



CITY COUNCIL WORKSHOP CITY OF BAY CITY

Tuesday, April 22, 2025 at 4:00 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

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

1. **Review and discuss the site plan options for 1) Creating a new sports complex – potential location TIRZ 2 and 2) updating the existing Little League Fields and Sports Complex.** Kelly Penewitt, Parks and Recreation Manager
2. **Review and discuss Parks and Recreation Five-Year Capital Planning.** Kelly Penewitt, Parks and Recreation Manager

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 **XXXXXXX, XXXXXXXXXXXX before 6:00 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:	4/22/2025	Date Submitted:	4/16/2025
Prepared By:	Kelly Penewitt	Presented By <i>(if different)</i>	w/Halff & Associates
Department:	Parks and Recreation	Type of Agenda Item:	Regular

ITEM TITLE:

AGENDA LANGUAGE:

Review and discuss the site plan options for 1) Creating a new Sports Complex – potential location TIRZ 2 and 2) updating the existing Little League Fields and Sports Complex.

EXECUTIVE SUMMARY/BACKGROUND

The 2022 Parks Master Plan has Objective 1.1. Renovate and replace existing facilities and amenities to improve and/or enhance accessibility, connectivity, facilities, amenities, and programming. Action 1.1.3 and 1.1.5 Suggest improving the Girls Softball Fields and Little League Fields or alternatively, the City can consider creating a new sports park (Action 2.2.6.)

Staff was tasked in June of 2024 to start the process of a conceptual plan that includes 1) Creation of a new Sports Venue that includes Little League, Girls Softball and Football 2) renovation of the existing Little League Fields, Girls Softball Fields and Sports Complex.

Staff has met with the Parks and Recreation Advisory Board and youth sports leagues for input and review the options presented by Halff and Associates.

STRATEGIC PLAN GOALS ADDRESSED:

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

FINANCIAL NOTES

N/A

RECOMMENDATION:

Discuss upcoming council agenda items related to the above-mentioned projects.
Consider any other actions deemed necessary.

Revised February 13, 2025

ATTACHMENTS:

Halff & Associates Options for Sports Venues: Option A & Option B: TIRZ 2
Power Point presentation

Parks & Recreation

Sports Facilities

Get Outside & Play In Bay City!





Recap





Fiscal Year 2026-2029

Project: Lighting at Girls Softball, Little League and Joe Davis Fields

Estimate: \$1,750,000





Fiscal Year 2026

Project: Concession Stands
Little League
Girls Softball

Estimate: \$25,000





Fiscal Year 2026-2029

Project: Lighting at Sports Complex –
Softball & Football Field

Estimate: \$750,000

Fiscal Year ?

Project: Restroom/Concession Stand – Football Field

Estimate: \$265,000



Current Locations:

Community Park		
1 Baseball Field	6.4 Acres	Little League
Girls Softball Complex		
3 Softball Fields	8.4 Acres	Girls Softball
Little League Complex		
4 Baseball Fields	6.7 Acres	Little League
Sports Complex		
3 Softball Fields, 1 Football Field	24.9 Acres	Youth Football & Little League (1 field)

Option A:

Little League & Girls Softball Fields	Little League Complex
Sports Complex	Girls Softball and Football

