



BAY CITY

REVISED MINUTES • JANUARY 22, 2015

Council Chambers

Regular Meeting

7:00 PM

1901 5TH STREET
BAY CITY, TX 77414

1. CALL TO ORDER & CERTIFICATION OF QUORUM

Attendee Name	Title	Status	Arrived
Chrystal Folse	Councilwoman	Present	
Steven Johnson	Councilman	Present	
Mark Bricker	Mayor	Present	
Carolyn Thames	Mayor Pro-Tem	Present	
Julie Estlinbaum	Councilwoman	Excused	
William Cornman	Councilman	Present	

2. INVOCATION & PLEDGE OF ALLEGIANCE - MAYOR PRO TEM CAROLYN THAMES

Texas State Flag Pledge:

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

3. 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.

Bay City resident Jerry Hance informed Mayor and Council that the Utility Right-of-Way in the back of his property was not supposed to be maintained by the City. He added that it was determined that the road was actually Lot 1 and the alley was really a Right-of-Way. Mr. Hance stated that the alleyway should be condemned and they compensated. He went on to state that Lot 1 should be finalized as an alleyway. Mr. Hance stated that going off of the survey, the City took about 18 feet of his land. Mr. Hance suggested that what the City took, the City should give back, but it should be given back in the front of his property.

Bay City resident Joe Lozano informed Mayor and Council that from IBC to Ricardos (the new location) there is hap-hazard parking. He stated that there is parallel parking in front of IBC and angled parkig in other places. He suggested the City get with TxDot about the issue.

4. CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the City Council. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carolyn Thames, Mayor Pro-Tem
SECONDER:	William Cornman, Councilman
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

1. Resolution

A RESOLUTION AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION TO ENTER INTO A PERFORMANCE AGREEMENT WITH SAL Holdings, LTD THAT PROVIDES AN ECONOMIC INCENTIVE IN THE AMOUNT NOT TO EXCEED \$25,000. (SECOND READING)

DC Dunham, BCCDC Executive Director

RESOLUTION

Enacted and approved this 22nd day of January, 2015, at Bay City

2. Budget

RECEIVE REPORT AND TAKE ACTION ON THE FOLLOWING: ACCOUNTS PAYABLE 8/7/17, 8/14/14, 8/21/14, 8/28/14, 9/4/14, 9/11/14, 9/18/14, 9/25/1/, 9/30/14, 10/9/14, 10/16/14, 10/26/14 & 10/30/14; DIRECT PAYABLES 8/8/14, 8/8/14, 8/11/14, 8/21/14, 8/26/14, 10/6/14, 10/23/14, 10/28/14, & 10/28/14; UTILITY REFUNDS 8/21/14, 8/28/14, 9/4/14, 10/9/14, 10/23/14.

Phill Conner, Finance Director

Enacted and approved this 22nd day of January, 2015, at Bay City

3. Appointment

CONSIDER AND/OR APPROVE THE MAYOR'S APPOINTMENT OF JOHN CRENSHAW TO THE PLANNING COMMISSION.

Mayor Mark Bricker

Enacted and approved this 22nd day of January, 2015, at Bay City

5. REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Agreement

DISCUSS, CONSIDER AND/OR APPROVE PASSING A RESOLUTION FOR THE BAY CITY MANOR APARTMENTS.

Dustin Hodges, Public Information Officer

Dennis Hoover of Hamilton Valley Management, Inc. informed Mayor and Council that he would like to rehab Bay City Manor Apartments. It is going to cost approximately \$25,000 - \$30,000 per apartment. He added that in order to receive the funds they had to apply for a grant. Mr. Hoover explained that receiving support from the City by way of the resolution would give them points. He added that they planned to make the apartments more energy efficient.

Councilman Cornman asked if the purchase of the property hinged on receiving the grant, and Mr. Hoover stated yes. Mr. Hoover added that it was a point competition and if they did not receive enough credits, then they would not receive the grant. He

informed Mayor and Council that if they did not receive the grant this year, they would be back.

MOTION BY COUNCILMAN CORNMAN, SECOND BY COUNCILWOMAN FOLSE, TO APPROVE A RESOLUTION FOR A RESOLUTION OF THE CITY OF BAY CITY, TEXAS, TO SUPPORT THE REHABILITATION AND TAX CREDITS OF BAY CITY MANOR FOR AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA). MOTION CARRIED BY UNANIMOUS VOTE.

2. Agreement

DISCUSS, CONSIDER AND/OR APPROVE MATCHING HISTORIC COMMISSION GRANT OF \$18,000 TO HELP FINISH REMAINING RENOVATIONS ON THE USO BUILDING.

John Garr, Community Services Director
Mr. Garr introduced Mrs. Judith Allen.

Mrs. Allen informed Mayor and Council that the Historic Commission received \$18,000. The Commission and organizers have directed that the funds be used to further renovate the USO. Councilman Cornman asked if the funds required a match, and Mrs. Allen stated no. Councilman Cornman asked if they had any projects. Mrs. Allen informed Mayor and Council that there were three (3) bathrooms that needed renovating; the stage curtains had been there since the 60's; and some furniture needed to be re-upholstered. Councilman Cornman asked if they had an estimate for the cost of the projects; and Mrs. Allen stated no, but could get that. Mr. Garr explained that he wanted to see about matching the grant first, then move ahead with the RFP.

It was the consensus of Council to get an estimate of the items mentioned and have them come back before Council.

3. Report

CONSIDER AND/OR APPROVE THE QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING DECEMBER 31, 2014.

Phill Conner, Finance Director
Mr. Conner reviewed the Quarterly Investment Report. He added that there were no big changes or surprises.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Cornman, Councilman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

Enacted and approved this 22nd day of January, 2015, at Bay City

4. Report

CONSIDER AND/OR APPROVE MONTHLY FINANCIAL STATEMENT AS OF DECEMBER 31, 2014.

Phill Conner, Finance Director
Mr. Conner explained that the previous two months did not include engineering and legal fees, but this month did. He added that property taxes were almost \$46,000

over budget. Mr. Conner informed Mayor and Council that sales taxes for January were currently up 23%. He stated that salaries were up-to-date and under budget by 4%, this was due to turnover. Mr. Conner explained that if the funds were not spent they would go back into the Fund Balance.

Councilman Cornman asked what the average percentage was given to employees? Mr. Conner stated that Directors determined that; some employees received more than 7% and others received less. Councilman Cornman asked about the Water and Sewer revenues. Mr. Conner stated that they were over budget in those areas. Councilman Cornman stated that his take on Capital Expenditures was that we were falling behind. Mr. Conner informed Mayor and Council that he asked the Department Heads to wait until January 1st to make any purchases. He added that he wanted to make sure that there were funds available. He went on to stated that he would be back next quarter to recommend the purchase of the Gradall.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chrystal Folse, Councilwoman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

Enacted and approved this 22nd day of January, 2015, at Bay City

5. Property

CONSIDER AND/OR APPROVE ABANDONMENT OF ALLEY/EASEMENT IN BAY CITY ORIGINAL TOWNSITE, BLOCK 133, FOR ALAMO LUMBER, 2009 7TH STREET, BAY CITY, TEXAS.

Brad Sargent, G&W Engineers, Inc.

Brad Sargent requested that the City abandon the alley near their property and the railroad. The Mayor stated that per Mr. Hyde the City could sell the alleyway at fair market value.

Mr. Hyde informed Mayor and Council that if they intended to transfer the alley/easement, it would have to be done by ordinance.

MOTION BY COUNCILWOMAN FOLSE, SECOND BY MAYOR PRO TEM THAMES, TO BRING BACK AN ORDINANCE TO ABANDON THE ALLEY/EASEMENT. MOTION CARRIED BY UNANIMOUS VOTE.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chrystal Folse, Councilwoman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

Enacted and approved this 22nd day of January, 2015, at Bay City

6. Agreement

DISCUSS, CONSIDER AND/OR APPROVE A NON-FINANCIAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF BAY CITY AND WORKFORCE SOLUTIONS.

Rhonda Clegg, City Secretary
Mayor Pro Tem Thames provided background on the program.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Johnson, Councilman
SECONDER:	Chrystal Folse, Councilwoman
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

Enacted and approved this 22nd day of January, 2015, at Bay City

7. Property

DISCUSS THE OPTIONS AVAILABLE TO SELL SURPLUS REAL PROPERTY OWNED BY THE CITY AND TAKE ANY NECESSARY ACTION

Mayor Mark A. Bricker

Mrs. Clegg reminded Mayor and Council of the history associated with this agenda item. She explained the options they had available to sell the property. Mrs. Clegg stated that the easiest option would be to select a realtor and have them list the properties. The realtor would provide the City with any offers they received, and the City would select an offer.

Mr. Hyde suggested that since realtors receive commissions, they should have interested realtors submit a list of qualifications, and select one that way.

MOTION BY COUNCILMAN CORNMAN, SECOND BY COUNCILMAN JOHNSON, TO ALLOW THE DISCRETION OF STAFF TO DETERMINE HOW PROPERTIES ARE SOLD. MOTION CARRIED BY UNANIMOUS VOTE.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Cornman, Councilman
SECONDER:	Steven Johnson, Councilman
AYES:	Folse, Johnson, Thames, Cornman
EXCUSED:	Estlinbaum

Enacted and approved this 22nd day of January, 2015, at Bay City

8. Report

RECEIVE UPDATE ON VISION 2040 PLAN.

Mayor Mark A. Bricker

The Mayor informed everyone that there would be a Workshop scheduled for next Tuesday at 6 p.m.

Councilman Cornman stated that they needed to have action item of what they would be discussing. Mrs. Clegg stated that she informed Mr. Hodges that he needed to prepare the document for the agenda.

6. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

Councilman Johnson thanked Officer Krenak for his training.

Mayor informed Council that the last day to call the election was February 27th, and they should think about adding the sell of alcohol in Bay City to the ballot. He added that it would be on the next agenda for discussion.

7. ADJOURNMENT

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

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 Agenda City Council August 8, 2013 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.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Workshop Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Friday, January 16, 2015 before 7:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Rhonda Clegg
City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 01/22/15 07:00 PM
Department: City Secretary
Category: Agreement
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 1749

ADOPTED

RESOLUTION (ID # 1749)

**A RESOLUTION AUTHORIZING THE BAY CITY COMMUNITY
DEVELOPMENT CORPORATION TO ENTER INTO A
PERFORMANCE AGREEMENT WITH SAL Holdings, LTD
THAT PROVIDES AN ECONOMIC INCENTIVE IN THE
AMOUNT NOT TO EXCEED \$25,000. (SECOND READING)**

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Carolyn Thames, Mayor Pro-Tem
SECONDER:	William Cornman, Councilman
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF BAY CITY, TEXAS AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION'S GRANT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) IN MATCHING FUNDS FOR IMPROVEMENTS TO THE FAÇADE OF THE BAY TEX BUILDING (SAL Holdings, LTD) LOCATED AT 1617 SIXTH STREET, BAY CITY, TEXAS.

