



CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, December 10, 2024 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K Nelson

Mayor Pro Tem: Becca Sitz

Council Members: Benjamin Flores, Jim Folse, Bradley Westmoreland, Blayne Finlay

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT (TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE).

CALL TO ORDER AND CERTIFICATION OF QUORUM

INVOCATION & PLEDGE

Texas State Flag Pledge: *"Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible."*

Councilman Brad Westmoreland

MISSION STATEMENT

The City of Bay City promotes economic growth and invests in quality-of-life initiatives through collaboration. We respond promptly and professionally to residents' concerns and strive to deliver superior municipal services.

Councilman Brad Westmoreland

APPROVAL OF AGENDA

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in

response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

PUBLIC HEARINGS

- 1. A public hearing before the City Council to hear any and all persons desiring to be heard on or in connection with any matter or question involving the proposed annexation into the City of Bay City, Texas, tracts of land totaling approximately 1.748 acres of land, being a portion of all that certain GCA Ventures, LLC called 28.24 acre tract as recorded in Clerk's File No. 2007-075954 and corrected in Clerk's File No. 2007-079080 of the Matagorda County Official Records in the Reuben P.T. Stone 1/4 League Abstract 92, Matagorda County, Texas.**
- 2. A public hearing before the City Council to hear any and all persons desiring to be heard on or in connection with any matter or question involving the proposed annexation into the City of Bay City, Texas, tracts of land totaling approximately 3.6816 acres tract of land, being out of and a part of Reserve "A" corrected Plat of Bay Way Estates recorded in Volume 8, Pg. 16, M.C.P.R., located in the J.F. Bowman Survey, A-9, Matagorda County, Texas.**
- 3. A public hearing to consider the advisability of the creation of Reinvestment Zone Number Five (5), Bay city, Texas for Tax Increment Financing purposes pursuant to Chapter 311, Texas Tax Code.**

ACKNOWLEDGEMENT FROM CITY MANAGER

ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

- 4. A Resolution formalizing the selection of Engineering Geotechnical, and Architectural Service Providers previously approved by City Council on February 27, 2024 for project implementation using Local, State, and Federal funding.**
- 5. An Interlocal Agreement between the City of Bay City and Matagorda County for library services for the 2025 year.**

DEPARTMENT REPORTS

- 6. Airport Report**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 7. Ordinance ~ An Ordinance of the City Council of the City of Bay City, Texas, Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax Increment Financing Reinvestment Zone Number Five, City of Bay City, Texas. Scotty Jones, City Manager**

8. **Ordinance ~ Discuss, consider, and/or approve an ordinance of the City Council of the City of Bay City, Texas annexing to the City of Bay City, Texas a total of 7.575 acres of land located in the RPT Stone Abstract 0092, Matagorda County, Texas and extending the boundary limits of the City so as to include the hereinafter described property within the City of Bay City's city limits; adopting a Service Plan providing for the extension of municipal services to the area so annexed and granting all inhabitants and owners of property all of the rights and privileges of other citizens and binding all inhabitants by the acts, ordinances, and regulations of the city of Bay City; providing for a severability clause; and providing an effective date.** Scotty Jones, City Manager
9. **Agreement ~ Discuss, consider, and/ or approve a Chapter 380 Economic Development Agreement between the City of Bay City and BC Development Group, LLC.** Scotty Jones, City Manager
10. **Ordinance ~ Discuss, consider, and/or approve an ordinance of the City Council of the City of Bay City, Texas annexing to the City of Bay City, Texas a total of 3.6816 acres of land located in the Bay Way Estates, Reserve A, Matagorda county, Texas and extending the boundary limits of the City so as to include the hereinafter described property within the City of Bay City's city limits; adopting a Service Plan providing for the extension of municipal services to the area so annexed and granting all inhabitants and owners of property all of the rights and privileges of other citizens and binding all inhabitants by the acts, ordinances, and regulations of the city of Bay City; providing for a severability clause; and providing an effective date.** Scotty Jones, City Manager
11. **Resolution ~ Discuss, Consider, and/ or Approve a Resolution of the City of Bay City, Texas, to authorize the Bay City Community Development Corporation to enter into a contract with Fit for Life (First Reading) -** Jessica Russell, Executive Director, BCCDC
12. **Resolution ~ Discuss, Consider, and/ or Approve a Resolution of the City of Bay City, Texas, to authorize the Bay City Community Development Corporation to enter into a contract with El Zarape. (First Reading) -** Jessica Russell, Executive Director, BCCDC
13. **Bids ~ Discuss, consider, and/ or approve authorization for the City of Bay City to issue requests for proposals (RFPs) for administrative services and requests for qualification (RFQs) for engineering services related to the Texas General Land Office (GLO) Disaster Recovery Resilience Program (DRRP).** Gabriel Lopez, Engineering Tech.
14. **Appointment ~ Discuss, consider and/ or approve the re-appointment of Robert Howard and Lyn McCalister to the Bay City Housing Authority Board.** Robert K. Nelson, Mayor
15. **Resolution ~ Discuss, consider, and/or approve a resolution of the City Council of the City of Bay City, Texas recognizing the re-appointment of Matagorda County Precinct 1 Commissioner (Edward "Bubba" Cook) and Matagorda**

County Precinct 2 Commissioner (Mike Estlinbaum), to Board of Directors to Reinvestment Zone Number One (1), City of Bay City, Texas (Downtown). Scotty Jones, City Manager

16. **Resolution ~ Discuss, consider, and/or approve a resolution of the City Council of the City of Bay City, Texas recognizing the re-appointment of Matagorda County Precinct 1 Commissioner (Edward "Bubba" Cook) and Matagorda County Precinct 2 Commissioner (Mike Estlinbaum), to Board of Directors to Reinvestment Zone Number Two (2), City of Bay City, Texas.** Scotty Jones, City Manager
17. **Resolution ~ Discuss, consider, and/or approve a resolution of the City Council of the City of Bay City, Texas recognizing the re-appointment of Samantha Denbow, Tina Israel, and Matagorda County Precinct 1 Commissioner (Edward "Bubba" Cook) to Board of Directors to Reinvestment Zone Number Four (4), City of Bay City, Texas.** Scotty Jones, City Manager
18. **Legal ~ Discuss, consider, and/or approve participation in the Kroger Opioid Settlement.** Anne Marie Odefey, City Attorney

CLOSED / EXECUTIVE SESSION

19. **Executive Session pursuant to Section 551.071(2) of the Texas Government Code (Consultation with Counsel on Legal Matters)**
20. **Executive Session pursuant to Texas Government Code Section 551.072 (Deliberation regarding Real Property).**

RECONVENE AND ACTION

ITEMS / COMMENTS FROM THE MAYOR, COUNCIL MEMBERS AND CITY MANAGER

ADJOURNMENT

AGENDA NOTICES:

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, December 6, 2024 before 6:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.