



CITY COUNCIL SPECIAL CALLED MEETING CITY OF BAY CITY

Tuesday, March 4, 2025 at 5:00 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

PLEDGE OF ALLEGIANCE

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 place the item on an agenda for a subsequent meeting.

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

1. Resolution ~ Resolution of the City of Bay City applying for a Crime Victim and Liaison with the Office of the Attorney General, Crime Victim Services Division.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

2. Resolution ~ Discuss, consider, and/or approve a Resolution of the City Council of the City of Bay City, Texas calling for a public hearing on the creation of a public improvement district and being located within the extraterritorial jurisdiction of the City of Bay City, Texas. Scotty Jones, 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 **February 28, 2025 before 5:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.



AGENDA REQUEST BUSINESS OF THE CITY COUNCIL CITY OF BAY CITY, TEXAS

Meeting Date:	3/4/2025	Date Submitted:	2/28/2025
Prepared By:	Henry A. Charles	Presented By <i>(if different)</i>	Christella Rodriguez
Department:	Police	Type of Agenda Item:	Consent

ITEM TITLE: Victim Coordinator and Liaison Grant

AGENDA LANGUAGE:

Discuss, consider, and/or approve a Resolution of the City of Bay City applying for a Crime Victim and Liaison with the Office of the Attorney General, Crime Victim Services Division

EXECUTIVE SUMMARY/BACKGROUND

In January of 1980, The Texas Crime Victims' Compensation Act established the Compensation to Victims of Crime Fund (CVC Fund) and the Victims' Compensation (CVC) Program. The Victim Liaison position is a full-time position managed through the Office of Attorney General. Since 2012, the Bay City Police Department has been able to assist many victims or crime with assistance of the liaison position.

STRATEGIC PLAN GOALS ADDRESSED:

	☐		☒		☐		☐		☐		☐
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

This section should include information such as:

- Salary for position, \$43,500
- Fringe for position, \$3,915
- The grant will provide 100% of the cost of the position salary

RECOMMENDATION: Requesting approval of the grant application

ATTACHMENTS:

AGENDA REQUEST FORM INSTRUCTIONS

Meeting Date: Enter the Council Meeting date you wish to have your item heard

Date Submitted, Prepared By, and Presented By, Department: *Self explanatory*

Type Agenda Item: Drop down list to choose from

Consent: Consent Agenda Items for Consideration and/or Approval are group together for approval with no discussion, Council may move a consent item to Regular Items during the meeting if discussions are needed.

Regular: Regular Items for Discussion, Consideration, and/or Approval are items that Council will deliberate on. Examples:

Discuss, consider, and/or approve awarding a bid/contract...

Discuss, consider, and/or approve an Ordinance....

Discuss, consider, and/or approve an Agreement....

Department Report: Presentation of Department reports/stats that do not require a Council approval (vote).

Proclamation/Awards: Proclamation and Awards are presented at the beginning of the meeting when needed. Proclamation wording is required. Award details are required – Who and What for.

Public Hearing: When required by statutes, such as Annexations, Budget, Tax, etc.

Item Title: Enter short title of item (ex: Nile Valley Road Materials). Try to Project name when applicable.

Agenda Language: How your item will read on the agenda. Contact the City Secretary's office if you need assistance.

Executive Summary/Background: Summary of agenda item to provide Council information to consider, such as history, previous outcomes, grant requirements and the "why".

Strategic Plan Goals: Select category

Financial Notes: If required.

Recommendations: What you are asking of Council? Example: To award to "So and So", to approve the contract, etc.

Attachments: List all support documentation provided for the agenda packet. These are public records that Council reviews before the meeting.

Do not use all CAPS, Colored, Bold, or Italicize Fonts

Font size should by Times New Roman 12, with exception of "agenda language may use 14.

R-2025-_____

RESOLUTION OF GOVERNING BODY-REQUIRED
REQUIRED TO BE SUBMITTED WITH THE APPLICATION BY 5:00 P.M. CDT, FRIDAY, MARCH 14, 2025. IF THE TIMING OF THE APPLICATION DUE DATE AND REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT OR OTHER REQUIREMENTS PREVENT THE GOVERNING BODY FROM REVIEWING AND APPROVING THE RESOLUTION, THEN IT MAY BE SUBMITTED TO THE OAG AFTER THE DUE DATE. THE AUTHORIZED OFFICIAL IS NOT PERMITTED TO SIGN THE FORM ON BEHALF OF THE APPLICANT.