WHEREAS, the City of Bay City is a home rule city governed by its City Charter, and with a population of less than 20,000 inhabitants; and

WHEREAS, the Bay City Community Development Corporation, (BCCDC) is Type B development corporation established pursuant to the Texas Local Government Code Chapter 505, subchapter B, and the City Council of the City of Bay City, Texas is the BCCDC's authorizing unit; and

WHEREAS, in accordance with Texas Local Government Code Section 505.158(a) the BCCDC is authorized to provide land, building, equipment, facilities, expenditures, targeted infrastructure, and improvements found by its' board of directors to promote new or expanded business development projects; and

WHEREAS, in accordance with Texas Local Government Code Section 505.158(b) the BCCDC may not undertake a Project authorized under 505.158 that requires an expenditure of more than \$10,000.00 until the governing body of the BCCDC, the City Council of the City of Bay City, adopts a resolution authorizing the Project after giving the resolution at least two (2) separate readings; and

WHEREAS, the BCCDC has identified exterior restoration, a façade grant project to be done in conjunction with the Houston Galveston Area Council (HGAC), of the BayTex Building located at 1617 Sixth Street, Bay City, Texas within what is commonly referred to as the "square" in downtown Bay City, as (the "Project") qualified to receive expenditures from the corporation; and

WHEREAS, said Project meets the requirements of Texas Local Government Code Section 501, Subchapter C, Authorized Projects, Section 501.101(1) and does not require a public hearing pursuant to Texas Local Government Code 505.159(b), nevertheless, at its Regular Board Meeting held, October 27, 2014 at 5:00pm, the BCCDC held a public hearing pursuant to Texas Local Government Code 505.159(a) and discussed, considered, and voted to approve a matching façade grant in the amount of Twenty-Five Thousand Dollars (\$25,000.00) with Houston Galveston Area Council (HGAC) for the Project; and

WHEREAS, at said meeting the BCCDC received testimony from the façade grant application that completion of the Project would allow creation of 1 job; and

WHEREAS, the Board of Directors of the BCCDC finds said Project shall promote new or expanded business development;

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

In accordance with Texas Local Government Code Section 505.158, the BCCDC's authorizing unit, the City Council of Bay City, Texas, hereby authorizes the Project as described in the recitals above.

PASSED AND APPROVED ON FIRST READING AT BAY CITY, TEXAS THIS 8th DAY OF JANUARY, 2015 AND ON SECOND READING AT BAY CITY, TEXAS THIS ____ DAY OF _____, 2015.

Mark Bricker, Mayor
City of Bay City

ATTEST:

APPROVED AS TO FORM:

Rhonda Clegg, City Secretary

George Hyde, City Attorney

Attachment: R-2015- SAL Performance Agreement (1749 : SAL Holdings, LTD Resolution)

**ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT
BETWEEN THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION
AND SAL Holdings, LTD**

Background

The City of Bay City adopted an economic development sales tax and created the Bay City Community Development Corporation (BCCDC) to promote economic development activities as authorized by Chapter 501 and 505 of the Local Government Code. The BCCDC and SAL Holdings, Ltd (Company) wish to enter into this Performance Agreement providing for a Twenty Five Thousand Dollar (\$25,000.00) Houston Galveston Area Council (HGAC) Downtown Public Spaces Improvement Grant Application by and through the BCCDC as well as a matching economic incentive of Twenty Five Thousand Dollars (\$25,000.00) from the BCCDC to the Company in consideration of the Company performing the obligations imposed upon as specified in this performance agreement.

Performance Agreement

The BCCDC and the Company agree as follows:

1. Definitions. In this Agreement:

Agreement means this Agreement.

Company means SAL Holdings, Ltd

City means the City of Bay City, Texas.

Employee means a person who:

- (a) Is an employee of the Company or any affiliate of the Company; and
- (b) Regularly works at least 40 hours a week for the Company, excluding time taken for holidays, vacation, sick leave, or other regular leave.

Premises means at a SAL Holdings, Ltd located at 1617 6th Street, Bay City, Texas 77414, which is or will be owned by the Company.

BCCDC means the Bay City Community Development Corporation, a non-profit economic development corporation created by the City as authorized by the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Art 5190.6, currently codified as Chapters 501 through 505, Tex. Local Gov't Code.

Year(s) of this Agreement means, unless the context clearly indicates otherwise, one (1) year (365

days) after the latest date of the two dates signed by the parties below.

2. BCCDC Findings.

By approval of this Agreement, the board of Directors of the BCCDC finds:

- (a) That this is a project that promotes or develops new or expanded business enterprises that create or retain primary jobs as defined by Section 505.155, Tex. Local Gov't Code;
- (b) That this is a project that promotes new or expanded business development as defined by section 505.158, Tex. Local Gov't Code;
- (c) That this Agreement complies with the requirements of Section 501.158, Tex. Local Gov't Code, that any direct incentives provided to a business enterprise requires a written performance agreement that includes:
 - (1) A schedule of additional payroll or jobs to be created or retained;
 - (2) The capital investment to be made; and
 - (3) The terms or repayment upon default.

3. Company Obligations

- (a) The Company will continuously own, rent, lease, occupy, and or use the Premises beginning on or around June 1, 2015.
- (b) Improvements: By December 31st, 2015, the Company will spend or cause the owner of the Premises to spend, at least:
 - (1) Eight Hundred Seventy Five Thousand Dollars (\$875,000.00) on materials, equipment, labor, engineering, and services in the design and for construction improvements for the Premises.
- (c) Jobs Created or Retained.
 - (1) The Company will have and maintain at the Premises at least the following number of Employees during the Year of this Agreement:
 - (A) At minimum, one (1) full time employee of the Company will be retained during the year of this Agreement. It is also understood that the Company and/or the ownership of the Company will rent space at the Premises to encourage job growth and retention in Matagorda County
- (d) Company Reimbursement for Breach of Agreement. A material breach of this agreement will

occur if the Company fails to complete construction and refurbishment of the Premises as described in document DPSIP 2014 which is attached and made part of this agreement as (Exhibit A). If the BCCDC terminates this Agreement because of the Company's breach of any provision as permitted by this Agreement, the Company will, within 60 days following termination, reimburse the BCCDC One Hundred Percent of the amount of Twenty Five Thousand Dollars (\$25,000.00)

(e) The Company will allow the City access to the Premises during regular business hours to inspect the Premises to verify the Company is complying with the Agreement.

4. BCCDC Economic Incentive Payments

(a) Economic Incentive Payments. The BCCDC will make one economic incentive payment of Twenty Five Thousand Dollars (\$25,000.00) to the Company which is to be used in conjunction with the HGAC Façade Grant of Twenty Five Thousand Dollars (\$25,000.00) to improve the exterior of façade of the Premises only.

(b) The BCCDC is funding this Agreement exclusively from economic development sales taxes it receives under the provisions of the Development Corporation Act of 1979, as amended (currently codified as Chapters 501 through 505, Tex. Local Gov't Code.) Should any legal impediment arise during the term of this Agreement, including a change in law, that prevents or prohibits the BCCDC from making future incentive payments under this Agreement, either party may terminate this Agreement without further liability to the other.

5. Term

This Agreement is effective on the latest date of the two dates signed by the parties below.

6. Termination

(a) Unless terminated earlier as allowed in this Agreement, this Agreement terminates one year (365 days) after the latest date of the two dates signed by the parties below.

(b) This paragraph is required by Chapter 2264, Tex. Gov. Code and governs over any conflicting provisions of this Agreement. The Company will not knowingly employ undocumented workers as that term is defined in Section 2264.001, Tex Gov. Code. If the Company is convicted of a violation under 8 U.S.C. Section 1324a (f), the conviction is a breach of this Agreement and the City's and/or the BCCDC's authorized representative will send the Company written notice that the Company has violated this paragraph and the Agreement terminates 30 days from the date of the notice.

(c) Either party may terminate this Agreement during its term as provided in this paragraph if the other party fails to comply with its terms. The party alleging the default will give the other party notice of the default in writing. If the party in default fails to cure the default within 60 days of the date of notice, the party giving notice may terminate the Agreement by written notice to the other

party, specifying the date of termination.

(d) No party may be deemed to be in default of this Agreement if performance of this Agreement is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, hurricane, tornado, fire, strike, accident, civil commotion, epidemic, act of government, it agencies or office, or any other cause beyond the control of the parties during the time, but only for so long as the event of force majeure reasonably prevents performance.

7. Miscellaneous Provisions

(a) Remedies Cumulative. The rights and remedies provided in this Agreement or under other laws are cumulative and the exercise of any particular right or remedy does not preclude the exercise of any other right or remedy.

(b) Law Governing and Venue. The laws of the State of Texas govern this Agreement and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Matagorda County, Texas.

(c) Notices. Any notice required to be given by one party to another must given in writing addressed to the party to be notified at the address set forth below:

- (1) by delivering the notice in person;
- (2) by depositing the notice in the U.S. Mail, certified or registered, return receipt requested, postage prepaid;
- (3) by depositing the notice with Federal Express or another nationally recognized courier service for next day delivery; or
- (4) by sending the notice by telefax with confirming copy sent by mail. Notice deposited in the U.S. Mail is deemed effective on the date of deposit.

Notice given in any other manner is effective when received by the party to be notified. For the purposes of notice, the addresses of the parties to whom notice is to be given, until changed by given notice to the other as provided herein, is as follows:

BCCDC: President
 Bay City Community Development Corporation
 c/o Executive Director of Economic Development
 1900 5th Street
 Bay City, Texas 77414
 Tel: (979) 245-8081
 Fax: (979) 323-1642

With a copy to: Mayor of Bay City
 City of Bay City

1901 5th Street
 Bay City, Texas 77414
 Tel: (979) 241-2137

Company: SAL Holdings, Ltd.
 Stuart Lynn
 1201 6th Street
 Bay City Texas 77414
 Tel: (979) 245-8900
 Fax: (979) 245-5345

(d) Assignment. The Company may not assign this Agreement to any other person or entity unless the BCCDC consents in writing to the assignment.

(e) City Authority. The City's Governing Body or any employee authorized by the City's Governing Body is authorized to act on behalf of the BCCDC in the administration or enforcement of the Agreement.

SIGNATURES

SIGNED AND APPROVED:

BAY CITY COMMUNITY DEVELOPMENT CORPORATION

 D.C. Dunham, BCCDC Executive Director
 _____ (PRINTED NAME)

DATE: _____

SAL HOLDINGS, LTD

 Stuart Lynn, Owner
 _____ (PRINTED NAME)

DATE: _____



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 1746)

Meeting: 01/22/15 07:00 PM
Department: Finance
Category: Budget
Prepared By: Phill Conner
Initiator: Phill Conner
Sponsors:
DOC ID: 1746

**RECEIVE REPORT AND TAKE ACTION ON THE FOLLOWING:
ACCOUNTS PAYABLE 8/7/17, 8/14/14, 8/21/14, 8/28/14, 9/4/14,
9/11/14, 9/18/14, 9/25/1/, 9/30/14, 10/9/14, 10/16/14, 10/26/14 &
10/30/14; DIRECT PAYABLES 8/8/14, 8/8/14, 8/11/14, 8/21/14,
8/26/14, 10/6/14, 10/23/14, 10/28/14, & 10/28/14; UTILITY
REFUNDS 8/21/14, 8/28/14, 9/4/14, 10/9/14, 10/23/14.**

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Carolyn Thames, Mayor Pro-Tem
SECONDER:	William Cornman, Councilman
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum

AGENDA ITEM REQUEST FOR CITY COUNCIL APPROVAL

THE FOLLOWING ACCOUNTS PAYABLE ITEMS HAVE BEEN APPROVED BY THE FINANCE COMMITTEE. PLEASE PLACE THESE ITEMS ON THE AGENDA OF THE NEXT SCHEDULED CITY COUNCIL MEETING AND REQUEST APPROVAL BY CITY COUNCIL.

