



CITY COUNCIL SPECIAL CALLED MEETING CITY OF BAY CITY

Thursday, September 09, 2021 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K Nelson

Mayor Pro Tem: Jason W. Childers

Council Members: Becca Sitz, Bradley Westmoreland, Floyce Brown, Jim Folse

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

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

CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

PUBLIC HEARINGS

- 1. Public Hearing ~ Conduct a public hearing to receive public comment on the Bay City Community Development Corporation proposed Operating Budget for Fiscal Year 2022.** Scotty Jones, Finance Director
- 2. Public Hearing ~ Conduct a public hearing to receive public comment on the City of Bay City's proposed Capital Improvement Program.** Scotty Jones, Finance Director
- 3. Public Hearing ~ Conduct a public hearing to receive public comment on the City of Bay City's proposed Property (Ad Valorem) Tax Rate for Fiscal Year 2022.** Scotty Jones, Finance Director

- 4. Public Hearing ~ Conduct a public hearing to receive public comment on the City of Bay City's Proposed Budget for Fiscal Year 2022.** Scotty Jones, Finance Director

REGULAR ITEMS

- 5. Budget ~ Discuss, consider, and/or approve postponing the final Budget vote for Fiscal Year 2022 until September 14, 2021.**
- 6. Budget ~ Discuss, consider, and/or approve the City's Compensation Plan and take any action.**
- 7. Budget ~ Discuss, consider, and/or approve an amendment to the Fiscal Year 2022 Proposed Budget.**
- 8. Discussion ~ Discuss a Public Improvement District (PID) of Maddox Properties.**

CLOSED / EXECUTIVE SESSION

- 9. Legal ~ Executive Session pursuant to Section 551.071 of the Texas Government code (Consultation with Counsel on legal matters).**

OPEN SESSION

ADJOURNMENT

CERTIFICATION OF POSTING

This is to certify that the above notice of a Special Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **September 7, 2021 before 6:00 pm**. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

CORRECTION: The agenda was posted on the front window of the City Hall of the City of Bay City, Texas on September 3, 2021 before 6:00 pm.

PUBLIC HEARING~ CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION'S PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2022.



EXECUTIVE SUMMARY

PUBLIC HEARING DATE:
THURSDAY, SEPTEMBER 9, 2021 AT 6 PM

BUDGET HEARING WILL BE ON THE FOLLOWING:

FY 2022 Proposed Budget- Bay City Community Development Corporation

All information pertaining to the Bay City Community Development's Budget can be reviewed at the following locations:

City Secretary's Office
Bay City Public Library
City of Bay City's Website- www.cityofbaycity.org/193/Budget

Bay City Community Development Corporation

Operating Budget

Fiscal Year Ending 9/30/22

Acct #	Description	FYE 9/30/2020	FYE 9/30/2021	Proposed Budget 9/30/2022
REVENUE:				
3225	Sales tax collections	\$ 1,577,000	\$ 1,575,000	\$ 1,650,000
3300	BDC income	6,000.00	4,800.00	9,600.00
3401	Training Center lease (STNOC)	75,600.00	80,695.00	85,660.74
3402	Family Entertainment Center lease (SMBG)	350,000.00	275,000.00	300,000.00
3500	Main Street revenue	43,091.00	48,000.00	48,000.00
3504	TIRZ #2 income	150,000.00	150,000.00	150,000.00
3550	Reduction in grant obligation	13,620.00	-	-
3615	Interest income	15,000.00	7,500.00	3,750.00
	TOTAL REVENUE	2,230,311.00	2,140,995.00	2,247,010.74
ADMINISTRATIVE EXPENSES:				
415-4105	Salaries and wages	220,000.00	182,876.00	183,000.00
415-4110	Other compensation	2,052.00	2,052.00	2,052.00
415-4205	Payroll taxes	16,830.00	13,479.00	13,999.50
415-4206	Unemployment taxes	600.00	250.00	616.20
415-4210	Retirement expense	24,426.00	20,342.00	20,355.72
415-4215	Workers Comp insurance	850.00	800.00	800.00
415-4225	Employee health insurance	12,772.00	26,000.00	31,070.00
415-4230	Travel and training	1,795.00	4,000.00	4,000.00
415-4310	General supplies (including postage, freight, copies)	3,500.00	3,500.00	4,800.00
415-4315	Dues and subscriptions	5,000.00	5,000.00	3,400.00
415-4330	Vehicle expense (fuel, insurance & repairs)	4,000.00	1,614.00	3,000.00
415-4405	General insurance	36,171.00	50,000.00	50,000.00
415-4410	Telephone and cell phones	5,000.00	1,750.00	3,000.00
415-4415	Utilities (electricity, water, & gas)	4,500.00	4,500.00	4,000.00
415-4420	Legal and professional	25,000.00	25,000.00	25,000.00
415-4424	Cleaning and maintenance	6,000.00	6,210.00	6,750.00
415-4426	Leasehold improvements	2,000.00	40,000.00	-
415-4427	Equipment rental	4,600.00	4,600.00	3,100.00
415-4428	Building rental	60,000.00	61,200.00	62,424.00
415-4497	Business meals	2,000.00	2,000.00	2,000.00
415-4498	Misc furniture and equipment	2,000.00	500.00	1,000.00
415-4499	Miscellaneous expense	1,000.00	500.00	500.00
415-4505	Repairs and maintenance- equipment	440.00	500.00	-
	TOTAL ADMINISTRATIVE EXPENSES	440,536.00	456,673.00	424,867.42
PROSPECT DEVELOPMENT EXPENSES:				
420-4230	Travel	4,000.00	4,000.00	4,000.00
420-4425	Contract services	600.00	1,000.00	1,000.00
420-4460	Advertising	10,000.00	7,000.00	7,000.00
420-4461	Website development/maintenance	-	8,000.00	3,500.00
420-4497	Business meals	500.00	1,000.00	1,000.00
420-4499	Miscellaneous expense	500.00	500.00	500.00
	TOTAL PROSPECT DEVELOPMENT EXPENSES	15,600.00	21,500.00	17,000.00