LEGAL NAME OF APPLICANT: CITY OF BAY CITY POLICE DEPARTMENT

REFERENCE ID NUMBER (if applicable): FY 2026-2027 GRANT

Be it known as follows:

WHEREAS, the CITY OF BAY CITY POLICE DEPARTMENT has applied or wishes to apply to the Office of the Attorney General (OAG) for the following grant program (initial one):

____ Other Victim Assistance Grant (OVAG)
X Victim Coordinator and Liaison Grant (VCLG)

WHEREAS, the CITY COUNCIL OF THE CITY OF BAY CITY, TX has considered and supports the Application filed or to be filed with the OAG;

WHEREAS, the CITY OF BAY CITY POLICE DEPARTMENT has designated or wishes to designate the following individual as the "Authorized Official" who is given or has been given the power to apply for, accept, reject, alter, or terminate that certain grant with the OAG, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the grantee:

Name of Person Designated as "Authorized Official": STEPHEN LUNSFORD

Position Title: LIEUTENANT

Now THEREFORE, BE IT RESOLVED that this governing body approves the submission of the Application to the OAG, as well as the designation of the Authorized Official.

PASSED AND APPROVED ON THIS ____ DAY OF MARCH, 2025.

CITY OF BAY CITY

By: _____
ROBERT K. NELSON, Mayor

Date signed: _____

ATTEST:

APPROVED AS TO FORM:

By: _____
JEANNA THOMPSON, City Secretary

ANNE MARIE ODEFY, CITY ATTORNEY



AGENDA REQUEST BUSINESS OF THE CITY COUNCIL CITY OF BAY CITY, TEXAS

Meeting Date:	3/4/2025	Date Submitted:	2/28/25
Prepared By:	Scotty Jones	Presented By <i>(if different)</i>	Scotty Jones
Department:	Administration	Type of Agenda Item:	Regular

ITEM TITLE: CALL FOR A PUBLIC HEARING FOR A PUBLIC IMPROVEMENT DISTRICT – MEADOW LAKE SUBDIVISION

AGENDA LANGUAGE:

Resolution~ A resolution of the City Council of the City of Bay City, Texas calling for a public hearing on the creation of a public improvement district and being located within the extraterritorial jurisdiction of the City of Bay City, Texas.

EXECUTIVE SUMMARY/BACKGROUND

This proposed development is in the City’s ETJ and has been working with the City Planning Department due to its intention to annex for City services. The City did include this proposed development in the recent TIRZ 5 boundaries knowing this development would be seeking reimbursement of public improvements. TIRZ 5 participation agreements are not in place. Voluntary annexation has not been formalized.

The City was emailed a PID petition on 2-20-25 by Bay City 50, LLC.

The proposed accepts the petition and calls for a public hearing for the creation of a public improvement district.

STRATEGIC PLAN GOALS ADDRESSED:

											
Safety & Community Appearance	☐	Community & Civic Engagement	☐	Infrastructure	☐	Planning & Development	☒	Culture & recreation	☐	Operational Excellence	☐

FINANCIAL NOTES
N/A

RECOMMENDATION: Staff recommends accepting the PID and calling for a public hearing to be held on March 25, 2025 at 6:00 P.M.

ATTACHMENTS: Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BAY CITY, TEXAS, CALLING FOR A PUBLIC HEARING ON
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

WHEREAS, the City Council (the “City Council”) of the City of Bay City, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Matagorda County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit 1, has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID are described in Exhibit A to the Petition, said area for the PID currently being within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the “Authorized Improvements”): (i) design, construction and other allowed costs related to street and roadway improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to storm drainage improvements; (iii) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) payment of expenses incurred in the establishment, administration and operation of the district; (vii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District, and (viii) maintenance and operation expenses of the Authorized Improvements. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS:

SECTION 1: That a public hearing is hereby scheduled at 6:00 P.M. on March 25, 2025, in the City Council Chambers at City Hall, 1901 Fifth Street, Bay City, Texas 77414 to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition, pursuant to the Act; and

SECTION 2: That notice of said hearing, in the substantially final form set forth in Exhibit 2 attached hereto, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3: That written notice, in the substantially final form set forth in Exhibit 2 attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing; and

SECTION 4: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 5: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 6: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Bay City, Texas, on the 4th day of March, 2025.

