



CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, March 24, 2026 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K. Nelson

Mayor Pro Tem: Jim Folse

Council Members: Benjamin Flores, Jim Folse, Bradley Westmoreland, Susan Reardon, 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

INVOCATION & PLEDGE

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

Mayor Pro Tem Jim Folse

MISSION STATEMENT

The City of Bay City promotes economic growth and invests in quality-of-life initiatives through collaboration. We respond promptly and professionally to residents' concerns and strive to deliver superior municipal services.

Councilman Bradley Westmoreland

APPROVAL OF AGENDA

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff place the item on an agenda for a subsequent meeting.

AWARDS AND PROCLAMATIONS

1. **Proclamation declaring Month of April 2026 as "Sexual Assault and Child Abuse Awareness Month.** Brittany Matthews, Crisis Center Deputy Director

2. **Presentation of 2025 TMLDA Achievement of Excellence in Libraries Award.** Samantha Denbow, Communication and Cultural Arts Director

ACKNOWLEDGEMENT FROM CITY MANAGER

ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

3. **Ratify the Intergovernmental Agreement between the City of Bay City and Calhoun County regarding housing of Bay City inmates in the Calhoun County jail.**
4. **Agreement between the City of Bay City and the YMCA of the Golden Crescent for the operation of the Hilliard Pool from May 1, 2026 to September 30, 2026.**
5. **Declaration of unusable vehicles, equipment, supplies, and/ or materials as surplus and authorize staff to sell said surplus vehicles, equipment, supplies, and/ or materials through the use of an online auction or other means.**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

6. **Budget ~ Discuss the FY 27 Budget Calendar and Budget Process and take any action deemed necessary.** Jennifer Davis, Finance Manager
7. **Resolution ~ Discuss, consider, and/or approve a Resolution of the City of Bay City, Texas authorizing a Downtown Facade Improvements and Resiliency Program to support code compliance and revitalization efforts with funds from Tax Increment Reinvestment Zone (TIRZ) No. 1.** Scotty Jones, City Manager
8. **Agreement ~ Discuss, consider, and/or approve a Chapter 380 Economic Development Agreement between the City of Bay City and Bay City Community Development Corporation for an Aquatic Center Project.** Scotty Jones, City Manager
9. **Resolution ~ Discuss, consider and/or approve a resolution authorizing the submission of a Texas Community Development Block Grant (TxCDBG) application to the Texas Department of Agriculture for the 2026 Downtown Revitalization Program.** Gabriel Lopez, Engineering Tech
10. **Bids ~ Discuss, consider and/or approve authorizing the advertisement for bids for the Area 14 Drainage Improvements Project under GLO Contract No. 24-065-149-F008.** Gabriel Lopez, Engineering Tech
11. **Financials ~ Discuss 2026-2027 TWIA and AmRisk Windstorm Policy Renewals and take any action deemed necessary.** Ashley Girlinghouse, Accounting Specialist

CLOSED / EXECUTIVE SESSION

12. **Executive Session ~ Executive Session pursuant to Texas Government Code Section 551.087 (Deliberation regarding Economic Development).**
13. **Executive Session ~ Executive Session pursuant to Section 551.071(2) of the Texas Government Code (Consultation with Counsel on Legal Matters)**

RECONVENE AND ACTION**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 **March 18, 2026 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:	3/24/2026	Date Submitted:	3/17/2026
Prepared By:	Samantha Denbow	Presented By <i>(if different)</i>	
Department:	Library	Type of Agenda Item:	Award/Proclamation

ITEM TITLE: TMLDA ACHIEVEMENT OF EXCELLENCE IN LIBRARIES AWARD
AGENDA LANGUAGE:
AWARD: ~ PRESENTATION OF 2025 TMLDA ACHIEVEMENT OF EXCELLENCE IN LIBRARIES AWARD:

EXECUTIVE SUMMARY/BACKGROUND
To successfully receive the Achievement of Library Excellence Award, the library must exhibit excellence by providing services to underserved and special populations, marketing in innovative ways, pursuing collaborative efforts, offering enhanced services through unique or expanded programming, providing literacy support, providing for digital inclusion, supporting workforce development, promoting cultural, topical, and educational programming, comprehensively training staff, and offering other unique services to their community. Of the 516 public libraries in Texas, only 101 received this award in 2025.