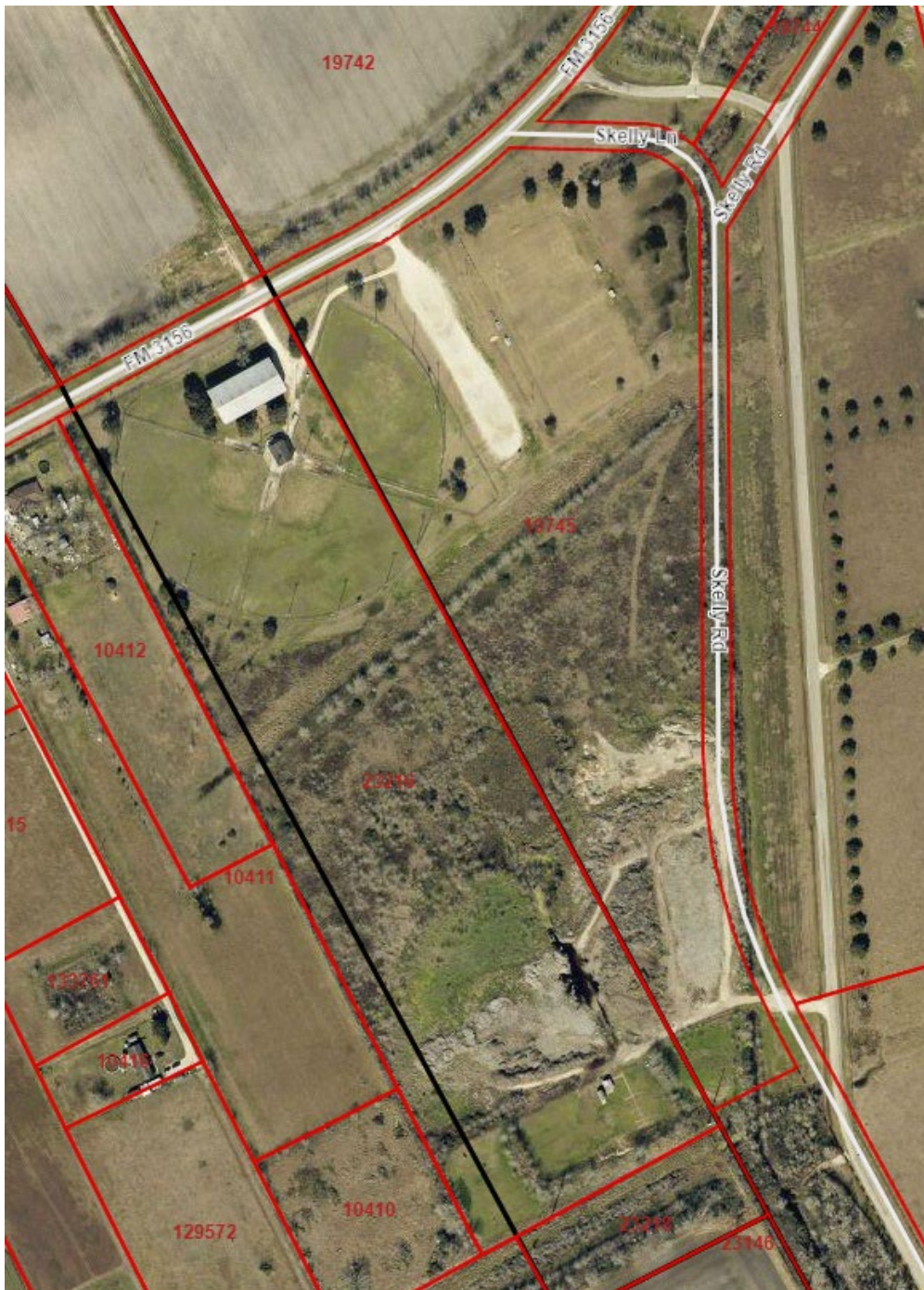
Option B:

TIRZ 2	Combined Sports Venue – All but Soccer Adjacent to Schulman’s
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Location considerations:

- Ease of access from major roadways
- Proximity to lodging, restaurants, shopping for large tournaments





Sports Complex
24.9 Acres

Brush Site
Gun Range
22.01 Acres

Concerns:

Old Landfill

Where to move Brush Site & Gun Range

Soil Testing

Must be directed by Engineer
Cost prohibitive



Concerns with Expansion at the Sports Complex

There are a LOT of considerations regarding a Solid Waste Landfill:

Q1) Is this a regulated/permitted landfill that was properly closed/capped?

Yes, it was permitted/properly closed.

Q2) What are the contents and is it lined?

Contents = typical household trash, construction debris, tires. The landfill was closed in the late 70's.

The response to those questions determines how to handle this site but the main items are:

- 1) Must coordinate with the TCEQ prior to penetrating the cap – this will also require approval from TCEQ.
- 2) A PE/Geotech may penetrate the cap with approval from the TCEQ.
- 3) It will take significant requests/work plans/coordination for environmental to penetrate the cap.
- 4) Considerations must take into account for depth of borings because if the liner is penetrated, there's a huge issue.
- 5) Is the monitoring well network still in place? Vapor?

Concerns with Expansion at the Sports Complex

- 6) Are there proposed enclosed structures?
- 7) Utilities will need to be above cap. They can grant exceptions for things like light poles, but the concrete requirements may be pretty excessive. Fence posts are probably not going to be acceptable.
- 8) Superfund closures can be different based on the material capped/covered. Municipal Solid Waste landfill is a different situation from Superfund.
- 9) Any material removed from the landfill will have to be properly disposed in a different landfill.
- 10) Depending on the materials stored at the landfill, there may be an option to compact the site, build it up, and then construct. This may be cost prohibitive due to so many unknowns below the surface and amount of build-up that may be required.

Conclusion:

In our (Halff & Associates) professional opinion this project would be a pretty substantial undertaking to get it constructed. Since additional fields are ultimately desired, the City should consider finding a site more suitable to construct the complex with less costly permitting hurdles.

