CITY COUNCIL REGULAR MEETING
CITY OF BAY CITY

Tuesday, February 25, 2025 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.

MINUTES

CALL TO ORDER AND CERTIFICATION OF QUORUM

Meeting called to order by Mayor Pro Tem Becca Sitz at 6:09 p.m.

PRESENT:
Mayor Pro Tem Becca Sitz
Council Member Benjamin Flores
Council Member Jim Folse
Council Member Blayne Finlay

ABSENT:
Mayor Robert K. Nelson
Council Member Bradley Westmoreland

INVOCATION & PLEDGE

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

Councilman Jim Folse

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 Jim Folse

APPROVAL OF AGENDA

Motion made by Council Member Finlay to approve the agenda. Seconded by Council Member Folse. Voting Yea: Mayor Pro Tem Sitz, Council Member Flores, Council Member Folse, Council Member Finlay. Motion carried.

PUBLIC COMMENTS

Jessica Russell of Bay City Community Development Corporation announced a few updates. 7 Brew Coffee will be getting a new sign, the Bay City Chamber of Commerce will be updating their website, Foster Hope, an organization that helps educate people interested in foster care, is getting a new website. There are two new facade grants that will be improving Napa and South Texas Farm and Auto Supply, and there was a unanimous vote for a 15 million dollar aquatic center in town.

AWARDS AND PROCLAMATIONS

1. Presentation ~ "That Mexican OT Day" Proclamation

Mayor Pro Tem, Becca Sitz read the proclamation recognizing That Mexican OT and proclaiming February 25th as That Mexican OT Day.

ACKNOWLEDGEMENT FROM CITY MANAGER

City Manager, Scotty Jones, stated she went to the Riverside Park Run. It was a good turnout. Announced upcoming City events and programs. The County has approved a resolution to designate Matagorda County, Texas as the birding capital of Texas through the Texas Legislature, which will convene soon. Communications Director, Samantha Denbow, worked hard to make this happen. It is a 10-year designation. She announced there is a City Council Workshop coming up where the vacant building ordinance and Sports Complex options will be discussed. Bay City Police Chief, Christella Rodriguez is putting on Coffee with a Cop at McDonald's on Friday, February 28th at 8:00 a.m. She is hoping to make it a monthly event. There will be upcoming input sessions for the public. Ms. Jones presented and explained the new agenda item request form. She then asked City Secretary, Jeanna Thompson, to go over and explain how to access the agendas and packets on the City website.

ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS

Council Member, Jim Folse, mentioned the lift station on Hamman Road. He asked if there was a plan for the backup generator. City Manager, Scotty Jones, stated SCADA will be discussed in capital planning and they are looking into a plan right now. Mr. Folse reminded the public that Matagorda Day is next month, March 17th through the 19th, in Austin. He gave a shout-out to Jessica Russell and her team for the Aquatic Center. There will be opportunities for the community to get involved. Council Member, Blayne Finlay recognized the Chief of Police and her department, as well as Fire Marshall, Dan Shook for their outstanding work. Mr. Finlay reminded everyone of the rodeo coming up next week and encouraged people to attend. Council Member Benjamin Flores also encouraged everyone to attend the rodeo. Mayor Pro Tem Sitz encouraged everyone to speak to their children about taking care of the community and picking up trash.

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

Motion made by Council Member Folse to approve all consent agenda items. Seconded by Council Member Finlay. Voting Yea: Council Member Folse, Council Member Finlay, Mayor Pro Tem Sitz, Council Member Flores. Motion carried.

2. **Regular Council Meeting minutes of January 28, 2025.**

3. **Ratify a Resolution to include grant matching funding of 75%/25% of the "Body Camera Update Project" grant application under the Office of the Governor Public Safety Office.** Lt. Chris Hadash

4. **Election Contract between the City of Bay City, Texas and Matagorda County for General and Special Elections to be held May 3, 2025.** Jeanna Thompson, City Secretary

5. **Development Agreement between the City of Bay City, Texas and Marguerite Meadows, LLC as recommended by the TIRZ #3 Board.** Scotty Jones, City Manager

DEPARTMENT REPORTS

6. **Presentation ~ Public Works Report**

Public Works Assistant Director, Krystal Mason, gave a presentation and provided the work order project update, which included projects regarding drainage improvements.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

7. **Appointment ~ Discuss, consider, and/or approve the appointment of Henry Perez III to the Main Street Board.** Robert K. Nelson, Mayor

Motion made by Council Member Flores to approve the appointment of Henry Perez III to the Main Street Board. Seconded by Council Member Folse. Voting Yea: Mayor Pro Tem Sitz, Council Member Flores, Council Member Folse, Council Member Finlay. Motion carried.