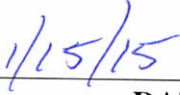
ACCOUNTS PAYABLE	08/07/14
ACCOUNTS PAYABLE	08/14/14
ACCOUNTS PAYABLE	08/21/14
ACCOUNTS PAYABLE	08/28/14
ACCOUNTS PAYABLE	09/04/14
ACCOUNTS PAYABLE	09/11/14
ACCOUNTS PAYABLE	09/18/14
ACCOUNTS PAYABLE	09/25/14
ACCOUNTS PAYABLE	09/30/14
ACCOUNTS PAYABLE	10/09/14
ACCOUNTS PAYABLE	10/16/14
ACCOUNTS PAYABLE	10/23/14
ACCOUNTS PAYABLE	10/30/14
 DIRECT PAYABLES	 08/08/14
DIRECT PAYABLES	08/08/14
DIRECT PAYABLES	08/11/14
DIRECT PAYABLES	08/21/14
DIRECT PAYABLES	08/26/14
DIRECT PAYABLES	10/06/14
DIRECT PAYABLES	10/23/14
DIRECT PAYABLES	10/28/14
DIRECT PAYABLES	10/28/14
 UTILITY REFUNDS	 08/21/14
UTILITY REFUNDS	08/28/14
UTILITY REFUNDS	09/04/14
UTILITY REFUNDS	10/09/14
UTILITY REFUNDS	10/23/14

RESPECTFULLY SUBMITTED

Attachment: img-150115125010 (1746 : Accounts Payable)



PHILL CONNER
FINANCE DIRECTOR



DATE

Attachment: img-150115125010 (1746 : Accounts Payable)



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 1742)

Meeting: 01/22/15 07:00 PM
Department: Mayor's Office
Category: Appointment
Prepared By: Dustin Hodges
Initiator: Dustin Hodges
Sponsors:
DOC ID: 1742

CONSIDER AND/OR APPROVE THE MAYOR'S APPOINTMENT OF JOHN CRENSHAW TO THE PLANNING COMMISSION.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Carolyn Thames, Mayor Pro-Tem
SECONDER:	William Cornman, Councilman
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 01/22/15 07:00 PM
Department: Mayor's Office
Category: Agreement
Prepared By: Dustin Hodges
Initiator: Dustin Hodges
Sponsors:
DOC ID: 1743

DISCUSSION ITEM (ID # 1743)

**DISCUSS, CONSIDER AND/OR APPROVE PASSING A
RESOLUTION FOR THE BAY CITY MANOR APARTMENTS.**

HVM 2015 Bay City, LTD.
P. O. BOX 190
BURNET, TX 78611

Rhonda Clegg
City Secretary
City of Bay City
Bay City, TX 77414

RE: Resolution of Support and 2x's per capita Bay City Manor Apartments
900 Ave J
Bay City, TX

Dear Ms. Clegg:

First let me thank you for allowing me to visit with you about our plans for Bay City Manor Apartments, as well as any assistance in getting us to the table for the Resolutions for this property. I have provided you with a Google aerial map of the property for your review.

We will be acquiring the above mentioned property from Bay City Manor Apartments, Ltd. Current financing is with USDA-RD; we will take on this loan as well as apply with TDHCA for 9% Tax Credits, which is where these resolutions come in.

There is only a specific amount of monies available for Tax Credits each year and they are awarded according to a point system, this Resolution of Support is worth; (i) seventeen (17) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality **supports** the Application or Development; or (ii) fourteen (14) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality has **no objection** to the Application or Development.

Bay City Manor is a Family property with a total of 56 units, with 16, 1 bedroom units and 40, 2 bedroom units. The 1 Bedrooms rent currently for \$509.00 2 bedrooms rent for \$530.00. We do anticipate a rate increase due to increased debt of approximately 10% after rehab; however this is regulated by USDA-RD as to the amount of increase. This property was built in 1986 and has had no major rehab since that time.

We plan a number of changes to not only the 3 accessibility units to comply with current regulation, but to make every unit more energy efficient with:

Low flow faucets in kitchens and bathroom sinks, as well as the shower
low flow toilets
insulation
14 SEER HVAC

ceiling fans
light fixtures

All common areas will be accessible per UFAS. At this time we have not completed our scope of work, nor do we have our architectural drawings for the rehab, but will do so once we have a better idea how we will point out with TDHCA.

By doing this rehab we will be able to continue to furnish those in Bay City with affordable housing in an updated environment. Keeping the rental income local, with the tenants shopping local, using local utilities and keeping the current property tax in the area of Bay City and Brazoria County.

I have also attached a resume of Hamilton Valley Management, Inc. to let you know of our long history with redevelopment, rehabs and management of projects.

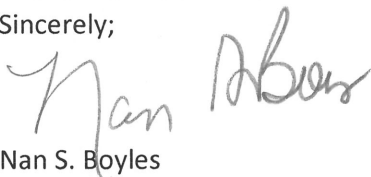
At this time we do not know what our total scoring is with TDHCA as they now compute a lot of it once the pre-application has been completed and turned into them. However your support means a lot to us not only for the points but also since we will be a part of your community.

I hope this has helped you to help us get the Resolution of Support from the City of Bay City. If needed someone from our office can be at the Council meeting when the Resolution Letter is presented. Should you find you need any further information, please feel free to let me know and I will do my best to get it to you as quickly as possible.

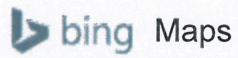
I have also attached along with this letter a resolution sample based on TDHCA requirements, it is in word form and changeable for your convenience.

I look forward to hearing from you and again I appreciate your valuable time.

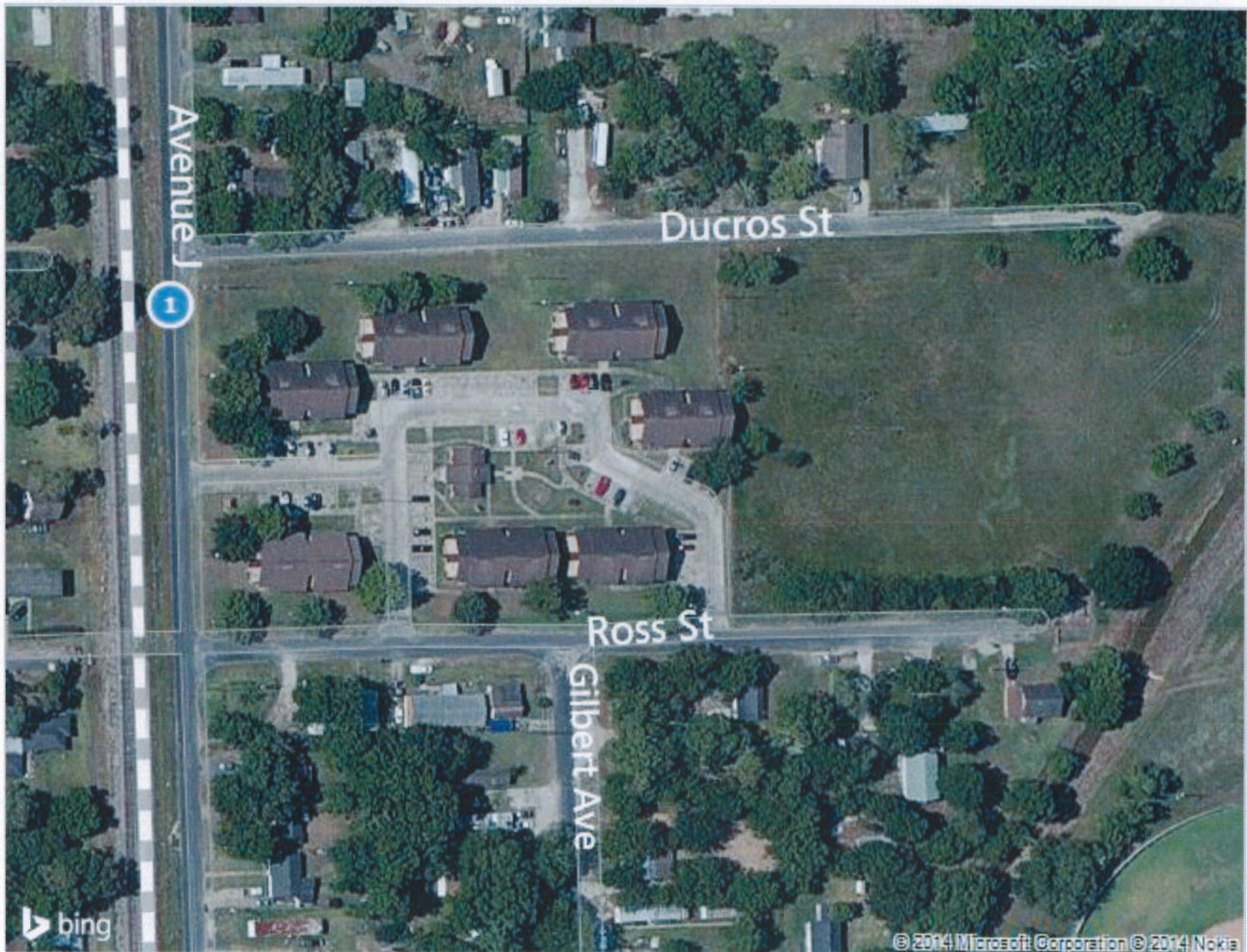
Sincerely;



Nan S. Boyles
Development Coordinator
512 756 6809 ext 207
nboyles@hamiltonvalley.com

Search results for **Bay City Manor**

1. **Bay City Manor Apts LTD**
900 Avenue J, Bay City, TX
0.081mi (979) 245-6335



Bird's eye view maps can't be printed, so another map view has been substituted.



Hamilton valley management, Inc.

COMPANY PROFILE & OPERATING HISTORY

A) GENERAL STATEMENT OF COMPANY QUALIFICATIONS:

Hamilton Valley Management, Inc., a Texas Corporation, was incorporated November 17, 1981. The company is a family business, owned by BHHH, Inc., dba The Hoover Companies. John Hoover and his two sons, Dennis and Danna, manage the company.

Hamilton Valley Management (HVM) is a management agent in the business of developing and managing multi-family rental properties located in Texas. HVM specializes in managing USDA, Rural Development Section 515, HUD, HOME and LIHTC multi-family rental properties in rural towns. HVM currently manages 90 rental properties in 77 towns. The principals of Hamilton Valley Management, Inc., developed most of these properties and they own at least the general partnership interest in 79 of the properties and fee-manage the remaining 11 properties.

Hoover Construction Company, Inc. and Hoover Building Supply, Inc. are two other wholly owned subsidiaries of The Hoover companies. Hoover Construction Co., in business since 1973, does bonded commercial construction and also has a utility division that constructs water and sewer systems for municipalities or other public entities. Hoover Building Supply, Inc., in business since 1958, is a retail and wholesale lumberyard. All three companies are located in Burnet, Texas.

John Hoover developed his first apartment community for low-income families in 1969. This 45-year history is evidence of his long-term commitment to affordable housing.