Bay City Community Development Corporation

Operating Budget

Fiscal Year Ending 9/30/22

Acct #	Description	FYE 9/30/2020	FYE 9/30/2021	Proposed Budget 9/30/2022
	PROJECT EXPENSES:			
485-4001	Matagorda County EDC	75,000.00	75,000.00	75,000.00
485-4003	Website grant	49,970.00	-	50,000.00
485-4009	Detention pond	6,800.00	-	-
485-4008	Family Entertainment Center (property taxes)	-	240,000.00	
485-4010	Downtown parking lot	3,200.00	-	400.00
485-4012	Main Street	30,000.00	30,000.00	25,000.00
485-4020	Nile Valley Phase II	21,282.00	239,116.00	239,116.00
485-4021	CED insurance and maintenance	1,207,263.00	209,000.00	120,000.00
485-4447	City Vision 2040 Plan	20,000.00	5,000.00	5,000.00
485-4002	Business retention and expansion	310,000.00	75,000.00	150,000.00
485-4004	Aquatic Center feasibility	19,000.00	-	-
485-4030	McCoy's land	11,379.00	-	-
2251/2255	Debt principal payments	417,095.00	438,010.00	463,086.00
485-4810	Interest expense	437,285.00	412,480.00	349,690.00
	TOTAL PROJECT EXPENSES	2,608,274.00	1,723,606.00	1,477,292.00
	TOTAL EXPENSES	3,064,410.00	2,201,779.00	1,919,159.42
	SURPLUS (DEFICIT)	\$ (834,099.00)	\$ (60,784.00)	\$ 327,851.32

PUBLIC HEARING~ CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY OF BAY CITY'S PROPOSED CAPITAL IMPROVEMENT PROGRAM.



EXECUTIVE SUMMARY

PUBLIC HEARING DATE:

TUESDAY, SEPTEMBER 9, 2021 AT 6 PM

BUDGET HEARING WILL BE ON THE FOLLOWING:

Five-Year Capital Improvement Program FY 2022-2026 (Charter section 10.16)

All information pertaining to the City's Five-Year Capital Plan can be reviewed at the following locations:

City Secretary's Office

Bay City Public Library

City of Bay City's Website- www.cityofbaycity.org/193/Budget

PUBLIC HEARING~ CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY OF BAY CITY'S PROPOSED PROPERTY (AD VALOREM) TAX RATE FOR FISCAL YEAR 2022.



EXECUTIVE SUMMARY

PUBLIC HEARING DATE:
THURSDAY, SEPTEMBER 9, 2021 AT 6 PM

Tax Rate Information	Adopted FY 2021	Proposed FY 2022
Property Tax Rate	.65500	.63500
No-New Revenue Tax Rate	.63808	.61062
No-New Revenue M&O Tax Rate	.65799	.44702
Debt Rate	.17288	.16363
Voter-Approval Tax Rate	.67709	.65445
De Minimis Rate	.88765	.66321

Debt service requirements for the City of Bay City are currently \$.16363 of the current **proposed** property tax rate of **\$.63500**. The City has eight outstanding debt issues. At the end of Fiscal Year 2022, outstanding general obligation bond and certificates of obligation bonds will be \$27,167,000 however only \$9,957,758 is currently supported by property taxes.

FY 2022 Debt Service Requirement to be paid by property taxes \$1,556,393. See Debt rate (.16363) requirement above.

Tax Rate Information	Adopted FY 2021	Proposed FY 2022
Maintenance & Operation Rate	.48212	.47137
Debt Rate	.17288	.16363
Total Property Tax Rate	.65500	.63500

PUBLIC HEARING~ CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE CITY OF BAY CITY'S PROPOSED BUDGET FOR FISCAL YEAR 2022.



EXECUTIVE SUMMARY

PUBLIC HEARING DATE:
THURSDAY, SEPTEMBER 9, 2021 AT 6 PM

BUDGET HEARING WILL BE ON THE FOLLOWING:

FY 2022 Proposed Budget- City of Bay City (Charter section 10.05 & LCG 102.006)

All information pertaining to the City's Budget can be reviewed at the following locations:

City Secretary's Office
Bay City Public Library
City of Bay City's Website- www.cityofbaycity.org/193/Budget

BUDGET~ DISCUSS, CONSIDER, AND/OR APPROVE POSTPONING THE FINAL BUDGET VOTE FOR FISCAL YEAR 2021 UNTIL SEPTEMBER 14, 2021.



EXECUTIVE SUMMARY

The City must take some sort of action at the conclusion of the budget hearing.
TEX LOC. GOV'T CODE 102.007

This could be the adoption of the budget, or else a vote to postpone the final budget vote. It is generally accepted that the City need not adopt the budget at the end of the hearing.

BUDGET~ DISCUSS, CONSIDER, AND/OR APPROVE AN AMENDMENT TO THE FISCAL YEAR 2022 PROPOSED BUDGET.



EXECUTIVE SUMMARY

This provides opportunity after the Public Hearing for Council to make a Budget change. This change should not require an increase in the proposed property tax rate.

All information pertaining to the City's Budget can be reviewed at the following locations:

City Secretary's Office

Bay City Public Library

City of Bay City's Website- www.cityofbaycity.org/193/Budget