STRATEGIC PLAN GOALS ADDRESSED:											
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES
N/A

RECOMMENDATION: none

ATTACHMENTS: 2025 TMLDA Award Letter



January 23, 2026

Samantha Denbow
Bay City Public Library
1100 7th Street
Bay City, TX 77414

Dear Ms. Denbow,

Congratulations to the Bay City Public Library! On behalf of the Texas Municipal Library Directors Association, I am pleased to inform you that you have been awarded the 2025 Achievement of Excellence in Libraries Award.

Your application clearly demonstrated your commitment to providing exceptional service to your community. Of the 516 public library systems in Texas, your library is one of only 101 who have earned this year's award. With this honor, your library is now in the top 20% of all public libraries in the state.

We know you will want to proudly display your accolades, which include a congratulatory letter, a digital medal and an award template that can be used to order a plaque. The digital medal is an image file that can be used (but not altered) on websites, email signatures, stationery, and other official library promotional materials. The digital image can be made to be clickable to the TMLDA award site or to a page displaying your accomplishment and/or completed application.

Again, congratulations on this accomplishment, and thank you for enriching the lives of your residents and providing your community with outstanding and innovative services.

Kind regards,

Michelle Cervantes
President, Texas Municipal Library Directors Association





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

Meeting Date:	3/24/2026	Date Submitted:	March 8, 2026
Prepared By:	Chief Christella Rodriguez	Presented By <i>(if different)</i>	
Department:	Police Department	Type of Agenda Item:	Consent

ITEM TITLE: Calhoun County Jail Agreement

AGENDA LANGUAGE:

Ratify the Intergovernmental Agreement between the City of Bay City and Calhoun County regarding housing of Bay City inmates in the Calhoun County Jail.

EXECUTIVE SUMMARY/BACKGROUND

Originally approved in 2019 by Council for the purpose of giving the City options to send arrested individuals should we have a disaster in our area or need housing due to our county jail being full. These contracts renew every year. This is the first increase since 2022. The City also contracts with Fort Bend County for the same purpose.

STRATEGIC PLAN GOALS ADDRESSED:

	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

- Increase from \$55 per day to \$75 per day

RECOMMENDATION: To approve the agreement

ATTACHMENTS: Agreement with Calhoun County

STATE OF TEXAS

CITY OF BAY CITY AND COUNTY OF CALHOUN

INTERGOVERNMENTAL AGREEMENT: BETWEEN THE CITY OF BAY CITY AND CALHOUN COUNTY REGARDING HOUSING OF BAY CITY INMATES IN THE CALHOUN COUNTY JAIL

On the hereafter referred to date the County of Calhoun, hereafter referred to as "Calhoun" and the City of Bay City hereafter referred to as "Bay City", entered into the following Agreement concerning the incarceration of overflow inmates of Bay City, Texas, and said agreement is set out in full hereafter.

I.

Calhoun hereby agrees to house the overflow prisoners incarcerated by Bay City if space is available. The availability of the space shall be determined by the Calhoun County Sheriff in accordance with current jail regulations as set out by the Jail Commission concerning the separation and categories of inmates.

Calhoun shall assess a fee for housing said prisoners at the rate of **\$75 per day per prisoner** and Calhoun shall bill Bay City on a monthly basis for said cost in an itemized statement showing the number of days per each individual inmate housed in Calhoun. The day the inmate is booked in will not be charged. The day the inmate is booked out will be charged.

II.

Bay City shall pay for any and all hospital and health care services and prescription drugs provided to any prisoner housed by Calhoun for Bay City. Non-prescription medications will be administered to all inmates at a cost of \$1 per pill. Hygiene products will be provided to indigent inmates by Calhoun County at no charge.

III.

Bay City hereby agrees to comply with all booking procedures of Calhoun. Calhoun hereby agrees to furnish Bay City a copy of those specific procedures.

IV.

Calhoun and Bay City agree that Bay City will not house any injured inmates unless Calhoun is furnished an acceptable medical release signed by medical personnel, certifying that the prisoner may be incarcerated.