Robert K. Nelson, Mayor
City of Bay City, Texas

ATTEST:

Jeanna Thompson, City Secretary
City of Bay City, Texas

EXHIBIT 1

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF BAY CITY, TEXAS FOR THE BAY CITY PUBLIC
IMPROVEMENT DISTRICT NO. 2**

THE STATE OF TEXAS §
COUNTY OF MATAGORDA §

Section 2. General nature of the proposed public improvements. The proposed public improvements (collectively, the “Authorized Improvements”) include : (i) design, construction and other allowed costs related to street and roadway improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to storm drainage improvements, (iii) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, construction and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) payment of expenses incurred in the establishment, administration, and operation; and (vii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District and (viii) maintenance and operation expenses of the Authorized Improvements. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 3. Estimated cost of the proposed public improvements: The Petitioner estimates the cost to design, acquire and construct the Authorized Improvements is \$15,000,000.00.

Section 4. Boundaries. The proposed boundaries of the District are described in Exhibit A.

Section 5. Method of assessment. The City shall levy assessments on each residential lot within the District in a manner that results in imposing equal shares of the costs on property similarly benefitted. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the public improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the improvements and services, or (iii) any combination thereof.

Section 6. Apportionment of cost. The proposed apportionment of cost between the District and the City as a whole is as follows:

The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the District and from other sources of funds, if any, available to the Petitioner.

Section 7. Management of the District. The management of the District will be the ultimate responsibility of the City; provided that, to the extent allowed by law, the City may initially contract with a non-profit organization or private company to carry out all or a part of such City responsibilities, as well as the day-to-day management and administration of the District.

Section 8. Concurrence of the Petitioner. The Petitioner signing this petition concurs in and requests the establishment of the District.

Section 9. Advisory board. An advisory board is not required but may be established by the City to develop and recommend an improvement plan to the City Council of the City.

This petition shall be filed with the Secretary of the City in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this ____ day of _____, 2025.

[Signature on following page]

PETITIONER:

BAY CITY 50, LLC
a Texas limited liability company

By: Brian Jarrard
Brian Jarrard, Manager

Date: 2-20-25

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 20th day of February, 2025, by Brian Jarrard, Manager of Bay City 50, LLC, a Texas limited liability company, on behalf of said limited liability company.

Joyce E. Look
Notary Public in and for the
State of T E X A S

(SEAL)

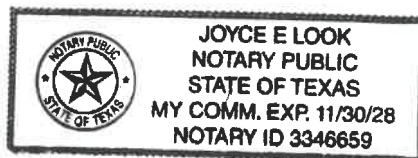


Exhibit A
LEGAL DESCRIPTION OF BOUNDARIES

FIELD NOTES FOR 49.303 ACRES

Being a 49.303 acre tract of land located within the Bowman and Williams Survey, Abstract No. 9 and the R.P.T. Stone Survey No. 1, Abstract No. 92, being all of a called 49.300 acre tract in the name of The Southeast Texas Housing Finance Corporation, as recorded in County Clerks File No. (C.C.F.N.) 2012126962 of the Official Public Records, Matagorda County, Texas (O.P.R.M.C.T.), also being out of the D.P. Moore's Park Addition, as recorded in Volume 26, Page 507 of the Deed Records, Matagorda County, Texas (D.R.M.C.T.), referred to hereafter as the above referenced tract of land, said 49.303 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "4006" found for corner, being the Northeast corner of the above referenced tract, same being on the South Right-of-Way (R.O.W.) line of Brasfield Street, same being in the called centerline of Moore Avenue (partially unimproved);

THENCE South 03°20'57" East, along the East line of the above referenced tract, same being the called centerline of said Moore Avenue, a distance of 150.07 feet to a 5/8-inch iron rod with cap stamped "4006" found for corner;

THENCE South 86°37'32" West, along an interior South line of the above referenced tract, a distance of 184.84 feet to a 5/8-inch iron rod with cap stamped "Hagan" found for corner, being an interior corner of the above referenced tract, same being the called Northwest corner of Lot 10, Block 51 of said Moore's Park Addition;

