget hearing and tax rate hearing and authorizing Mayor to change date if needed

Mayor Scott read the agenda item. After a short discussion, Councilmember Haley made a motion to have the Budget Hearing on September 3rd at 6:30 p.m. and the tax hearing on September 8th at 6:00 p.m. Councilmember Gray seconded the motion. The motion carried unanimously.

16. Discuss/Consider/Act on purchasing a replacement Controls System for upgrading the controls at the RO plant

Mayor Scott read the agenda item. She informed Council they are having issues with the RO. The quote is from Alpha Water. The part is \$15,460 plus freight and labor. They are having to monitor it all the time. Mayor Pro Tem Vega explained to Council that it is a control panel with an antenna on the raw water tank that signals to Well 4 to shut down. After a discussion, Councilmember Nix moved to approve up to \$25,000 to purchase the new control panel and install it. Councilmember Molina seconded the motion. The motion carried unanimously.

17. Discuss/Consider/Act on setting a date for a special meeting for the 90-day review of the Assistant City Secretary/Municipal Court Clerk

Mayor Scott read the agenda item. The Council discussed when to have it. Councilmember Haley made a motion to set a date for a special meeting for the 90-day review of the Assistant City Secretary/Municipal Court Clerk on August 19th at 12:30 p.m. Councilmember Gray seconded the motion. The motion carried unanimously.

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

Mayor Scott read the agenda item. She announced Republic Services is going up 4% effective September 1st. After a brief discussion, Councilmember Gray made a motion to increase the rate 4% for Republic Services. Councilmember Haley seconded the motion. The motion carried unanimously.

19. Discuss/Consider/Act on recruiting/appointing members to the Planning Commission

Mayor Scott read the agenda item and announced we do not have a Planning Commission. We are trying to get people back on the Planning Commission. She asked for volunteers or if you know anyone who wants to be on it. Councilmember Nix motioned to take no action. Councilmember Haley seconded the motion. The motion carried unanimously.

20. Discuss/Consider/Act replacement of park bench by playground equipment in park

Mayor Scott read the agenda item. Councilmember Nix informed Council. There used to be a park bench that mothers would sit on to watch their kids. It rusted away. He found one at Barco Products. He looked for park benches that were commercial grade out of recycled plastic. He looked at a number of companies. He asked for a bid online. The park bench is 6' long and \$1,098. There is money in the budget to pay for it. After a discussion on the height of the bench, Councilmember Gray motioned to purchase a park bench for \$1098. Councilmember Haley seconded the motion. The motion carried unanimously.

21. Discuss/Consider/Act on closing and conveyance of the unused and unmaintained forty ft easement/rd. in Bayside Texas. This easement/rd. has-been maintained at the

financial cost of the property owner of block #16 501 spoonbill & tract or lot 105 F/T 301 Third St abutting the easement/rd. of Richard McMahan. As per Transportation Code Section #311.002 for General Law Municipalities, the following steps should be taken.

1 A letter of acceptance from property owners abutting the easement/ road.

2 A Public Hearing regarding the above-described unused easement/rd.

3 Adoption of Ordinance __ Titled: Conveyance and Vacating Unused 40' easement/rd. to Mr. Richard McMahan

Mayor Scott read the agenda item. Councilmember Gray informed Council she found minutes from the meeting on July 19, 2024. The Council has already voted to close it. She read an ordinance 120 that she wrote. She was asked if they have gone to the County. She responded. Well, they haven't gone to the tax office yet because it's not in their name. So, they have to wait until that is transferred over to them. Mayor Scott asked. Did we have a public hearing? Mayor Pro Tem Vega confirmed. There has not been a public hearing. Sally Crofutt commented. She didn't understand why we would turn property over - it's the city's - to a private citizen. They can use the road. It's an easement. Councilmember Gray responded. It's never been opened before. If you look at the map, on Third Street there is no way to access that West Street road. It's an easement. Mayor Pro Tem Vega input. According to this deal, on your map, not this one right there but Google Maps and stuff, if you close West Street it goes, so what they consider Autry Road - the easement between y'all and McMahan - so, that one does not go all the way to Spoonbill. It ends right on West. If you close West, it meets and then it runs at an angle which becomes part of Fourth Street. You're not seeing it on here but if you look on your map, on your appraisal deal, it comes and then it butts up to Aurty and then it runs at a little angle. If you close that part, you cannot go from 136 to Fourth Street because now you've closed that easement. Councilmember Gray questioned him about 136. He responded. From your house, if you drove towards the sunset, that would be 136. She asked if it takes over part of the easement. The response was yes. He explained how the roads run again. Councilmember Gray input. We have a 40-foot easement next to my house, and it goes from Spoonbill to 136. Mayor Pro Tem Vega responded. It shows that it does but it doesn't go. On the Appraisal District, it shows that it ends before it gets to that. Mayor Scott added. Our city map shows it is 50'. Someone noted you voted to close it with no mention of conveyance. Ms. Crofutt remarked. Why would you close anything? It is the future of your Town. Mayor Pro Tem Vega added. Here it's showing 40'. On the city map it shows 50. A citizen input. I was at a meeting when y'all conveyed this road to this man. Mayor Scott responded. But you have to go through certain procedures. Councilmember Haley contributed. That Council voted to close the road. There is no mention in the minutes of any conveyance. Mayor Scott and Mayor Pro Tem Vega both agreed it was just to close it. Councilmember Gray questioned. Were you closing it just to close it? Or were you closing it for him? That's kind of a wishy-washy answer. He was here, and you closed the road. So, you closed it. Now you can't say you didn't close it for him. You closed it. Mayor Scott input. The Council voted to close it. That's what the minutes say. Councilmember Gray replied. That was a request from him to close it. Sally Crofutt input. Why would you close anything? If you remember when we were putting in the sewer system, there were easements all over this town that people had built sheds and garages and house on, and we had no easements left. Your looking at the future of your Town. To convey a street to a person doesn't set well. Councilmember Gray input. Well, it's already been closed, so you can't take