V.

Calhoun further agrees that should an inmate be injured while being housed by Calhoun, that Calhoun will within ten (10) hours notify Bay City of said injury and provide Bay City with copies of all incident reports relating to said injury.

VI.

The Calhoun County Sheriff's Office reserves the right to refuse or remove any inmate from the Calhoun County Jail if it is on the best interest of Calhoun County. Bay City shall promptly arrange to take custody of its inmate so requested by the Calhoun County Sheriff.

VII.

Bay City agrees to assume responsibility for all transportation of Bay City inmates housed in Calhoun County.

VIII.

Bay City agrees to assume all costs related to Bay City inmates being transferred, housed and treated in a mental health capacity or facility.

IV.

This agreement shall be for further notice from the date of acceptance by Bay City and shall be subject to renegotiation when deemed necessary. If either party deems renegotiation of the contract necessary, that party shall notify the other party by certified mail, addressed to the County Judge of that party at least sixty (60) days in advance of the desired termination of this agreement.

X.

All agreements between the parties are set out in this Agreement and no oral agreement not contained herein shall be enforceable against either party.

XI.

Bay City will save and hold harmless Calhoun County from any and all damages, claims, liabilities and / or lawsuits asserted or insinuated by inmates incarcerated by Bay City and housed in the Calhoun County Jail. Bay City agrees to reimburse Calhoun County for all costs associated with legal defense of any and all such claims and / or lawsuits.

ACCEPTED, APPROVED AND WITNESSED our hands on this the

_____ day of _____ 2026.

COUNTY OF CALHOUN

Calhoun County Judge

Sheriff, Calhoun County

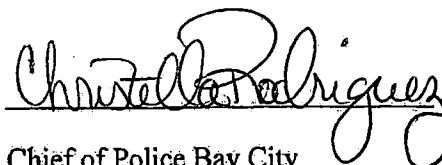
ATTEST:

Calhoun County Clerk

CITY OF BAY CITY



Mayor of Bay City



Chief of Police Bay City

ATTEST:

City Secretary Bay City









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

Meeting Date:	3/24/2026	Date Submitted:	03/13/2026
Prepared By:	Kelly Penewitt	Presented By <i>(if different)</i>	
Department:	Parks and Recreation	Type of Agenda Item:	Consent

ITEM TITLE: YMCA Agreement to Operate Hilliard Pool for the Summer 2026 Season
AGENDA LANGUAGE:
Agreement between the City of Bay City and the YMCA of the Golden Crescent for the operation of the Hilliard Pool from May 1, 2026 to September 30, 2026.

EXECUTIVE SUMMARY/BACKGROUND
Staff recommends approval of the agreement between the City of Bay City and the YMCA of the Golden Crescent for aquatic facility operations at Hilliard Pool for the 2025 summer season. This partnership will allow Parks and Recreation staff to focus on delivering summer programs and events while also dedicating time to the annual budget development process. The YMCA’s experience in aquatic facility management will help ensure safe, efficient, and consistent operations throughout the season.

STRATEGIC PLAN GOALS ADDRESSED:											
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES
Expenditure: \$8,500 administrative fee.

RECOMMENDATION:

Approve agreement with the YMCA of the Golden Crescent to operate Hilliard Pool for the Summer 2026 season

ATTACHMENTS: YMCA agreement

YMCA of the Golden Crescent
POOL MANAGEMENT CONTRACT
WITH
The City of Bay City

This Pool Management Contract (hereinafter referred to as the "Contract") is entered into by and between the YMCA of the Golden Crescent, whose address is 1806 N. Nimitz, Victoria, Texas 77901 (hereinafter referred to as the "YMCA") and who agrees to manage as an independent contractor, and not an agent or employee, the City of Bay City Municipal Pool (hereinafter referred to as the "Pool") owned by the City of Bay City whose address is 3020 Le Tulle, Bay City, Texas 77414 (hereinafter referred to as the "City") the terms set forth in this Contract.