8. **Resolution ~ Discuss, consider and/or approve a resolution authorizing the submission of an application to the Texas General Land Office for funding under the Resilient Communities Program (RCP) for the development and adoption of a Comprehensive Plan and authorizing the Mayor or City Manager to execute all necessary documents related to this application and implementation of the funded project.**

Gabriel Lopez, Engineering Tech explained that the General Land Office (GLO) offers communities like ours the opportunity to find comprehensive plans, update previous plans, or start from scratch. They offer up to $300,000 in funding, all 100% federal. GLO is recommending we apply. Our application is for $250,000, on a first-come, first-serve basis. After being awarded, we can procure for admin and engineering. We are also updating the land use plan from the 2014 plan. A lot has changed since then. Motion made by Council Member Finlay to approve a resolution authorizing the submission of an application to the Texas General Land Office for funding under the Resilient Communities Program (RCP) for the development and adoption of a Comprehensive Plan and authorizing the Mayor or City Manager to execute all necessary documents related to this application and implementation of the funded

project. Seconded by Council Member Folse. Voting Yea: Mayor Pro Tem Sitz, Council Member Flores, Council Member Folse, Council Member Finlay. Motion carried.

9. **Presentation ~ Discuss proposed new development of Meadow Lake Subdivision.** Jessica Russell, BCCDC Executive Director

Brian Jarrard of Maddox Properties presented a proposed development in the northwest quadrant on 12th Street, west of Highway 60, across from the high school in front of Hardeman Park. There are approximately 50 acres with 196 lots. The assessed value is roughly 50 million dollars. Mr. Jarrard then presented the proposed schedule and timeline for approving and finalizing the Public Improvement District proposal.

10. **Planning ~ Discuss proposed timeline options for the Meadow Lake Subdivision (Proposed PID #2) and provide staff direction.**

City Manager, Scotty Jones, explained what a PID is. Money can get back to a developer quicker for reimbursement for public improvements. The bonds are paid by the property owner. Mr. Jarrard added that it is very unusual for them to default on a PID assessment. The length of a PID assessment is typically 30 years. Ms. Jones discussed date options for a meeting and decided there would be a Special Called Council Meeting on March 4th at 5:00 p.m.

11. **Committee ~ Discuss, consider, and/or approve the creation of an Efficiency Task Force Committee and provide staff direction.**

Mayor Pro Tem, Becca Sitz, proposed an efficiency committee outline to council. Mayor Robert K. Nelson and Council Member Bradley Westmoreland asked that this matter not be voted on since they would not be in attendance and wanted to be part of the discussion. An efficiency committee has been used in the past. Committee members may come and go as they wish. The committee will be made up of community members where subject-matter experts may be helpful with guidance to bring new ideas from the private sector to the public sector. The members may have a committee of their own to bring ideas and suggestions to the efficiency committee and can bring to council.
Motion made by Council Member Finlay to table agenda item 11 to discuss, consider, and/ or approve the creation of an Efficiency Task Force Committee and provide staff direction. Seconded by Council Member Flores. Voting Yea Mayor Pro Tem Sitz, Council Member Flores, Council Member Folse, Council Member Finlay. Motion carries.

CLOSED / EXECUTIVE SESSION

There was no Closed/ Executive Session

RECONVENE AND ACTION

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

City Secretary, Jeanna Thompson, reminded everyone that the next Regular Council Meeting is March 25th.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

PASSED AND APPROVED, this 25th day of March, 2025.

ROBERT K. NELSON, MAYOR
CITY OF BAY CITY, TEXAS

JEANNA THOMPSON
CITY SECRETARY