Hamilton Valley Management is a member of the Rural Rental Housing Association of Texas, Austin Apartment Association, Texas Apartment Association and the National Association of Home Builders.

B) KEY PERSONNEL:

Dennis Hoover, President: Dennis is a graduate of the University of Texas and has been personally involved in all phases of the multi-family housing industry for the last thirty-six years. Dennis is a Director and past President of the Rural Rental Housing Association of Texas.

Danna Hoover, Vice-President: Danna attended college at Southwest Texas State University and majored in business management. Danna has been involved with the multi-family housing industry for the past thirty-one years and has received a Certified Apartment Manager certification from the National Apartment Association, a Certified Occupancy Specialist certification and a Certified Manager of Maintenance certification from the Nation Center for Housing Management and a STAR designation from The Spectrum Companies. Danna is a Director and Past President of the Rural Rental Housing Association of Texas.

Rowena Guess, Comptroller: Rowena had twenty-six years of experience in office management and accounting before coming to Hamilton Valley Management in 1988. Her experience has been in public accounting, tax return preparation and cost accounting for manufacturing companies. Since joining Hamilton Valley Management, Rowena has been responsible for implementing and maintaining a computerized accounting system for all of the apartment communities that HVM manages.

Sande Dodd, Senior Property Supervisor: An experienced professional in real estate management since 1969, Sande has administered management training and procedures for over two thousand multi-family units for Republic International Bank of New York as designated receiver. Sande was also Director of Property Management for a national development/management corporation in Texas, Arizona and North Carolina. She was President and owner of McCormick Realty Service, providing asset management for banks and private owners. Sande supervised and trained a forty-member management team that successfully managed a ten million dollar portfolio to a profitable sale for a bank client. Sande attended Southern Missouri State University and majored in business marketing. Sande has a Certified Occupancy Specialist certification from the National Center for Housing Management and a STAR designation from The Spectrum Companies.

C) ADMINISTRATIVE AND OFFICE CAPABILITIES:

Hamilton Valley Management has a home office staff of twenty three full time employees. Financial and property management accounting and data management is performed via a computer package designed by AMSI. All accounting, payroll, accounts payable, accounts receivable, etc., is done on this program. All tenant tracking, certifications, verifications, etc... is done using FHA property management software designed by Simply Computer Systems. We enter each rental payment, move-in or move-out into our system on a daily basis so that our database stays current. In addition, we also have software that gives us the capabilities to transmit data to USDA, Rural Development and HUD.

The on-site property manager does the majority of purchases for maintenance supplies. When the on-site manager makes a purchase, a purchase order is completed and a copy is mailed to the home office. The Property Supervisors and the Accounts Payable Department verify all invoices for accuracy and validity prior to payment.

All on-site management personnel are interviewed and screened by a Hamilton Valley Management property supervisor before they are hired. The on-site manager screens applicants for maintenance positions, and a property supervisor reviews the manager's selection. Selection of an on-site employee is contingent on a favorable criminal history search through the Texas Department of Public Safety and Tenant Tracker. Hamilton Valley Management places a high priority on giving our on-site personnel the training they need to do their job at the highest level of integrity and competence. Apartment management is a dynamic industry. New managers are trained one-on-one at the property by a property supervisor or an experienced property manager from another HVM property. Managers are kept abreast of new developments and reminded of old rules by "The Red Book" (a policy and procedures hand book), newsletters, inter-office memos, regional company meetings and an annual two-day company-wide meeting. Also, most of our property managers attend at least one educational seminar sponsored by a private company or association each year.

Twice the State Average Per Capita – Sample Resolution

Pursuant to §11.3(b) of the QAP, for applications located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax-Exempt Bond Developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), applicants must obtain prior approval of the Development from the Governing Body of the appropriate municipality or county containing the Development. That approval must also contain a written expression of support in the form of a resolution, and that resolution must include a reference to Texas Government Code §2306.6703(a)(4) and authorize an allocation of Housing Tax Credits for the Development. A sample resolution is provided below:

Whereas, HVM 2015 Bay City, Ltd. has proposed a development for affordable rental housing at 900 Ave J. named Bay City Manor Apartments in the City of Bay City, Matagorda County, Tx. and

Whereas HVM 2015 Bay City, Ltd has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Housing Tax Credits or Private Activity Bonds for HVM 2015 Bay City, Ltd

It is hereby

RESOLVED, that as provided for in 10 Texas Administrative Code §11.3(b), it is expressly acknowledged and confirmed that that the [city/county of xxxxx] has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the [city/county of xxxx] hereby supports the proposed [name of development], and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(A)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, [name, position of authorized person] are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs

RESOLUTION NO. _____**A RESOLUTION OF THE CITY OF BAY CITY, TEXAS, TO SUPPORT THE REHABILITATION AND TAX CREDITS OF BAY CITY MANOR FOR AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA).**

WHEREAS, HVM 2015 Bay City, Ltd. has proposed a development for affordable rental housing at 900 Avenue J named Bay City Manor Apts LTD in the Bay City, Texas; and

WHEREAS, HVM 2015 Bay City, Ltd. as advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Competitive 9% Housing Tax Credits for Bay City Manor Apts LTD.

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

The City of Bay City, Texas, acting through its governing body, hereby confirms that it has no objection to / supports the proposed Bay City Manor Apts LTD, 900 Avenue J, Bay City, Texas, Application Number 15128 and that this formal action has been taken to put on record the opinion expressed by the City of Bay City, Texas, on January 22, 2015, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Mark A. Bricker is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED AT BAY CITY TEXAS THIS 22nd DAY OF JANUARY, 2015

Mark Bricker, Mayor
City of Bay City

ATTEST:

APPROVED AS TO FORM:

Rhonda Clegg, City Secretary

George Hyde, City Attorney

Attachment: R-2015- Manor (1743 : Discuss Passing a Resolution for Bay City Manor Apartments)



HAMILTON VALLEY MANAGEMENT, INC.

COMPANY PROFILE & OPERATING HISTORY

A) GENERAL STATEMENT OF COMPANY QUALIFICATIONS:

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John Hoover developed his first apartment community for low-income families in 1969. This 45-year history is evidence of his long-term commitment to affordable housing.

Hamilton Valley Management is a member of the Rural Rental Housing Association of Texas, Austin Apartment Association, Texas Apartment Association and the National Association of Home Builders.

B) KEY PERSONNEL:

Dennis Hoover, President: Dennis is a graduate of the University of Texas and has been personally involved in all phases of the multi-family housing industry for the last thirty-six years. Dennis is a Director and past President of the Rural Rental Housing Association of Texas.

Danna Hoover, Vice-President: Danna attended college at Southwest Texas State University and majored in business management. Danna has been involved with the multi-family housing industry for the past thirty-one years and has received a Certified Apartment Manager certification from the National Apartment Association, a Certified Occupancy Specialist certification and a Certified Manager of Maintenance certification from the Nation Center for Housing Management and a STAR designation from The Spectrum Companies. Danna is a Director and Past President of the Rural Rental Housing Association of Texas.

Visit us at: www.hamiltonvalley.com

P.O. BOX 190 • BURNET, TEXAS 78611 • (512) 756-6809 • Fax (512) 756-9885

E- mail: info@hamiltonvalley.com

Rowena Guess, Comptroller: Rowena had twenty-six years of experience in office management and accounting before coming to Hamilton Valley Management in 1988. Her experience has been in public accounting, tax return preparation and cost accounting for manufacturing companies. Since joining Hamilton Valley Management, Rowena has been responsible for implementing and maintaining a computerized accounting system for all of the apartment communities that HVM manages.

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C) ADMINISTRATIVE AND OFFICE CAPABILITIES:

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Commitment of Development Funding by Local Political Subdivision. (§2306.6710(b)(1)(E))

Property	REHAB	
City		Bay City
Pop.		17,509
Units		56
	(pop* .15)/unit	\$ 147,076
11 points	\$15,000/unit	\$ 840,000
	pop x .10 or	\$ 98,050
10 points	\$10,000/unit	\$ 560,000
	pop x .05 or	\$ 49,025
9 points	\$5,000/unit	\$ 280,000
	pop x .025 or	\$ 24,513
8 points	\$1,000/unit	\$ 56,000
	pop x .01 or	\$ 9,805
7 points	\$500/unit	\$ 28,000

Lesser of the two is the value used



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 01/22/15 07:00 PM
Department: Mayor's Office
Category: Agreement
Prepared By: Dustin Hodges
Initiator: Dustin Hodges
Sponsors:
DOC ID: 1748

DISCUSSION ITEM (ID # 1748)

**DISCUSS, CONSIDER AND/OR APPROVE MATCHING
HISTORIC COMMISSION GRANT OF \$18,000 TO HELP FINISH
REMAINING RENOVATIONS ON THE USO BUILDING.**

If approved, any necessary documents will be prepared and approved as to form by the City Attorney's Office for execution.



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 01/22/15 07:00 PM
Department: Finance
Category: Report
Prepared By: Phill Conner
Initiator: Phill Conner
Sponsors:
DOC ID: 1744

ADOPTED

AGENDA ITEM (ID # 1744)

**CONSIDER AND/OR APPROVE THE QUARTERLY
INVESTMENT REPORT FOR THE QUARTER ENDING
DECEMBER 31, 2014.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Cornman, Councilman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum

CITY OF BAY CITY, TEXAS
QUARTERLY INVESTMENT REPORT
FOR THE QUARTER ENDED DECEMBER 31, 2014

The investment portfolio detailed in the attached report includes all investment transactions made during the above referenced period. The investment portfolio and all related transactions comply with the investment policy of the City of Bay City, Texas and the Public Funds Investment Act of the State of Texas.