The YMCA agrees to perform the following services and to accept the following obligation during the term of the Contract:

1. The YMCA will furnish lifeguards during the hours of operation as stated in Exhibit A. YMCA guards will be at least 15 years of age with a head guard of at least 17 years of age on duty at all times. Guards will hold current YMCA or American Red Cross Lifeguard certifications and will be certified in CPR and trained in first aid. Qualified Bay City residents shall have a priority consideration in staffing subject to the YMCA's interview and selection process. Previous performance will be considered for all rehires. Staffing must be based on 25 swimmers to one lifeguard.
2. The YMCA will perform all necessary maintenance and labor on all pool equipment above ground that could be considered ordinary scheduled daily maintenance with respect to the operation of the Pool. Maintenance, as used herein, does not include responsibility for new or replacement parts. The purchase of any parts, to be paid for by the City which cost in excess of \$50 must be approved in advance by the City.
3. The YMCA will clean the Pool, deck and fenced areas. This includes: checking the PH and chlorine levels by a certified pool maintenance employee, adding chemicals as needed and logging those readings and adjustments hourly during open swim hours; policing grounds; sweeping and hosing off the deck area; bagging trash and placing trash in the dumpster daily; cleaning lavatories hourly, keeping pool surface algae free; checking the operating condition of all related equipment; backwashing filters as needed; maintaining lifeguard and pump room in a clean and orderly fashion, and brushing the Pool as needed. Complete vacuuming of the Pool will be performed weekly.

In the event of fecal contamination, the YMCA will close the pool with notice to the City. The City and the YMCA will be jointly responsible for the preventive action necessary to assure the safety of the YMCA staff and pool users. A minimum closure of three cycles of the filter system or procedures as required by the Center for Disease Control.

4. The YMCA will keep the chlorine residual and PH level of pool water within the Texas Aquatic Code standards, using chemicals purchased by the City.
5. The YMCA and the City shall work in conjunction and be responsible for the enforcement of the City's Pool Rules. A copy of rules to be enforced at a YMCA operated pool is attached as **Exhibit B**. The City shall post and maintain a Pool Rules sign.
6. The YMCA will maintain a daily log of significant activities and information, including a usage log, showing Pool usage by hour, water analysis, daily tally as shown in **Exhibit C** which becomes part of this agreement.
7. The YMCA will notify the City of pool related supplies needing to be ordered in reasonable lead time.
8. If the pool is closed due to the weather conditions, the lifeguards will clear the pool area and at least one lifeguard will remain on the pool premises until normal closing hours unless conditions warrant that it is unsafe to stay on the premises or when weather conditions indicate the pool will not reopen the rest of the day. The additional guards may leave the premises, but will be ON CALL at home pending clearing weather.
9. Alcoholic beverages, smoking, vaping, and e-cigarettes are not to be permitted on pool property.
10. The lifeguard is the authority on the pool deck and in the water as per the Aquatic facility rules agreed on by both parties under this agreement.
11. The YMCA shall monitor all individuals entering and leaving the pool area. The YMCA will retain all gate fees collected.
12. The YMCA shall maintain the concession stand. The YMCA shall pay all supply costs for the concession stand and retain all fees collected.
13. The YMCA shall have exclusive right to organize and operate swimming lessons. Lessons will be conducted by YMCA swimming instructors, and instructions will be part of the YMCA progressive swimming program. Lessons will follow YMCA guidelines for teacher/student ratios. Lessons will be scheduled during the hours the pool is closed for general swimming for the community. The YMCA shall pay all staffing costs for swim lessons and retain all fees collected.

14. The YMCA can staff parties for residents after regular hours at the rate of \$80.00 per hour which includes two lifeguard. The YMCA will not staff any party where alcohol will be consumed. No party shall continue past 10:00pm. The YMCA will serve as an agent of the owner for all matters related to resident approved pool rentals. The YMCA shall pay all staffing costs for parties and retain all fees collected. All parties outside normal hours shall be communicated in advance to the Parks and Recreation Manager.
15. The YMCA staff employed at the Pool has a right to use the Pool for lap swim and training during any hours the pool is closed to the community for recreational swim.
16. The YMCA shall set all user fees with city's consent which can be subject to change in the event there is an increase in the national minimum wage.
17. In the event that this contract is terminated by either party the City reserves the right to employ any lifeguard, but will not offer employment to any YMCA staff member employed by the YMCA while this contract was in effect to work in any capacity related to the City pool for a period of six months.
18. Any use of City staff time will coordinated through the Parks and Recreation Manager and any personnel costs associated will be reimbursed by the YMCA.
19. The City shall pay the YMCA a one-time administrative fee of \$8,500 for this contract.