it back. So, it's already been closed. Mayor Pro Tem Vega input. A road that has been closed, it just stays closed. Charmaine Briseno contributed. I thought there was a procedure that was supposed to be followed that was discussed with Hal George. Mayor Scott answered. Yes, there was. Ms. Briseno added. And that's the procedure that he agreed to go by for the Town. Hal George told us the steps to follow. Mayor Scott confirmed that was right. Ms. Briseno asked. Have those steps been followed? Mayor Scott responded. No. Ms. Briseno commented. Then you can't do anything. Mayor Scott added. That's right. They have not been followed. Councilmember Gray questioned. Well, who has the steps? Mayor Scott responded. I have them in my office. Councilmember Gray informed Rick McMahan he would have to speak for himself. Mr. McMahan addressed the Council. He talked about Bayside being around for 120 years, that's been a strip of grass/land for 120 years, the Planning Commission saying it wouldn't be needed for the next 20 years, the Council voting 3 to 2 to close it, and right now having a piece of property he can't do anything with because of the setbacks. He also informed Council he had spoken to Philip on Friday. Mayor Scott reminded him when he bought the property, he knew that the easement was there. He responded that he didn't know he couldn't use that property because of the setbacks. There was a brief discussion on easements in Bayside and that you just don't give away property. Mr. McMahan added. Philip had commented why don't you get the County to appraise it and then pay the city. He was asked if the property is for sale. His answer was that he has been dealing with the city for three years. It went to the Planning Commission then back to the City Council. He has talked to Charmaine and Sharon every three months and been told it's at the attorney. He added if he can't get the easement, he is going to sell it and going to protest taxes on it - the triangle .184 acres. He claimed because of the setbacks the property is useless. Councilmember Gray read from the minutes that the owner will be responsible for all current property taxes due and that he will incur all costs associated with the closing of this street. Mayor Scott announced. We need a motion on item 21. We have to vote on what's on the agenda. Mr. McMahan added. Without that easement I have a piece of property I can't do nothing with. Councilmember Haley made a motion to take no action on #21 closing and conveyance of the unused and unmaintained which would also mitigate 1, 2, and 3 or no action on 1, 2, and 3. Mayor Pro Tem Vega seconded the motion. Councilmembers Gray and Molina opposed. The motion carried.

22. Discuss/Consider/Act on allowing the balance of the Park and Pier General Fund to carry over to the following Fiscal Years.

Mayor Scott read the agenda item. Councilmember Nix informed Council he thought this was a good idea, so we can roll over unused park funds to accumulate funds for the future. He made a motion that we roll over the park fund - the Park and Pier General Fund monies - to a permanent account for park improvements each year and the unused funds for the park budgeted for the park fund. Councilmember Molina seconded the motion. The motion carried unanimously.

23. Discuss/Consider/Act on making a change to Ordinance #63 Residential Building Permit Article VII Section 1 from 180-day progress inspection/permit renewal to a 90-day progress inspection/renewal.

Mayor Scott read the agenda item. Councilmember Gray informed Council this is Amendment 63C to change the wording from 180 to 60 days. There was a discussion on why

she wanted to do this, there being situations where this would not work, asking for more time if they needed it, if it only for two people then we don't need to change it, people stretching it out over years, and stop work orders. Mayor Scott asked for a motion. Councilmember Gray made a motion to take no action. Councilmember Nix seconded the motion. The motion carried unanimously.

24. Discuss/Consider/Act on setbacks being completed at the time the permits are presented to the Council at the monthly meeting.

Mayor Scott read the agenda item. After a short discussion, Councilmember Gray made a motion that setbacks need to be completed by the time it comes to Council at the monthly meeting as long as they are able to be completed. There was a discussion on not wanting to do anything to slow down the permitting process, and whether or not it has caused any issues for the inspector or the office when we do it pending setbacks. The motion died for lack of a second. Mayor Pro Tem Vega made a motion to take no action. Councilmember Haley seconded the motion. The motion carried unanimously.

25. Discuss/Consider/Act on Mayor and Council adopting a new policy called the Compassionate Financial agreement. This policy would be extended to Bayside residents only in cases of distress and hardship with the reinstatement of water service, the resident must pay the balance owed in equal amounts for 12 months.

Mayor Scott read the agenda item. There was a discussion with a citizen about his water being shut off, him being asked to submit what he wanted in writing and he has not, and him failing to have the water cut off. Councilmember Gray input. If someone is having a hardship, they would have an option. Mayor Scott added. In the past the Council has allowed people to pay whatever the agreement was over six months plus what their current bill is. It is done on an individual basis and has to go to Council for approval. Discussion continued on what was being proposed would be automatic and not go to Council, it being better if the individual comes to Council, needing to put what you want in writing, having a written plan to pay, and asking for forgiveness of penalties. Mayor Pro Tem Vega made a motion to take no action. Councilmember Gray seconded the motion. The motion carried unanimously.

26. Adjournment

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

The meeting adjourned at 7:49 p.m.

Respectfully submitted,


Connie Cramer
City Secretary