Little League Girls Softball

Concerns:

- Flooding
- Flood Plain
- Number of Fields
- Parking
- Close to residential areas
- Ease of Access
- Lack of Amenities close by
- Future Growth





TIRZ 2

Concerns:
Land Purchase



Option A
 Girls Softball
 moves to Sports
 Complex.
 Football stays at
 the Sports
 Complex



Option A
 Little League
 Fields occupy
 both current
 fields and expand
 into Girls
 Softball fields



Option B:
TIRZ 2
Combined
Sports Venue



FUTURE DEVELOPMENT AREA

PROPOSED AMENITIES (NEW)

48 ACRES

TOTAL PARKING: 686 SPACES

- | | |
|---|---|
| 1 12 IN. Concrete Curb | 8 10-FT Wide Concrete Trail |
| 2 Parking Lots | 9 Large Concession / Restroom / Storage / Meeting Room / Pavillion (3800 SF.) |
| 3 Access to Two-Way Road | 10 Tabletop Pedestrian Crossing |
| 4 Two-Lane Batting Cages Covered | 11 Entry Pavilion |
| 5 Covered Spectator Seating | 12 Small Concession / Restroom (900 SF.) |
| 6 Flex Field (Soccer / Football / Lacrosse) | 13 Splash Pad (4000 SF.) |
| 7 Baseball / Softball Fields | 14 Playground Area (5000 SF.) |
| | 15 Pavillion (30x35 FT) |
| | 16 Monument Sign |

Pros & Cons



Facility	Pros	Cons
Sports Complex	• City owned property. • Existing utilities. • Access from main road/visible. • With field improvements could host local tournaments.	• Outside City Limits. • Limited growth potential to add future facilities. • Subsurface conditions unknown due to land fill activity, mitigation can be cost prohibitive. • Existing utilities may be undersized for proposed improvements. • Existing uilding remodel to meet accessibility, current code and programming cost prohibitive. • Sports Facilities outdated, need to be completely demoed reconstructed (drainage, irrigation, turf, lighting, fencing, spectator areas). • Security concerns – need better lighting/surveillance. • Would take significant investment to make facilities attractive for regional tournament. May not be eligible for HOT funding due to being outside City limits.

Facility	Pros	Cons
Little League & Girls Softball Fields	- City owned property. - Existing utilities. - Access from main road/visible.	- Limited growth potential to add future facilities. - Parking - Drainage issues, Cottonwood Creek impacts site. - Fields are fully within the floodway - the most restrictive part of the floodplain - Existing building remodel to meet accessibility, current code and programming may be cost prohibitive. - Sports Facilities outdated, need to be completely demoed reconstructed (drainage, irrigation, turf, lighting, fencing, spectator areas). - Field sizes are inconsistent making tournament hosting difficult. - Wayfinding challenge with three separate field site separated by roadways/parking not cohesive site. - Would take significant investment to make facilities attractive for regional tournament

Facility	Pros	Cons
TIRZ2	• Located on major highway/highly visible. • Allows for future facilities/growth. • Accessible to hotels, restaurants. • Benefit from Hotel Occupancy Tax and other incentives. • Ideal for phased development. Consider mass earthwork and primary utility infrastructure with first phase of construction. • Can be phased in • Funding Sources: ➤ TIRZ2 – identified in the project planning ➤ Grants – MLB ➤ Fundraisers ➤ Naming Rights ➤ Selling of unused properties ➤ Sell of Sports Complex	• City would have to purchase property. • Utility extensions required. • Expensive to develop full park at once, can be phased depending on funding sources.