Investment Officer: 
Phil Conner, Finance Director

Date: 1/21/2015

CITY OF BAY CITY, TEXAS
Quarterly Investment Report
As of December 31, 2014

Balance Comparison by Quarter

INVESTMENT BALANCES BY TYPE	Book Value 3/31/2014	Book Value 6/30/2014	Book Value 9/30/2014	Book Value 12/31/2014
INVESTMENT POOLS	4,408,886	4,409,368	8,419,251	8,420,097
PROSPERITY BANK	24,579	24,589	24,598	24,607
IBC BANK	7,106,410	6,865,800	3,875,124	3,566,928
TOTAL CASH AND INVESTMENTS	<u>\$ 11,539,876</u>	<u>\$ 11,299,757</u>	<u>\$ 12,318,972</u>	<u>\$ 12,011,632</u>

CITY OF BAY CITY, TEXAS
INVESTMENTS OUTSTANDING AS OF DECEMBER 31, 2014

Purchase Date	Description	Maturity Date	# Days to Maturity	Cost	Par Value	Coupon Yield	9/30/2014		Quarterly Activity			12/31/2014			Unrealized Gain/Loss	
							Book Value	Market Value	Purchases	Maturities	Interest	Book Value	Market Price	Market Value		
INVESTMENT POOLS																
N/A	Texpool - General	N/A	N/A		7,418,032	0.03%	\$ 7,417,426	\$ 7,417,426			\$ 606	\$ 7,418,032	\$ -	\$ 7,418,032	OF TOTAL	
N/A	TexStar - CO 2012	N/A	N/A		(0)	0.05%	(0)	(0)				(0)	-	(0)		
N/A	TexStar - TAN 2013	N/A	N/A		0	0.05%	0	0				0	-	0		
N/A	Class - General	N/A	N/A		1,002,064	0.10%	1,001,824	1,001,824			240	1,002,064	-	1,002,064		
							8,419,251	8,419,251	-	-	846	8,420,097	-	8,420,097		
							68%					70%				
N/A	Prosperity Bank - USO	N/A	N/A		24,607	0.15%	24,598	24,598	-	-	9	24,607	-	24,607	OF TOTAL	
							24,598	24,598	-	-	9	24,607	-	24,607		
							0%					0%			OF TOTAL	
CITY DEPOSITORY- IBC Bank																
N/A	Consolidated Cash	N/A	N/A		3,484,352	0.10%	3,801,904	3,801,904	6,023,300	(6,340,852)		3,484,352	-	3,484,352	OF TOTAL	
N/A	Flexible Spending Account	N/A	N/A		3,428	0.10%	1,452	1,452	10,164	(8,188)		3,428	-	3,428		
N/A	Police Pending Forfeiture	N/A	N/A		15,801	0.10%	9,663	9,663	6,138			15,801	-	15,801		
N/A	Police Forfeiture	N/A	N/A		49,077	0.10%	49,067	49,067			10	49,077	-	49,077		
N/A	Police Task Force	N/A	N/A		14,269	0.10%	13,114	13,114	1,927	(775)	3	14,269	-	14,269		
N/A	Police Task Force Pending	N/A	N/A		0	0.10%	1,375	1,375		(1,375)		0	-	0		
							3,876,576	3,876,576	6,041,530	(6,351,190)	13	3,566,928	-	3,566,928		
							31%					30%				
TOTAL PORTFOLIO							\$ 11,944,858	0.05%	\$ 12,320,424	\$ 12,320,424	\$ 6,041,530	\$ (6,351,190)	\$ 868	\$ 12,011,632	\$ -	\$ 12,011,632

1-14 (1744 : Quarterly Investment Report)

Attachment: INVESTMENT REPORT 12-31-14 (1744 : Quarterly Investment Report)



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 01/22/15 07:00 PM
Department: Finance
Category: Report
Prepared By: Phill Conner
Initiator: Phill Conner
Sponsors:
DOC ID: 1747

ADOPTED

AGENDA ITEM (ID # 1747)

**CONSIDER AND/OR APPROVE MONTHLY FINANCIAL
STATEMENT AS OF DECEMBER 31, 2014.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chrystal Folse, Councilwoman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum

**City of Bay City
Financial Statement
As of December 31, 2014**

General Fund (Fund 11)

Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Property Taxes	\$ 3,815,453	953,863	\$ 999,821	\$ 45,958	26%
Other Local Taxes	4,901,681	1,225,420	1,203,394	(22,027)	25%
Fines & Penalties	307,700	76,925	61,002	(15,923)	20%
Licenses & Permits	263,750	65,938	25,769	(40,169)	10%
Miscellaneous	3,427,124	856,781	729,469	(127,312)	21%
Transfers	113,126	28,282	27,760	(521)	25%
Other Revenue	55,600	13,900	5,924	(7,976)	11%
Total Revenues	\$ 12,884,434	\$ 3,221,109	\$ 3,053,139	\$ (167,970)	24%
<u>Expenditures</u>					
City Secretary	\$ 318,209	\$ 79,552	\$ 63,029	\$ (16,523)	20%
City General Services	2,437,507	609,377	676,688	67,311	28%
Administrative Council	257,510	64,378	57,437	(6,940)	22%
Main Street	40,391	10,098	11,289	1,191	28%
Municipal Court	305,621	76,405	67,167	(9,238)	22%
Finance	269,606	67,402	57,038	(10,363)	21%
Code Enforcement	186,083	46,521	36,842	(9,679)	20%
Police	4,052,505	1,013,126	913,669	(99,458)	23%
Animal Impoundment	155,221	38,805	30,294	(8,512)	20%
Volunteer Fire Dept.	187,013	46,753	24,853	(21,900)	13%
Public Works	3,140,148	785,037	512,774	(272,263)	16%
Service Center	64,390	16,098	14,176	(1,921)	22%
Parks	523,816	130,954	122,655	(8,299)	23%
Riverside Park	165,765	41,441	39,334	(2,108)	24%
Recreation	128,671	32,168	16,676	(15,492)	13%
Aquatics	242,931	60,733	35,071	(25,662)	14%
Teen Center	4,544	1,136	1,016	(120)	22%
Total Expenditures	\$ 12,479,931	\$ 3,119,983	\$ 2,680,008	\$ (439,975)	21%
Net Revenue (Expenditures)	\$ 404,503	\$ 101,126	\$ 373,131	\$ 272,005	
Beginning Fund Balance	\$ 3,090,353	\$ 3,090,353	\$ 2,529,875		
Ending Fund Balance	\$ 3,494,856	\$ 3,191,479	\$ 2,903,005		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Emergency & Disaster Recovery Fund (Fund 23)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Utility Fees	\$ -	\$ -	\$ -	\$ -	N/A
Interest	-	-	80	80	N/A
Total Revenues	\$ -	\$ -	\$ 80	\$ 80	N/A
<u>Expenditures</u>					
Bad Debt	\$ -	\$ -	\$ (9)	\$ (9)	N/A
Total Expenditures	\$ -	\$ -	\$ (9)	\$ (9)	
Net Revenue (Expenditures)	\$ -	\$ -	\$ 89	\$ 89	
Beginning Fund Balance	\$ 555,316	\$ 555,316	\$ 554,735		
Ending Fund Balance	\$ 555,316	\$ 555,316	\$ 554,824		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Civic & Cultural Arts Fund (Fund 25)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Hotel Occupancy Tax	\$ 475,000	118,750	\$ 152,574	\$ 33,824	32%
Miscellaneous	66,650	16,663	10,194	(6,468)	15%
Total Revenues	\$ 541,650	\$ 135,413	162,768	\$ 27,356	30%
<u>Expenditures</u>					
Civic & Cultural Art	\$ 46,471	\$ 11,618	\$ 11,096	\$ (521)	24%
Convention & Visitors Bureau	201,300	50,325	27,830	(22,495)	14%
Civic Center	240,750	60,188	62,298	2,110	26%
Matagorda County Museum	48,000	12,000	48,000	36,000	100%
Total Expenditures	\$ 536,521	\$ 134,130	\$ 149,224	\$ 15,094	28%
Net Revenue (Expenditures)	\$ 5,129	\$ 1,282	\$ 13,544	\$ 12,261	
Beginning Fund Balance	\$ 270,197	\$ 270,197	\$ 244,765		
Ending Fund Balance	\$ 275,326	\$ 271,479	258,308		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Police Forfeiture Fund (Fund 24)
Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ 25	\$ 6	\$ 7	\$ 0	27%
Forfeiture Revenue	5,000	\$ 1,250	-	(1,250)	0%
Total Revenues	\$ 5,025	\$ 1,256	\$ 7	\$ (1,250)	0%
<u>Expenditures</u>					
Personnel	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Supplies & Materials	10,000	2,500	(6,138)	(8,638)	-61%
Other Charges & Services	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	N/A
Capital Outlay	-	-	-	-	#DIV/0!
Total Expenditures	\$ 10,000	\$ 2,500	(6,138)	\$ (8,638)	-61%
Net Revenue (Expenditures)	\$ (4,975)	\$ (1,244)	\$ 6,145	\$ 7,388	
Beginning Fund Balance	\$ 49,780	\$ 49,780	\$ 47,733		
Ending Fund Balance	\$ 44,805	\$ 48,536	\$ 53,877		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Municipal Court Technology Fund (Fund 29)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Court Technology Fee	\$ 8,000	\$ 2,000.00	\$ 1,249	\$ (751)	16%
Interest	-	-	8	8	N/A
Total Revenues	\$ 8,000	\$ 2,000	\$ 1,257	\$ (743)	16%
<u>Expenditures</u>					
Supplies & Materials	\$ 700	\$ 175.00	\$ -	\$ (175)	N/A
Other Charges & Services	12,500	3,125.00	(299)	(3,424)	-2%
Repairs & Maintenance	-	-	-	-	N/A
Total Expenditures	\$ 13,200	\$ 3,300	\$ (299)	\$ (3,599)	-2%
Net Revenue (Expenditures)	\$ (5,200)	\$ (1,300)	\$ 1,556	\$ 2,856	
Beginning Fund Balance	\$ 50,623	\$ 50,623	\$ 52,655		
Ending Fund Balance	\$ 45,423	\$ 49,323	54,211		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Municipal Court Building Security Fund (Fund 27)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Building Security Fee	\$ 6,000	\$ 1,500	\$ 937	\$ (563)	16%
Interest	-	-	6	6	N/A
Total Revenues	\$ 6,000	\$ 1,500	943	\$ (557)	16%
<u>Expenditures</u>					
Personnel	\$ 12,500	\$ 3,125	\$ 277	\$ (2,848)	2%
Total Expenditures	\$ 12,500	\$ 3,125	277	\$ (2,848)	2%
Net Revenue (Expenditures)	\$ (6,500)	\$ (1,625)	\$ 666	\$ 2,291	
Beginning Fund Balance	\$ 39,085	\$ 39,085	\$ 43,607		
Ending Fund Balance	\$ 32,585	\$ 37,460	44,273		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Donation Fund (Fund 21)

Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ 20	\$ 20	N/A
Grants	-	-	47,467	47,467	#DIV/0!
USO Restoration Donations	-	-	5,168	5,168	#DIV/0!
KBCB Donations	-	-	-	-	N/A
Train Depot Donations	-	-	-	-	N/A
Animal Impoundment Donations	-	-	125	125	N/A
Total Revenues	\$ -	\$ -	52,780	\$ 52,780	
<u>Expenditures</u>					
USO Restoration	\$ -	\$ -	\$ 4,235	\$ 4,235	N/A
KBCB	-	-	-	-	N/A
Transfer to Other Funds	-	-	-	-	N/A
Animal Impoundment	-	-	-	-	N/A
Total Expenditures	\$ -	\$ -	4,235	\$ 4,235	N/A
Net Revenue (Expenditures)	\$ -	\$ -	\$ 48,545	\$ 48,545	
Beginning Fund Balance	\$ 77,693	\$ 77,693	\$ 82,494		
Ending Fund Balance	\$ 77,693	\$ 77,693	131,039		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Library Fund (Fund 26)

Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Fines	\$ 7,000	\$ 1,750.00	\$ 1,075	\$ (675)	15%
Interest	-	-	17	17	N/A
Rental Proceeds	78,840	19,710	19,710	-	25%
Grants	-	-	-	-	N/A
Donations	10,000	2,500	-	(2,500)	0%
County Funding	200,000	50,000	50,000	-	25%
Other Income-Other Entitiy	-	-	-	-	#DIV/0!
Other Income	16,000	4,000	20,212	16,212	126%
Transfer from General Fund	131,480	32,870	32,870	0	25%
Total Revenues	\$ 443,320	\$ 110,830	123,885	\$ 13,055	28%
<u>Expenditures</u>					
Personnel	\$ 251,542	\$ 62,886	\$ 49,151	\$ (13,735)	20%
Supplies & Materials	57,250	14,313	6,195	(8,117)	11%
Other Charges & Services	118,500	29,625	37,997	8,372	32%
Repairs & Maintenance	13,000	3,250	1,514	(1,736)	12%
Total Expenditures	\$ 440,292	\$ 110,073	94,857	\$ (15,216)	22%
Net Revenue (Expenditures)	\$ 3,028	\$ 757	\$ 29,028	\$ 28,271	
Beginning Fund Balance	\$ 87,296	\$ 87,296	\$ 74,678		
Ending Fund Balance	\$ 90,324	\$ 88,053	103,705		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Police Task Force Fund (Fund 30)
Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ (29)	\$ (29)	N/A
County Funding	5,000	1,250	-	(1,250)	N/A
Miscellaneous	5,000		1,927		
City Funding	5,000	1,250	-	(1,250)	N/A
Total Revenues	\$ 15,000	\$ 2,500	\$ 1,898	\$ (2,529)	N/A
<u>Expenditures</u>					
Personnel	\$ 2,500	\$ 625	\$ -	\$ (625)	N/A
Supplies & Materials	10,000	2,500	-	(2,500)	N/A
Other Charges & Services	5,000	1,250	2,105	855	N/A
Repairs & Maintenance	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Total Expenditures	\$ 17,500	\$ 4,375	2,105	\$ (2,270)	N/A
Net Revenue (Expenditures)	\$ (2,500)	\$ (1,875)	\$ (207)	\$ (259)	
Beginning Fund Balance	\$ 13,568	\$ 13,568	\$ 12,119		
Ending Fund Balance	\$ 11,068	\$ 11,693	\$ 11,912		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Utility Fund (Fund 61)

Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Charges for Services	\$ 7,282,170	\$ 1,820,543	\$ 1,719,156	\$ (101,386)	24%
Fines & Penalties	-	-	-	-	N/A
License & Permits	-	-	-	-	N/A
Miscellaneous	1,000	250	100,518	100,268	10052%
Total Revenues	\$ 7,283,170	\$ 1,820,793	1,819,675	\$ (1,118)	25%
<u>Expenditures</u>					
General Operation	\$ 3,996,106	\$ 999,027	\$ 874,526	\$ (124,500)	22%
Water	1,471,688	367,922	244,679	(123,243)	17%
Sewer	1,360,492	340,123	294,494	(45,629)	22%
Warehouse Operations	50,200	12,550	6,628	(5,922)	13%
Total Expenditures	\$ 6,878,486	\$ 1,719,622	1,420,327	\$ (299,295)	21%
Net Revenue (Expenditures)	\$ 404,684	\$ 101,171	\$ 399,348	\$ 298,177	
Beginning Fund Balance	\$ 2,507,007	\$ 2,507,007	\$ 22,135,807		
Ending Fund Balance	\$ 2,911,691	\$ 2,608,178	\$ 22,535,154		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Utility Debt Service Fund (Fund 63)
Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ 232	\$ 232	N/A
Transfer from General Fund	86,312	21,578	21,578	0	25%
Transfer from Utility Fund	698,339	174,585	174,585	0	25%
Transfer from Const. Fund	-	-	-	-	N/A
Total Revenues	\$ 784,651	\$ 196,163	196,395	\$ 232	25%
<u>Expenditures</u>					
Other Charges & Services	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Debt Service	785,150	196,288	-	(196,288)	0%
Total Expenditures	\$ 785,150	\$ 196,288	\$ -	\$ (196,288)	0%
Net Revenue (Expenditures)	\$ (499)	\$ (125)	\$ 196,395	\$ 196,520	
Beginning Fund Balance	\$ 145,223	\$ 145,223	\$ 47,074		
Ending Fund Balance	\$ 144,724	\$ 145,098	243,469		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Municipal Airport Fund (Fund 64)
Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Miscellaneous	\$ 133,000	\$ 33,250	\$ 28,735	\$ (4,515)	22%
Transfers	120,464	30,116	30,116	0	25%
Other Revenue	221,000	55,250	60,862	5,612	28%
Cost of Fuel	(148,067)	(37,017)	(56,686)	(19,670)	38%
Total Revenues	\$ 326,397	\$ 81,599	63,027	\$ (18,572)	19%
<u>Expenditures</u>					
Personnel	\$ 98,525	\$ 24,631	\$ 21,218	\$ (3,413)	22%
Supplies & Materials	41,000	10,250	3,535	(6,715)	9%
Other Charges & Services	33,000	8,250	17,822	9,572	54%
Repairs & Maintenance	18,500	4,625	16,366	11,741	88%
Capital Expenditures	40,000	10,000	22,538	12,538	56%
Total Expenditures	\$ 231,025	\$ 57,756	81,479	\$ 23,723	35%
Net Revenue (Expenditures)	\$ 95,372	\$ 23,843	\$ (18,452)	\$ (42,295)	
Beginning Fund Balance	\$ 236,164	\$ 236,164	\$ 117,469		
Ending Fund Balance	\$ 331,536	\$ 260,007	99,017		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Debt Service Fund (Fund 80)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Property Taxes	\$ 404,970	\$ 101,243	\$ 107,043	\$ 5,801	26%
Miscellaneous	-	-	39	39	N/A
Transfers	1,578,000	394,500	394,500	-	25%
Total Revenues	\$ 1,982,970	\$ 495,743	501,582	\$ 5,840	25%
<u>Expenditures</u>					
Debt Service	\$ 1,975,488	\$ 493,872		\$ (493,872)	0%
Total Expenditures	\$ 1,975,488	\$ 493,872	\$ -	\$ (493,872)	0%
Net Revenue (Expenditures)	\$ 7,482	\$ 1,871	\$ 501,582	\$ 499,712	
Beginning Fund Balance	\$ 84,001	\$ 84,001	\$ (146,492)		
Ending Fund Balance	\$ 91,483	\$ 85,872	\$ 355,090		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Information Services Fund (Fund 81)

Percent of Fiscal Year Complete 25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ 57	\$ 57	N/A
Transfers	610,449	152,612	101,637	(50,975)	17%
Other Revenue	-	-	-	-	N/A
Total Revenues	\$ 610,449	\$ 152,612	\$ 101,694	\$ (50,919)	17%
<u>Expenditures</u>					
Personnel	\$ 256,249	\$ 64,062	\$ 45,318	\$ (18,744)	18%
Supplies & Materials	20,200	5,050	830	(4,220)	4%
Other Charges & Services	273,000	68,250	45,251	(22,999)	17%
Repairs & Maintenance	36,000	9,000	878	(8,122)	2%
Capital Outlay	25,000	6,250	10,485	4,235	42%
Total Expenditures	\$ 610,449	\$ 152,612	102,762	\$ (49,850)	17%
Net Revenue (Expenditures)	\$ -	\$ -	\$ (1,069)	\$ (1,069)	
Beginning Fund Balance	\$ 108,248	\$ 108,248	73,488		
Ending Fund Balance	\$ 108,248	\$ 108,248	72,420		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Financial Statement
As of December 31, 2014**

Maintenance Fund (Fund 82)
Percent of Fiscal Year Complete

25%

	Total Budget	Budget as of 12 - 14	Actuals	Over(Under) Budget to Date	Percent to Total Budget
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ 200	\$ 200	N/A
Transfers	903,979	225,995	110,773	(115,222)	12%
Other Revenue	-	-	-	-	N/A
Total Revenues	\$ 903,979	\$ 225,995	\$ 110,973	\$ (115,022)	12%
<u>Expenditures</u>					
Equipment Maintenance	\$ 242,836	\$ 60,709	\$ 47,744	\$ (12,965)	20%
Facility Maintenance	652,553	163,138	65,790	(97,348)	10%
Total Expenditures	\$ 895,389	\$ 223,847	113,535	\$ (110,313)	13%
Net Revenue (Expenditures)	\$ 8,590	\$ 2,148	\$ (2,561)	\$ (4,709)	
Beginning Fund Balance	\$ (2,687)	\$ (2,687)	537		
Ending Fund Balance	\$ 5,903	\$ (540)	(2,024)		

Attachment: Financial Reports 12-31-14 (1747 : December 2014 Finance Statement)

**City of Bay City
Analysis of Legal Fees
YTD as of 12/31/14**

Dept	Vendor	Total
City Secretary		
City Secretary Total		0.00
City General	Denton, Navarro, Rocha	44,076.43
City General Total		44,076.43
Municipal Court	Deadrick Post, LLC	6,750.00
Municipal Court Total		6,750.00
Finance		
Finance Total		
Public Works	Foss, Hardy and Arbuckle	71.00
	Cardmember Services	34.00
Public Works Total		105.00
PD Forfeiture		
PD Forfeiture Total		
PD Pending Forfeiture	Court Costs	6,138.00
PD Pending Forfeiture Total		6,138.00
PD Task Force Fund	Court Costs	2,105.26
PD Task Force Fund Total		2105.26
Capital Projects		
Capital Projects Total		
Utility General	Denton, Navarro, Rocha	19.50
Utility General Total		19.50
Airport	Denton, Navarro, Rocha	8,210.50
Airport Total		8,210.50
Sanitation		
Sanitation Total		
Information Tech		
Information Tech Total		
		67,404.69

Engineering Fees Analysis

<u>Department:</u>	<u>2013-2014</u>	<u>2014-2015</u>
City General (11-410)	\$ 1,415.00	\$ -
Municipal Court (11-425)	\$ 4,210.00	\$ -
Public Works (11-475)	\$ 121,936.00	\$ 8,513.10
BC Civic Ctr (25-415)	\$ 500.00	\$ -
Street Maint. & Const. (28-475)	\$ (1,420.00)	\$ 5,373.00
Capital Projects (31-405)	\$ -	\$ 18,900.00
Paving Projects (34-405)	\$ 28,250.00	\$ -
Utility General (61-405)	\$ 31,229.18	\$ -
Water Division (61-410)	\$ 59,665.80	\$ 578.25
Sewer Division (61-415)	\$ 172,445.28	\$ 41,340.00
Water Meter Repl. (62-415)	\$ 8,549.90	\$ -
Airport (64-405)	\$ 4,575.00	\$ 2,365.00
Facility Maint. (82-410)	\$ 1,000.65	
Totals:	\$ 432,356.81	\$ 77,069.35

As of 12/31/2014 in total have received \$639,259.70 from Tenaris

As of 12/31/2014 in total have billed Tenaris \$684,687.82 for reimbursement



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 01/22/15 07:00 PM
Department: Public Works
Category: Property
Prepared By: Marla Jasek
Initiator: Marla Jasek
Sponsors:
DOC ID: 1745

ADOPTED

AGENDA ITEM (ID # 1745)

**CONSIDER AND/OR APPROVE ABANDONMENT OF
ALLEY/EASEMENT IN BAY CITY ORIGINAL TOWNSITE,
BLOCK 133, FOR ALAMO LUMBER, 2009 7TH STREET, BAY
CITY, TEXAS.**

Alamo Lumber is in the preliminary phase for planning a new store for Bay City. Alamo is in the process of acquiring property from the railroad and will own almost the entire block. Alamo would like the City to consider abandoning the mid-block alley/easement through their property so they can better utilize the property for the new store. Alamo will re-plat the property, provide new easements for relocation of the water line and pay costs associated with re-routing the water line. If approved, an ordinance will be brought back before Council at a later date. The City would need to retain the utility easement through the remaining railroad property adjacent to the tracks.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chrystal Folse, Councilwoman
SECONDER:	Carolyn Thames, Mayor Pro-Tem
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum

Marla Jasek

From: Tom Monroe <vaughanrealty@satx.rr.com>
Sent: Tuesday, November 04, 2014 1:54 PM
To: Marla Jasek
Cc: 'Kelsey Granberry'; 'Vaughan & Sons, Inc.'; rlvaughan67@aol.com; 'Tim'
Subject: Abandonment of 20' Alley, Blk 133, Bay City, Texas

Ms. Jasek:

Please consider this message as Alamo Lumber Company's formal request for the City of Bay City Planning Commission to legally abandon the 20' alley in Blk 133 and deed that property over to Alamo Lumber Company. Alamo would provide the survey with metes and bounds for the legal description. Over the years, Alamo Lumber Company has acquired all of BLK 133, except a minor portion of Lot 5, Lots 6 & 7, and a .185 ac. portion of Lots 10,11, and 12, all still owned by BNSF Railway Company. The .185 acres is currently under contract, to be closed shortly. Post closing, there will be one user on the whole block, other than RR R-O-W which would eliminate the need for a public alley.