The City agrees to accept the following obligations during the term of the Contract:

1. The City shall provide and/or maintain the following:
 - A. Pay for all chemicals used for pool maintenance
 - B. Will pay for the cost of repairs and replacement of parts and equipment with purchases of over \$50 approved by the City.
 - C. Will maintain landscape.
 - D. Pay for electricity
 - E. Will pay phone bill.
 - F. Will provide pre-season maintenance/cleaning and preparation.
 - G. Will work with the YMCA of the Golden Crescent, Inc to promote facilities.
2. If pool hours for the general public approach evening hours, adequate pool lighting must be provided. Proper electrical controls around the pool area are necessary and if present must be GFCI protected.
3. The City agrees to provide an operational phone during all operational hours and the following safety equipment: ring buoy with throw rope, shepherd's crook with a separate pole, backboard with 6 straps, head immobilizer, safety goggles, 3 guard stands and a first aid kit. The YMCA shall provide automatic external defibrillator and bag valve mask as required by the Texas Aquatic Code.

4. The City will be responsible for all costs associated with the maintenance and operation of the pool not assumed pursuant to the Contract by the YMCA.
5. The City and the YMCA agree to provide each other with a certificate of insurance showing coverage in the amounts required on Appendix D. The YMCA agrees to provide the City written notice of any accident, personal injury and or property damage. The report shall be provided to the Parks and Recreation Manager with copy to the City Manager immediately or no later than 3 days after the occurrence. YMCA personell will be made available to the City for questions regarding the incident/accident.

The YMCA agrees to indemnify, defend, protect, and hold harmless the City it's agency employees from all liability, responsibility, or losses arising out of any accident, injury or claim that may result from YMCA conducted, sponsored or operated events to include swim lessons, parties, or other YMCA events conducted at the Pool.

The City agrees to indemnify, defend, protect, and hold harmless the YMCA from liability, responsibility or loss arising out of any negligent act or omission or any willful wrongdoing on the part of the City or any agent or employee of the City.

Insurance Requirements are outlined in Exhibit D

All salaries include workers' compensation, social security, unemployment insurance and travel. The actual salaries will be paid at the discretion of the YMCA.

Termination on Notice: Either party hereto may terminate this Agreement at any time by giving sixty (60) days written notice to the other party.

Attorneys' Fees and Costs: If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the terms of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, which may be set by the court in the same action or a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any action at law or in equity shall be proper in Matagorda County.

This Contract shall be in force from May 1, 2026 to September 30, 2026.

Executed in duplicate counterparts by the duly authorized representatives of the respective parties, this _____ day of _____, 2026.

**Robert K. Nelson
Mayor, City of Bay CityBay City**

**Michele Morales
Executive Director
Calhoun County YMCA**

EXHIBIT A

HOURS OF OPERATION AND EXPECTED STAFFING WILL BE:

Hours of Operation

Sunday	12:00pm – 1:00pm Pool Entry ½ off 1:00pm – 6:00pm
Monday	CLOSED
Tuesday	12:00pm – 6:00pm 7:00pm – 9:00pm Family Swim Only
Wednesday	12:00pm – 6:00pm
Thursday	12:00pm – 6:00pm 7:00pm – 9:00pm Family Swim Only
Friday	12:00pm – 6:00pm
Saturday	12:00pm – 6:00pm
Holidays	TBD

EXHIBIT B

General Pool Rules

- Walk, don't run.
- Pushing and rough play are prohibited.
- Deck clearance at least 6 feet from the edge of the pool is required at all times.
- Only plastic containers and toys are allowed in the pool, on the deck and in the locker rooms.
- Non-swimmers must stay in shallow water.
- Keep off the lifelines.
- Use lifelines only for temporary support.
- Breath holding and prolonged underwater swimming is prohibited.
- No Diving.
- Shoulder length hair or longer must be tied back or covered by a swim cap.