Options for Existing Fields



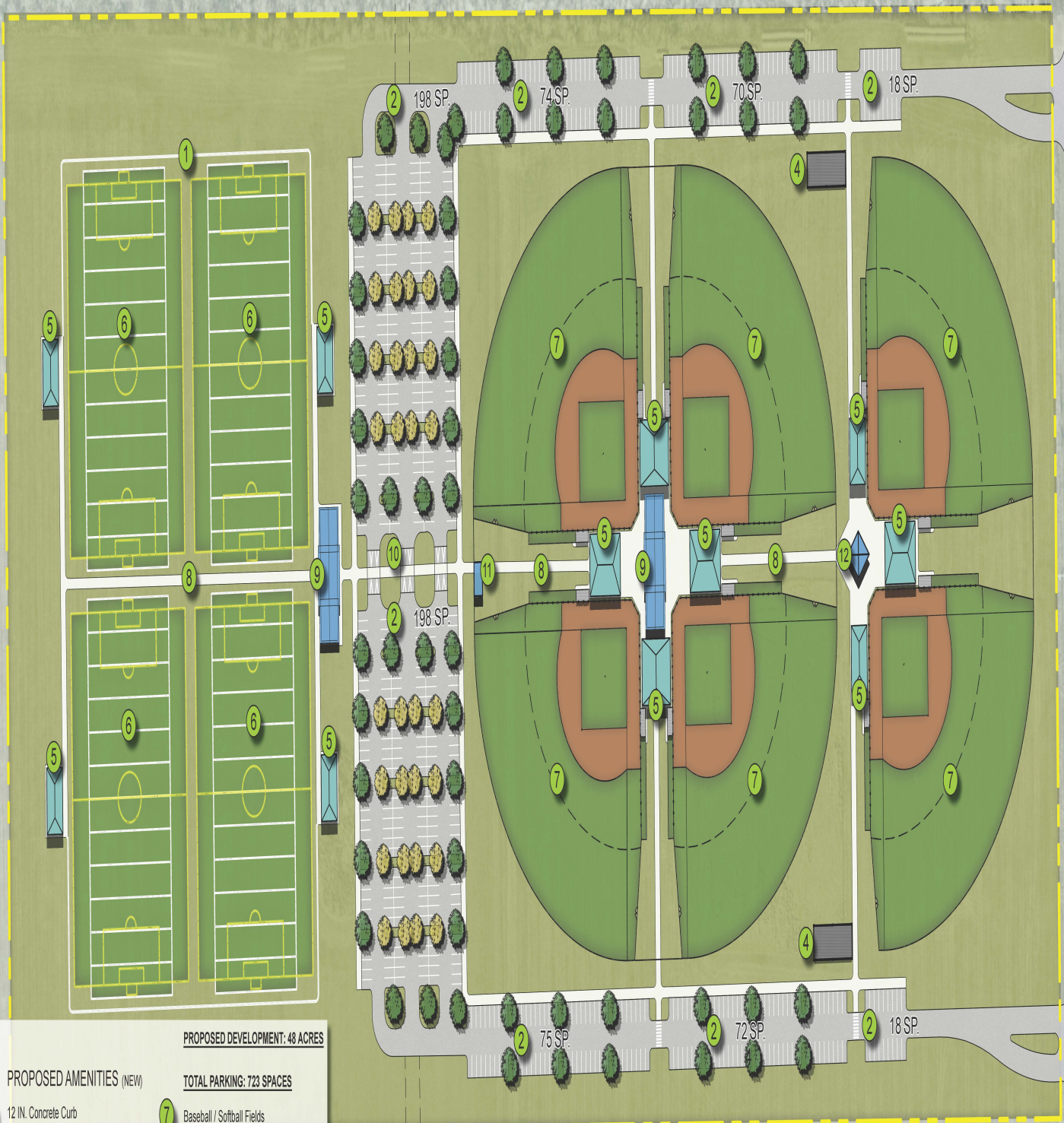
Facility	
Sports Complex	Can we sell it? I'm sure it could - but we would not want to impact the brush site or PD gun range.
	Can we use it for a burn site? TCEQ will not allow the area within the "landfill" to be used as a burn site. However, if we are talking about the entire sports complex, it is a possibility. There are areas of the complex that is outside of the designated landfill.
	Can we use it to expand the brush site? Yes.
	Can we use it as a hurricane debris site? Yes, however, there would be security issues we would have to address (fencing)
	Other possible uses for the site? Possibly could serve as an area for regional stormwater detention (will be considered as part of Stormwater Management Plan)

Facility	
Little League and Girls Softball Fields	Can we sell it? Both fields are fully within the floodway - the most restrictive part of the floodplain. Development in the floodway requires H&H studies to make sure there is no impact to the neighboring properties. Can we use it for a detention/retention ponds? What about a trail or picnic area? We would need to engage an engineer to determine if the sites would be acceptable for detention facilities. When the Regional Drainage study was completed the area where Valor Park is now was identified as a potential regional detention site. Krystal will revisit that study to see if there was any discussion about the ball fields. Expansion of the MSB yard? No. Can we use it as a hurricane debris site? No. Since it is in the floodway TCEQ would not grant us a permit. Other possible uses for the site?

Questions?







PROPOSED DEVELOPMENT: 48 ACRES

PROPOSED AMENITIES (NEW)

- 1 12 IN. Concrete Curb
- 2 Parking Lots
- 3 Access to Two-Way Road
- 4 Two-Lane Batting Cages
- 5 Covered Spectator Seating
- 6 Flex Field (Soccer / Football / Lacrosse)

TOTAL PARKING: 723 SPACES

- 7 Baseball / Softball Fields
- 8 10-FT Wide Concrete Trail
- 9 Large Concession / Restroom (2000 SF.)
- 10 Tabletop Pedestrian Crossing
- 11 Entry Pavilion
- 12 Small Concession / Restroom (900 SF.)

MCCROSKY RD.



0 50 100 FEET







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

Meeting Date:	4/22/2025	Date Submitted:	4/16/2025
Prepared By:	Kelly Penewitt	Presented By <i>(if different)</i>	
Department:	Parks and Recreation	Type of Agenda Item:	Regular

ITEM TITLE: Parks and Recreation’s proposed Five (5) Year Capital Plan

AGENDA LANGUAGE:

Review and discuss Parks and Recreation’s proposed Five (5) Year Capital Plan

EXECUTIVE SUMMARY/BACKGROUND

Parks and Recreation’s proposed 5-year Capital plan

STRATEGIC PLAN GOALS ADDRESSED:

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

FINANCIAL NOTES

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RECOMMENDATION:

Discuss upcoming council agenda items related to the above-mentioned projects.
Consider any other actions deemed necessary.

ATTACHMENTS: Power point presentation



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Parks & Recreation



5-Year Capital Improvements Program 2026 – 2030

Get Outside & Play In Bay City!



Mission

We strive to provide superior parks, facilities, programs and services to improve the quality of life for all while preserving City parks and natural resources that contribute to the safety, health, and enjoyment of our residents and visitors.