We understand that there is a water line located (east/west) across that block. Per your message this morning, it is my understanding that the City would be willing to terminate that line (at Alamo's expense) and serve our facilities from a tap off site. Alamo would then be responsible for maintenance of that private line from the tap into our property. Alamo would request that the existing water service remain in place until construction of a "new store" is completed. Alamo would coordinate with the City on the location of the new service during the planning process.

Please let me know what other information Alamo can provide the City Planning Commission with regard to our request.

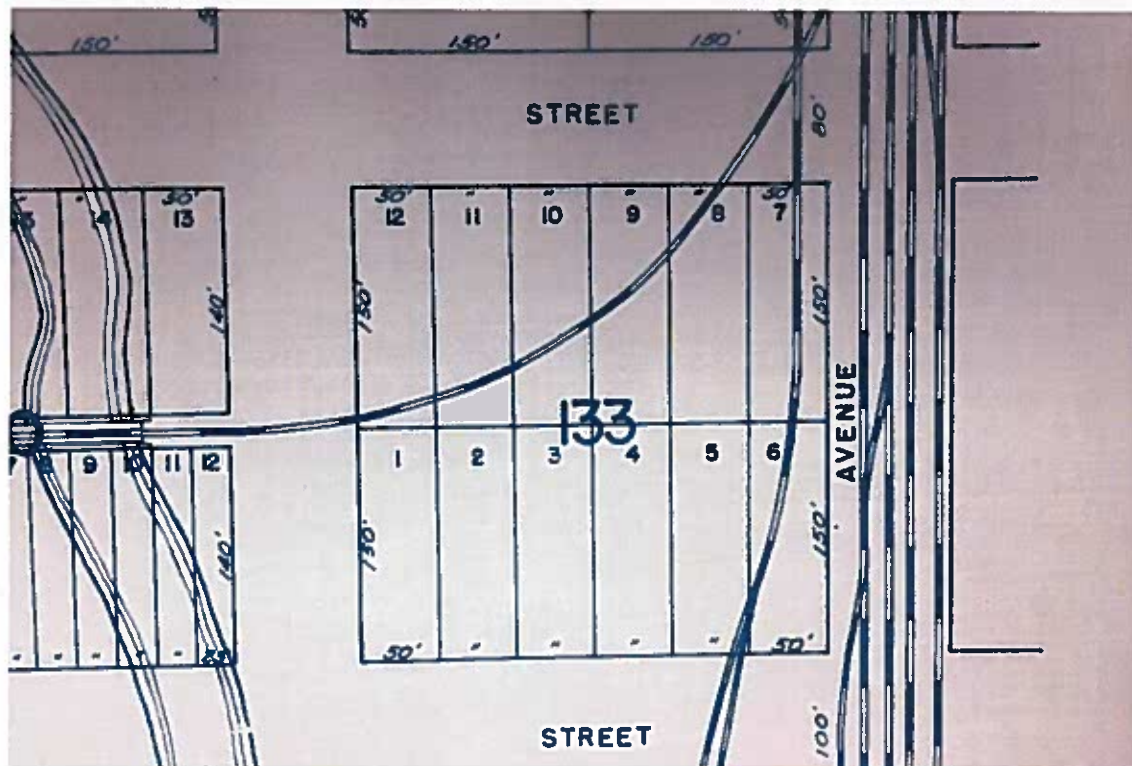
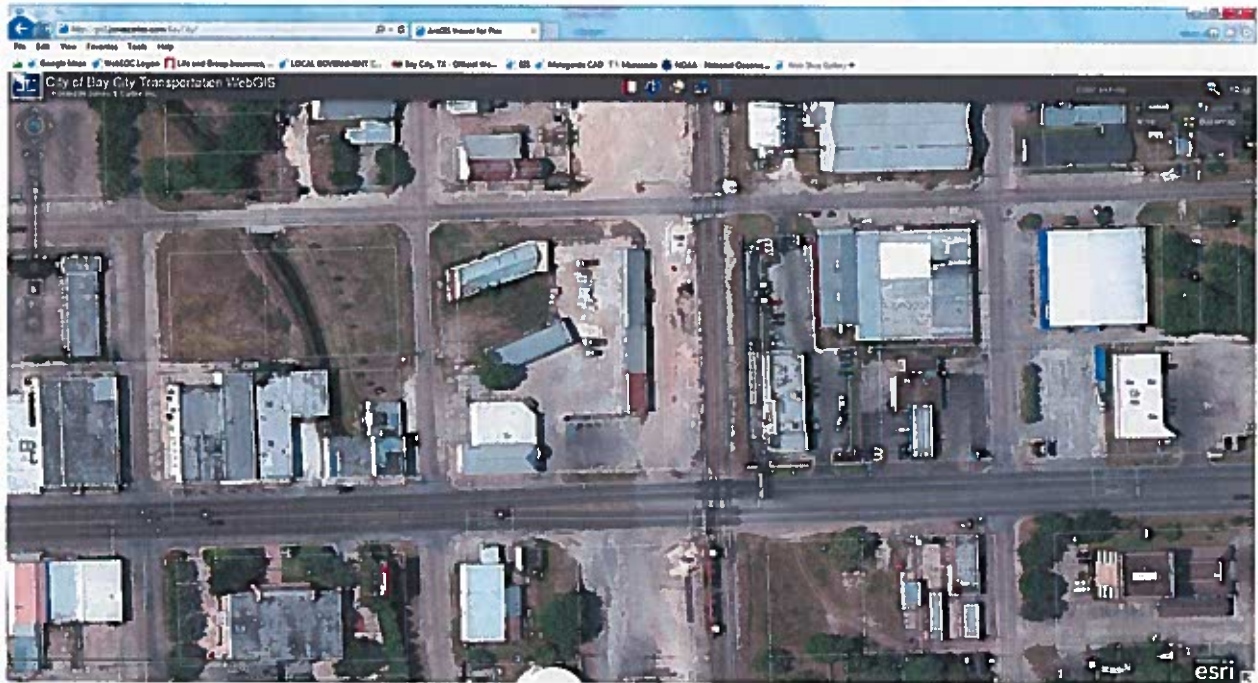
Thomas R. Monroe
Real Estate Manager and Texas Real Estate Broker
Vaughan & Sons, Inc.
P. O. Box 17258
10800 Sentinel Dr.
San Antonio, Texas 78217

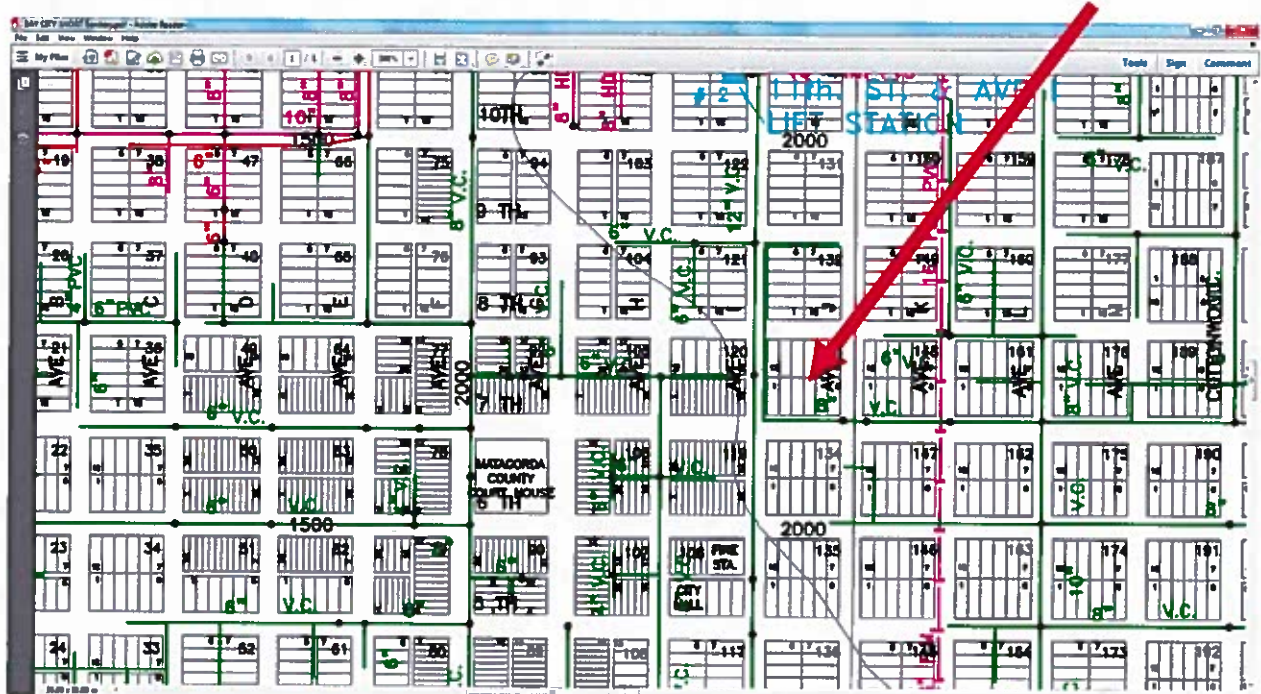
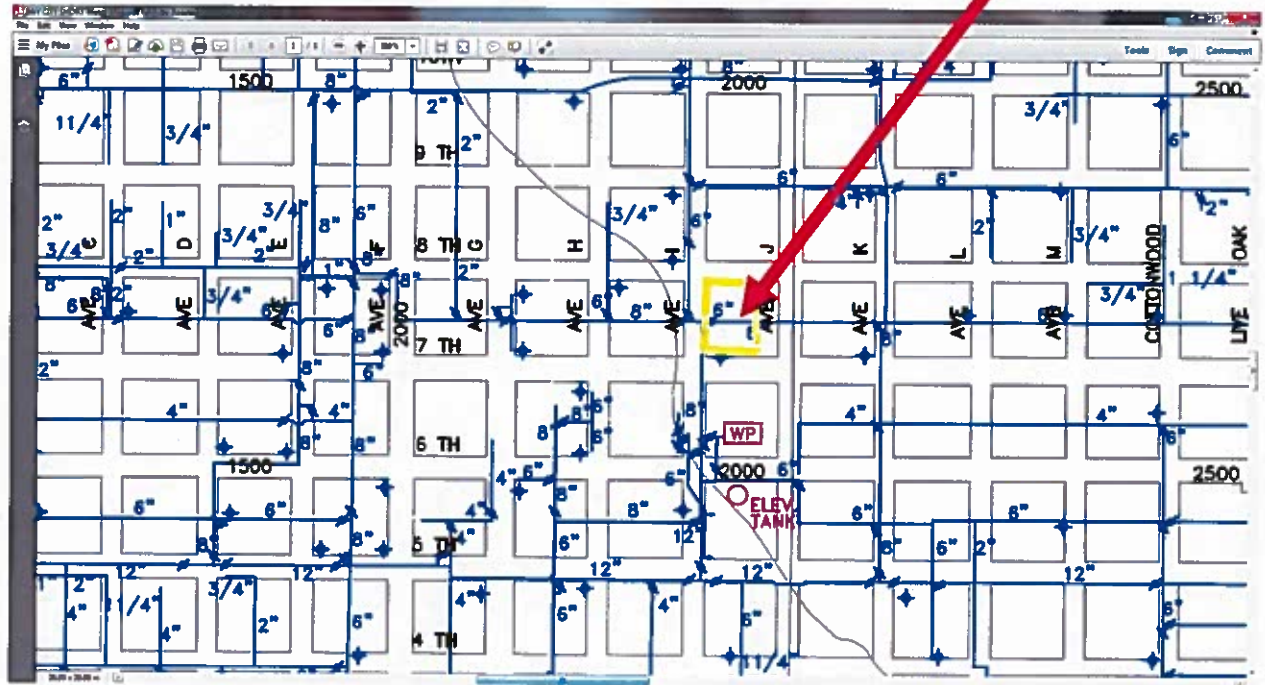
Phone: (210) 352-1305
Facsimile: (210) 590-1438