Age Restrictions

- Direct supervision by a responsible adult of youth under the age 6 years old and non-swimmers is required.
- Responsible adult supervision required for all children under the age of 12 years old.
- All youth must pass a swim test to enter the deep water.

Flotation Devices and Aquatic Equipment

- Flotation and aquatic equipment may be used if space and safety permit.
- U.S. Coast Guard approved Personal Flotation Devices are required. The lifeguard prior to use must approve all other flotation. Inflatable flotation is not permitted. No arm floaties.
- Non-swimming youth using flotation devices must be within arms reach of a responsible adult at all times.
- Swimming youth may use flotation devices without adult supervision.
- Aquatic equipment such as kickboards, mask, snorkel and fins, and pull buoys are not allowed in the recreational swim space

Swim Test

- Must swim 20 yards.
- Must tread in deep water for 30 seconds.
- Administered during rest breaks or when an additional staff is available.

Rest Breaks

- A rest break lasting at least 10 minutes must occur hourly.
- Where a single guard is utilized, all swimmers have to exit the pool during the rest breaks.

EXHIBIT C Daily Tally/Water Analysis

DAY: _____

DATE: _____

Pool Admissions	Tally							
Adult	\$							
Child	\$							
Daily Total	\$							
Main Pool								
Hourly Check	Chlorine Big Pool	PH Big Pool	# in Big Pool	# in pool area				Staff Name
9:00 a.m.								
10:00 a.m.								
11:00 a.m.								
12:00 noon								
1:00 p.m.								
2:00 p.m.								
3:00 p.m.								
4:00 p.m.								
5:00 p.m.								
6:00 p.m.								
7:00 p.m.								
Comments or Chemicals Added:								

**EXHIBIT D
INSURANCE PROVISIONS**

Below are listed the provisions required for all leases, agreements, and contracts between the YMCA and non-YMCA groups. Proof of insurance must be exchanged at least two weeks prior to the beginning of Aquatic Services.

MINIMUM REQUIREMENTS

1. Workers' Compensation Insurance, including Occupational Diseases in accordance with the laws of Texas and Employer's Liability Insurance with a limit of \$1,000,000.
2. General Liability Insurance, with limits
 - a. Each Occurrence: \$1,000,000
 - b. Operations Aggregate: \$1,000,000
 - c. General Aggregate: \$1,000,000
3. The City of Bay City shall have the YMCA named an additional insured on their General Liability Insurance policies for any agreement in force. Also, the City of Bay City policy carriers are required to notify the YMCA within 30 days of any changes and/or if the insurance is canceled by the City of Bay City.
4. Professional Liability Insurance may be required depending on the services being provided to the YMCA. Minimum requirements would be \$1,000,000 per occurrence & \$1,000,000 aggregate
5. It is hereby understood and agreed that any insurance provided by the City of Bay City in accordance with an agreement, contract, etc., shall be deemed primary insurance and is provided exclusively for activities related to pool.
6. To the extent permitted by law the City of Bay City will defend, hold harmless, and indemnify the YMCA against any claims and losses arising in any way out of their use of the premises, caused by the negligence of the City of Bay City.

_____ Certificate holder must be shown as YMCA of the Golden Crescent
Attn: CEO 1806 North Nimitz, Victoria, Texas 77901

_____ Certificate holder must be named as an additional insured

_____ Certificate must be current.



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

Meeting Date:	3/24/2026	Date Submitted:	3/16/2026
Prepared By:	Krystal Mason	Presented By <i>(if different)</i>	
Department:	Public Works	Type of Agenda Item:	Consent

ITEM TITLE: Surplus property
AGENDA LANGUAGE:
Property ~ Consider, and/ or approve a declaration of unusable vehicles, equipment, supplies, and/ or materials as surplus and authorize staff to sell said surplus vehicles, equipment, supplies, and/ or materials through the use of an online auction or other means.