Parks and Recreation
5 Year Capital Improvement Plan Summary - General Fund

Parks & Recreation		Amount	2025	1 2026	2 2027	3 2028	4 2029	5 2030
1	PROS Master Plan	\$ 80,000		\$ 80,000				
Trails								
2	Southern Pacific Trailway - TxDOT Grant	\$ 7,400,000				\$ 7,400,000		
3	Southern Pacific Trailway - Cottonwood to Dog Park	\$ 300,000				\$ 300,000		
Le Tulle Park Project								
4	Park Improvements - Le Tulle Eastside Playground	\$ 360,000			\$ 250,000	\$ 110,000		
5	Park Improvements - Le Tulle Eastside Restroom	\$ 540,000					\$ 540,000	
6	Park Improvements - Le Tulle Eastside/Vendor Pavilions	\$ 300,000	\$ 150,000	\$ 150,000				
7	Park Improvements - Le Tulle Performance Pavilion	\$ 280,000			\$ 280,000			
8	Park Improvements - Le Tulle Trails/Walkways	\$ 392,000		\$ 34,000	\$ 358,000			
9	Park Improvements - Le Tulle Lawn	\$ 170,000				\$ 170,000		
10	Park Improvements - Le Tulle Bridge to Birding and Nature Center	\$ 150,000						\$ 150,000
11	Park Improvements - Le Tulle Westside Pavilion	\$ 150,000				\$ 150,000		
12	Park Improvements - Le Tulle Lakeview Pavilion	\$ 250,000					\$ 250,000	
13	Park Improvements - Le Tulle Infrastructure	\$ 570,000		\$ 240,000	\$ 120,000	\$ 60,000	\$ 150,000	
14	Park Improvements - Le Tulle Barrier Fencing/Gates	\$ 45,000				\$ 45,000		
15	Park Improvements - Le Tulle Entry Monument Signage	\$ 20,000		\$ 20,000				
16	Park Improvements - Le Tulle Park Lighting	\$ 50,000		\$ 25,000	\$ 25,000			



5-Year CIP

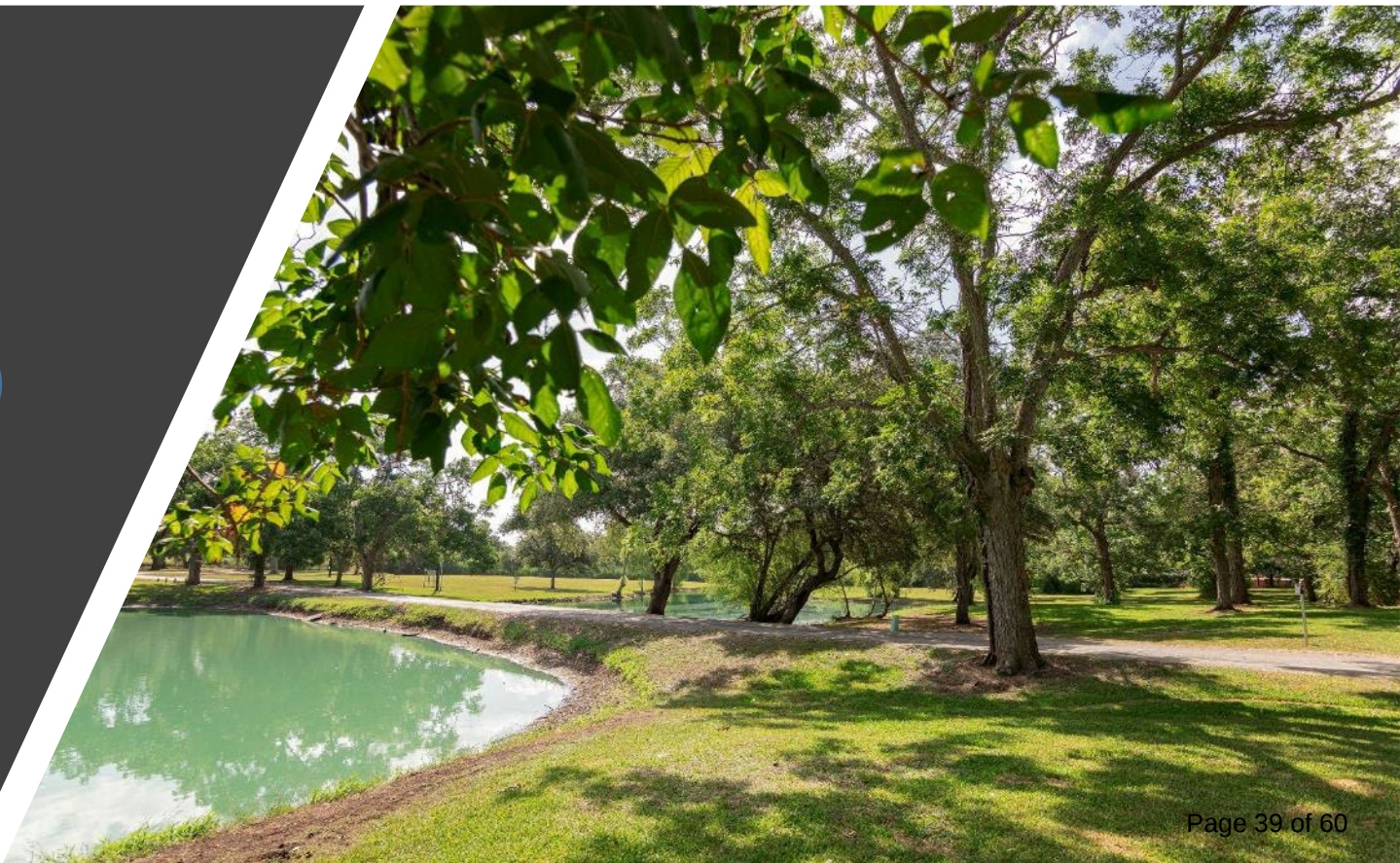
USO								
17	Building Improvements - USO - chimney	\$ 40,000		\$ 40,000				
Sports Field Projects								
18	Combined Sports - Venue - Design & Build	\$ -						
19	Field Lights - Joe Davis, Little League	\$ 525,000	\$ 25,000				\$ 100,000	\$ 400,000
20	Field Lights - Girls Softball	\$ 525,000	\$ 25,000				\$ 100,000	\$ 400,000
21	Field Lights - Sports Complex (Adult & Girls Softball, Football)	\$ 525,000	\$ 25,000	\$ 500,000				
Park Improvements								
22	Park Improvements - Neighborhood Playgrounds	\$ 50,000						\$ 50,000
23	Park Improvements - Amistad Restrooms - move eastside to amistad	\$ 10,000					\$ 10,000	
24	Park Improvements - Skate Park Design	\$ 10,000				\$ 10,000		
25	Park Improvements - Skate Park Relocation	\$ 250,000						\$ 250,000
Building/Facility Improvements								
26	Building Improvements - New Sports Complex	\$ 1,500,000			\$ 1,500,000			
27	Building Improvements - Sports Complex Restrooms/Concession Stands	\$ 250,000			\$ 250,000			
28	Building Improvements - Sports Complex Roof	\$ 250,000		\$ 250,000				
29	Building Improvements - New Recreation Center	\$ 8,000,000						\$ 8,000,000