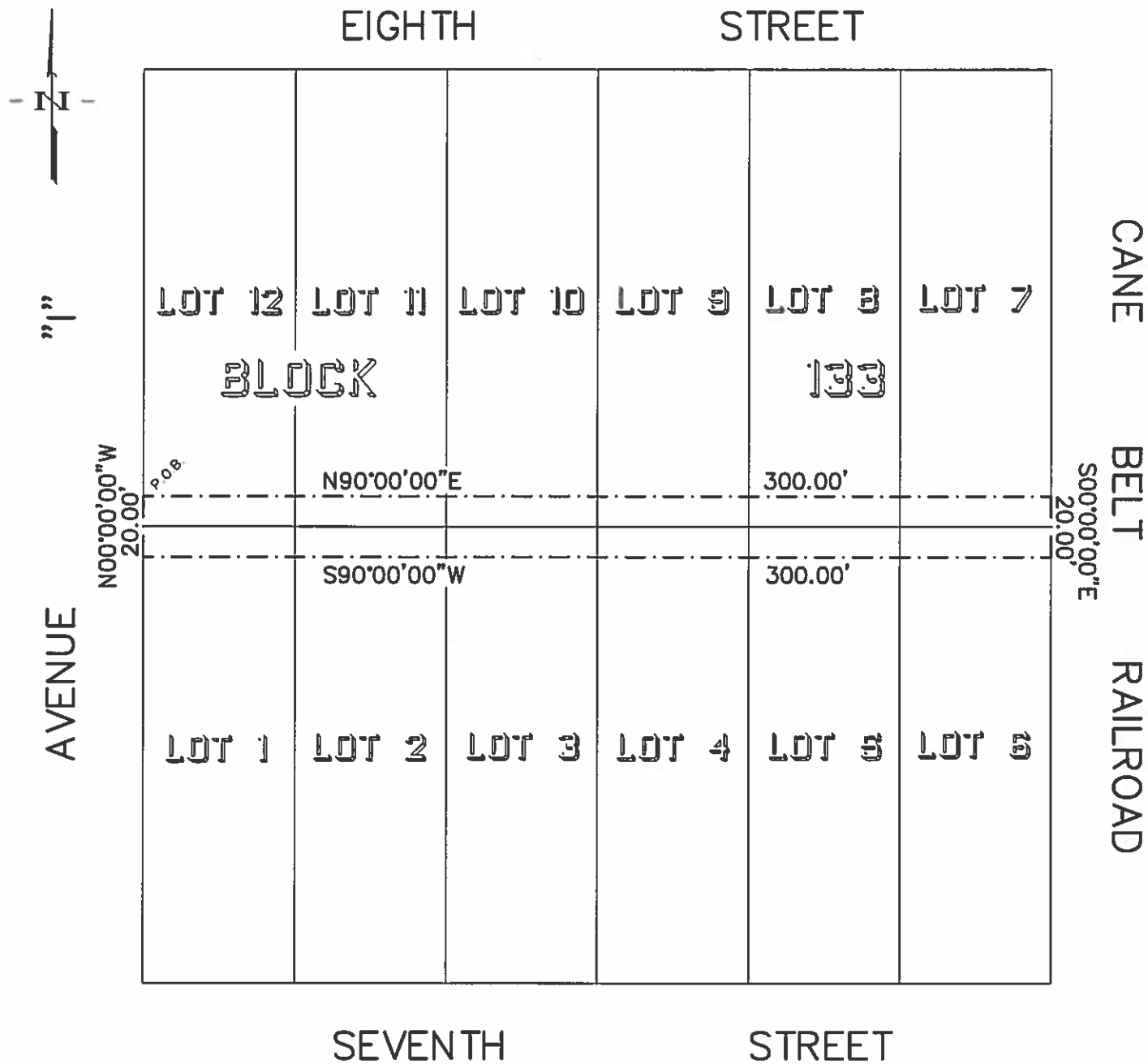
Attachment: Request to abandon--Alamo (1745 : Alamo Lumber)

ALAMO Lumber, Block 133 between 7th and 8th Streets, and Avenues I and J

Abandon easement, Alamo willing to pay cost associated with abandon water line through property.







PLAT SHOWING A
20 FOOT WIDE ALLEY IN
BLOCK 133 OF THE
ORIGINAL TOWNSITE OF BAY CITY
MATAGORDA COUNTY, TEXAS

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • ARCHITECTURE • PLANNING

205 W. LIVE OAK ST. PORT LAVACA, TEXAS 77979 (361) 552-4509
1803A 7th STREET BAY CITY, TEXAS 77414 (979) 323-7100

DRAWN BY: T.E.T.	RECOM'D BY: B.W.S.	DATE: NOV. 18, 2014	SCALE: 1" = 50'	JOB NO.: 6594-001	DRAWING NO.: 6594-002B
------------------	--------------------	---------------------	-----------------	-------------------	------------------------

**PROPERTY DESCRIPTION
20 FOOT WIDE ALLEY**

STATE OF TEXAS }
COUNTY OF MATAGORDA }

BEGINNING in the East line of Avenue "I" and the West line of Block 133 of the Original Townsite of Bay City at a point 140.00 feet South of the Northwest corner of the said Block 133 for the Northwest corner of this 20 Foot Wide Alley;

THENCE North 90° 00' 00" East, parallel to and 140.00 feet South of the North line of the said Block 133, a distance of 300.00 feet to the West Line of the Cane Belt Railroad and the East line of the said Block 133 for the Northeast corner of this 20 Foot Wide Alley;

THENCE South 00° 00' 00" East, with the West line of the Cane Belt Railroad and the East line of the said Block 133, a distance of 20.00 feet for the Southeast corner of this 20 Foot Wide Alley;

THENCE South 90° 00' 00" West a distance of 300.00 feet to the East Line of Avenue "I" and the West line of the said Block 133 for the Southwest corner of this 20 Foot Wide Alley;

THENCE North 00° 00' 00" West, with the East line of Avenue "I" and the West line of the said Block 133, a distance of 20.00 feet to the **PLACE OF BEGINNING**.



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 1750)

Meeting: 01/22/15 07:00 PM
Department: City Secretary
Category: Agreement
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 1750

DISCUSS, CONSIDER AND/OR APPROVE A NON-FINANCIAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF BAY CITY AND WORKFORCE SOLUTIONS.

This agreement is a partnership between the City and Workforce Solutions for a Volunteer Program. This program will allow for citizens that are currently unemployed to utilize their skills in a work environment, and it allows the City additional manpower at no added cost.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Johnson, Councilman
SECONDER:	Chrystal Folse, Councilwoman
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum



**Non-Financial Cooperative Agreement
between
Workforce Solutions and _____**

1. DESIGNATED PARTIES

The parties entering into this agreement are _____ and Workforce Solutions. The organization's contact person is _____. The organization's contact person's address and phone number is _____. The contact person for Workforce Solutions will be _____. Workforce Solutions' contact person's address and phone number is _____.

2. PERIOD OF AGREEMENT

This agreement becomes effective on the date signed by both parties and will continue in effect until terminated by mutual agreement of both parties or by one party giving 30 days' notice to the other party.

3. PURPOSE

The purpose of this agreement is to establish policies and procedures for work experience for volunteers referred by Workforce Solutions.

4. GOALS

The goals are to assist organizations meet their needs for volunteer workers and help volunteers learn, develop, or reinforce basic work habits and basic vocational skills.

5. MEETINGS AND COORDINATION

- 5.1 The organization and local Workforce Solutions staff will meet as needed to assess the activities conducted under this agreement and to make necessary adjustments to improve the volunteer arrangement.
- 5.2 The organization and local Workforce Solutions staff will establish a process for the organization to report volunteer hours and/or any other relevant volunteer information.

6. MUTUAL AGREEMENTS

- 6.1 Neither party to this agreement can change work sites, work hours, duties, etc. without the mutual consent of both parties.
- 6.2 Neither party will remove and/or dismiss a volunteer without the consent of the other party.
- 6.3 The organization may receive volunteer referrals from various Workforce Solutions office staff.
- 6.4 The organization may receive inquiries from various Workforce Solutions office staff regarding volunteer performance.
- 6.5 Both parties agree that any problem resolution be done between the designated organization contact person and the designated Workforce Solutions contact person identified in this agreement.
- 6.6 Volunteers have the rights available under federal, state, and local law prohibiting discrimination on the basis of race, sex, national origin, religion, age, or handicapping condition.

- 6.7 Volunteers are subject to the same health and safety standards established under local, state and federal law that otherwise applies to other individuals.

Agreed to:

_____ Name (Employing Organization)	_____ Workforce Solutions Designee
_____ Title	_____ Title
_____ Date	_____ Date



City Council
1901 5Th Street
Bay City, TX 77414

Meeting: 01/22/15 07:00 PM
Department: City Secretary
Category: Property
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 1522

ADOPTED

AGENDA ITEM (ID # 1522)

**DISCUSS THE OPTIONS AVAILABLE TO SELL SURPLUS
REAL PROPERTY OWNED BY THE CITY AND TAKE ANY
NECESSARY ACTION**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Cornman, Councilman
SECONDER:	Steven Johnson, Councilman
AYES:	Chrystal Folse, Steven Johnson, Carolyn Thames, William Cornman
EXCUSED:	Julie Estlinbaum



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 01/22/15 07:00 PM
Department: City Secretary
Category: Report
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 1735

DISCUSSION ITEM (ID # 1735)

RECEIVE UPDATE ON VISION 2040 PLAN.