THENCE South 03°12'54" East, along an Easterly line of the above referenced tract, same being the called West line of Lots 10, 11 & 12, Block 51 of said Moore's Park Additions, a distance of 149.89 feet to a 5/8-inch iron rod with cap stamped "Hagan" found for corner;

THENCE North 86°41'48" East, along an interior North line of the above referenced tract, a distance of 185.01 feet to a 5/8-inch iron rod with cap stamped "4006" found corner, being in the called centerline of said Moore Avenue;

THENCE South 03°16'58" East, along the East line of the above referenced tract, same being the called centerline of said Moore Avenue, a distance of 1459.72 feet to a 5/8-inch iron rod found for corner, being the Southeast corner of the above referenced tract, same being on the called North R.O.W. line of 12th Street;

THENCE South 86°39'43" West, along the South line of the above referenced tract, same being the North R.O.W. line of said 12th Street, passing at a distance of 35.15 feet, a 1/2-inch iron rod found on the West R.O.W. line of said Moore Avenue, continuing for a total

distance of 1,272.03 feet to a 1/2-inch iron rod with cap found stamped "Hagan" found for corner, being the Southwest corner of the above referenced tract

THENCE North 03°18'18" West, along the West line of the above referenced tract, same being the East line of the Ora Cone Partition, as recorded in Volume 122, Page 191, of the D.R.M.C.T., a distance of 1,460.06 feet to a 1/2-inch iron rod with cap found stamped "Hagan" for corner, being the Northwest corner of the above referenced tract;

THENCE North 86°15'10" East, along the interior North line of the above referenced tract, same being the South line of a called 0.093 acre tract, as recorded in Volume 627, Page 767, of the D.R.M.C.T., a distance of 50.19 feet to a 1/2-inch iron rod found for corner;

THENCE North 03°12'33" West, along the interior West line of the above referenced tract, same being the East line of said called 0.093 acre tract, a distance of 69.63 feet to a 1/2-inch iron rod found for corner, being the Northwest corner of the above referenced tract;

THENCE North 61°29'51" East, along the North line of the above referenced tract, same being the South line of a called 49.95 acre tract, as recorded in C.C.F.N. 2002028214 of the O.P.R.M.C.T., a distance of 718.82 feet to a 5/8-inch iron rod with cap stamped "4006" found for corner, being the Northernmost corner of the above referenced tract;

THENCE South 27°23'12" East, along the East line of the above referenced tract, a distance of 82.90 feet to a 1/2-inch iron rod found for corner, being a Northerly interior corner of the above referenced tract;

THENCE North 86°40'20" East, along the North line of the above referenced tract, same being the South line of said Brasfield Street, a distance of 537.99 feet to the **POINT OF BEGINNING** of the herein described tract of and containing 49.303 acres of land, more or less.

EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF BAY CITY, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CITY.

NOTICE IS HEREBY GIVEN THAT the City Council (the "City Council") of the City of Bay City, Texas (the "City"), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), will hold a public hearing at 6:00 p.m. on March 25, 2025, in the City Council Chambers at City Hall, 1901 Fifth Street, Bay City, Texas 77414 for the purpose of considering the establishment by the City of a public improvement district to be located within the extraterritorial jurisdiction of the City.

In accordance with the Act, the City Council has received a petition (the "Petition") from certain property owners within the extraterritorial jurisdiction of the City (the "Petitioners"), that requests the establishment of a public improvement district (the "PID"). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 1901 Fifth Street, Bay City, Texas 77414. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) design, construction and other allowed costs related to street and roadway improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to storm drainage improvements; (iii) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) payment of expenses incurred in the establishment, administration and operation of the district; (vii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District, and (viii) maintenance and operation expenses of the Authorized Improvements. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$15,000,000 plus the

annual cost of supplemental services and operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefited by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID. An approximately 49.3-acre tract of land which is located within the extraterritorial jurisdiction of the City of Bay City, Matagorda County, Texas, Said Property Being Generally Located north of 12th Street, west of Moore Ave, and east of Old River Road. A metes and bounds description is available for inspection at the offices of the City Secretary at the 1901 Fifth Street, Bay City, Texas 77414.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF BAY CITY, TEXAS