Riverside Park								
30	Park Improvements - Riverside Cabins (5)	\$ 200,000			\$ 100,000			\$ 100,000
31	Park Improvements - Riverside Boat Access Engineering	\$ 15,000		\$ 15,000				
32	Park Improvements - Riverside Boat Access	\$ 100,000			\$ 100,000			
33	Park Improvements - Wilderness Area Restroom/Shower	\$ 300,000						\$ 300,000
Aquatics								
34	Aquatics - Demolition of Valiant Pool	\$ 140,000			\$ 140,000			
35	Aquatics - Regional Aquatic Center	\$ 3,000,000		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
	Totals for Parks Projects:	\$ 25,167,000	\$ 225,000	\$ 1,574,000	\$ 3,423,000	\$ 8,545,000	\$ 1,450,000	\$ 9,950,000



Parks



Southern Pacific Trailway

From Andrea Dr to Hardeman Park
Crosses Downtown TIRZ 1

Fiscal Year 2028
Project: Southern Pacific Trailway
Estimate: \$ 7,400,000
Budget Source: Grant

- Legend**
- BC Schools
 - Existing 10' SUP
 - Existing Sidewalks
 - Parks
 - Southern Pacific Trailway 10'

Start/End – Hardeman Park

Start/End – Andrea Dr

Southern Pacific Trailway

From Cottonwood Street, through downtown (TRIZ 1); crossing SH60 at 8th Street crossing signal; continuing west onto ROW towards Moore Avenue

Legend

- Barkway Park
- Cherry Elementary
- Existing SUP
- Shared Use Path
- TIRZ 1

Fiscal Year 2028
Project: Southern Pacific Trailway
Estimate: \$300,000
Budget Source: TIRZ 1

Le Tulle Park Project



PROPOSED AMENITIES (NEW)

- ① One-Way Road With Angled Parking
- ② 12-FT Wide Concrete Trail (Remove asphalt road, improve culvert flow)
- ③ 8-FT Wide Concrete Trail
- ④ Group Pavilion (800 SF.)
- ⑤ Vehicle / Pedestrian Gate
- ⑥ Playground (Ages 2-5)
- ⑦ Playground (Ages 5-12)
- ⑧ String Pole Lighting Within Oak Grove
- ⑨ Multi-Purpose Pavilion / Stage Area (2,000 SF.)
- ⑩ Proposed Pedestrian Bridge and Observation Overlook to Birding Center
- ⑪ Nuisance Flow Culvert - Trail on Top
- ⑫ 8-FT Wide DG Trail
- ⑬ Split-Rail Fence / Barrier (Typical)
- ⑭ Stage Service Access

TOTAL PARKING: 38 SPACES

EXISTING AMENITIES (TO REMAIN / IMPROVE)

- Ⓐ Existing Covered Pavilion
- Ⓑ Existing Restroom



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Fiscal Year 2025/2026

Project: Eastside Pavilions (2)

Estimate: \$300,000 – Pavilions

Funding Source: General Fund
TPWD Outdoor Grant – 50%
matching funds





Fiscal Year 2027

Project: Performance Pavilion

Estimate: \$280,000 – Pavilions

Funding Source: General Fund
TPWD Outdoor Grant – 50%
matching funds
Hotel/Motel Tax



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Fiscal Year 2027 & 2028

Project: Le Tulle Park Eastside
Accessible Playgrounds – 2-5 years
old and 5 – 12 years old

Estimate: \$360,000

Funding Source: General Fund
TPWD Outdoor Grant – 50%
matching funds



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Fiscal Year 2028 & 2029

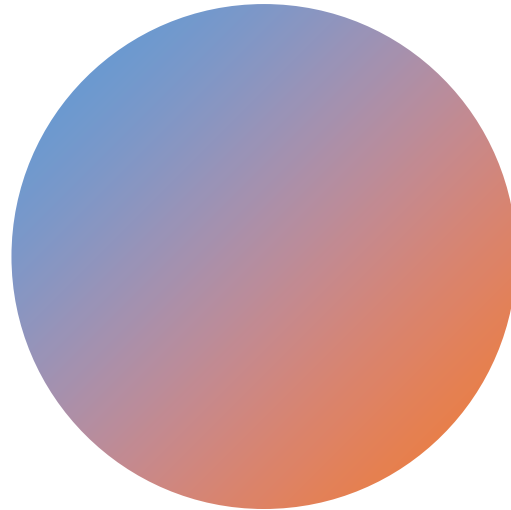
Project: Le Tulle Park Westside
and Lakeview

Estimate: \$400,000 – Pavilions

Funding Source: General Fund
TPWD Outdoor Grant – 50%
matching funds



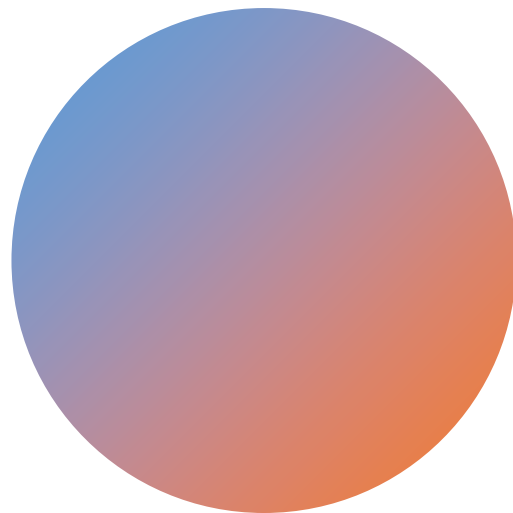
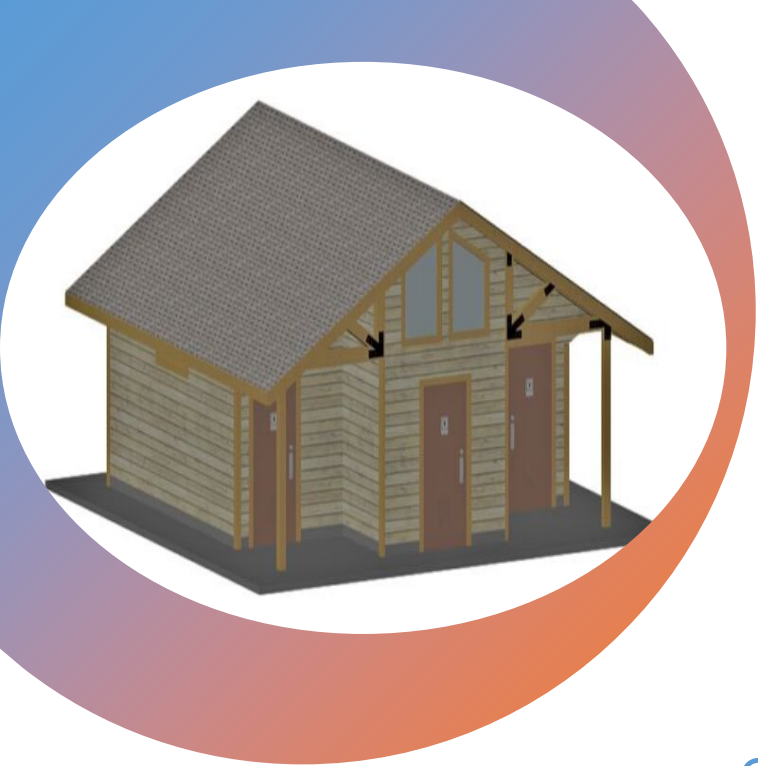
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Fiscal Year 2026/2027

Project: Trails and Concrete Walkways

Estimate: \$392,000



Fiscal Year 2029

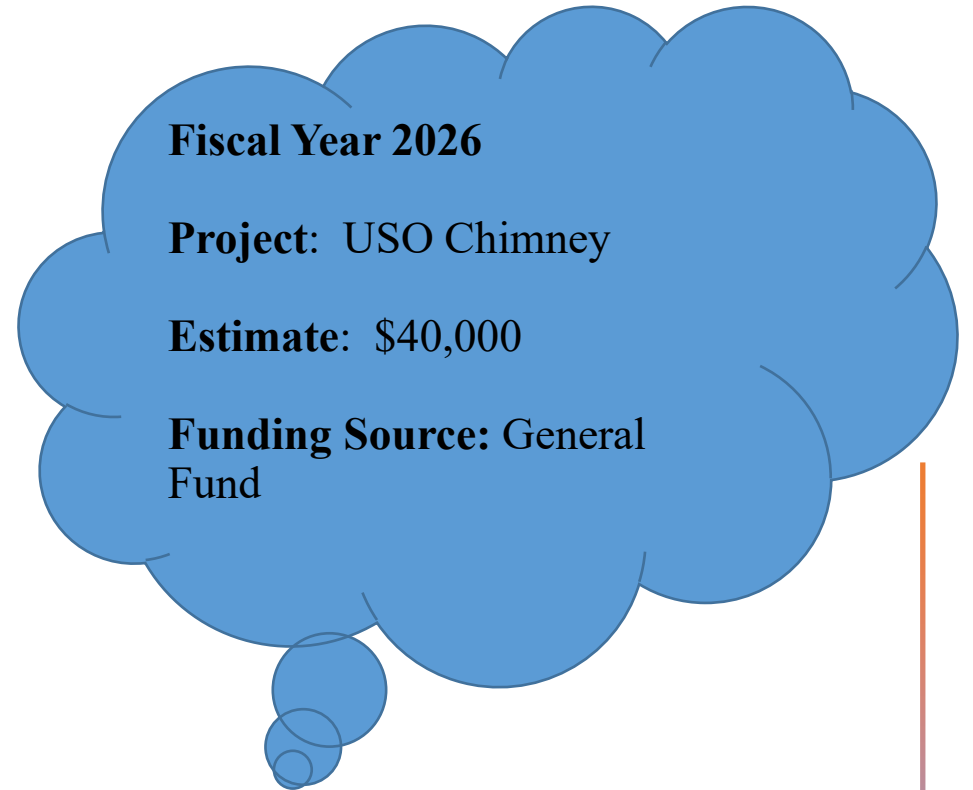
Project: Eastside Restroom – larger restroom with 2 family restrooms

Estimate: \$540,000

Move existing Eastside Restroom to Amistad - \$10,000



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Fiscal Year 2026

Project: USO Chimney

Estimate: \$40,000

Funding Source: General Fund





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Fiscal Year 2026

Project: Sports Complex Roof
– on hold until determination
of location

Estimate: \$250,000





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Fiscal Year 2028 (design) & 2030

Project: Skate Park – design and construction (existing or relocation)

Estimate: \$10,000 – Design
\$250,000 - Construction





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Fiscal Year 2027

Project: Parks and Recreation Open Space (PROS) Master Plan

Estimate: \$80,000



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Fiscal Year 2030

Project: Recreation Center

Estimate: \$8,000,000+



Riverside Park





Fiscal Year 2026 (engineering) & 2027

Project: Riverside Boat Ramp – Relocate?

Estimate: \$115,000

Funding Source: General Fund
Grant Funding - TPWD Boat Access
Engineering Grant; TPWD Boat
Access Construction Grant;
LCRA



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Fiscal Year 2026 - 2036

Project: New Pool w/ Splashpad

Estimate: \$3,000,000

\$300,000 over 10 years



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Fiscal Year 2027

Project: Demo Valiant Pool

Estimate: \$140,000

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Parks

Le Tulle Park

- Lake Dock & Dredge
- Lake Nuisance Flow Culvert
- Monument Signage
- Lighting

MOPAC Train Depot

- Acoustic Tiles

Mary Withers Park

- Tennis Court Resurfacing
- Add Pickleball Court

USO

- Interior Paint
- Acoustic Tiles
- Carpet Replacement
- Interior Doors
- Furniture Recovering
- Signage

All Parks

- Signage
- Lighting (solar and hard-wired)
- Landscaping

**Non-Capital O&M
(Under \$50,000)
Projects for 2026 –
2027**



Riverside Park

Ranger Station Doors

Ranger Station Restrooms – update (paint, fixtures, etc.)

Mossey Slough – Dredge, Assess under road culvert

Ranger Station and Pavilion Building Posts

**Non-Capital O&M
(Under \$50,000)
Projects for 2026 –
2027**



Questions?



**5-Year Capital
Improvements
Program 2026
- 2029**