EXECUTIVE SUMMARY/BACKGROUND
Every fiscal year our Lead Mechanic, Supervisors, and Directors make recommendations to remove items from the City's fleet and inventory due to unsafe working conditions, reduced usability, high maintenance costs, and/or high repair costs. Included in this agenda item are a number of pieces of equipment, materials, and vehicles that have been deemed unusable and not worth high repair costs to continue to maintain. Items included are from the Public Works Department, Bay City Regional Airport, Parks & Recreation Department, and the IT Department.

STRATEGIC PLAN GOALS ADDRESSED:											
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES
<p>This section should include information such as:</p> <ul style="list-style-type: none"> • <i>Expenditure Required - None</i> • <i>Amount Budgeted – N/A</i> • <i>Fund / Account – 11-170; 11-175; 61-615; 64-640; 82-810</i> • <i>Other financial Notes</i>

RECOMMENDATION: Staff recommends approval; surplus items to be placed on auction.

Unit # 363 – 1981 John Deere Model 650 Tractor

Department: Airport
Vehicle Age: 45 years old
Mileage: 334 hours
Status: Out of Service

Upon Inspection by the Lead Mechanic, the following was found:

- Equipment is in unknown condition
- Parked and out of service for an unknown number of years
- Some maintenance history may be available
- Diesel Engine
- Unknown if it will start
- Green/Yellow Exterior; visible rust

Fair Market Value for this equipment is \$2,000.00



Unit # 837 – 2015 Grasshopper Mower – Model 930D

Department: Airport
Equipment Age: 10 years old
Status: Out of Service

Upon Inspection by the Airport Manager the following was found:

- Equipment is in good condition; operational
- 1285.5 hours
- Diesel engine
- Automatic transmission
- Minor repairs needed
- Equipment will start with a boost
- There is a loose wire around the starter causing mower to click a few times and not start
- Exterior is tan with minor scratches, no cracks
- Tire condition is good with good tread
- Interior is black cloth with minor tears and scratches to the seat and floor
- Includes 72-inch mowing deck, sunshade canopy, turbine blower, sweeper, and light bar.

Fair Market Value estimated at \$12,000.00



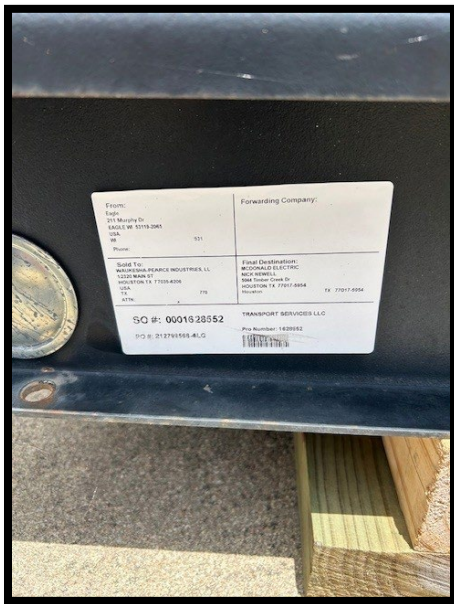
2020 Generac Generator, Model # SG130

Department: Airport
Equipment Age: 5 years old
Status: Out of Service

Upon Inspection by the Airport Manager the following was found:

- Not operational
- 130 kW
- Liquid propane
- Equipment needs repair; compression is low on two cylinders
- Motor will need to be re-built
- Removed from service in January 2025

Fair Market Value estimated at \$20,000.00



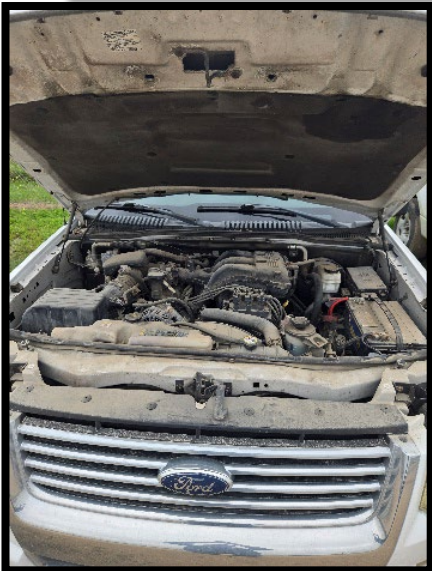
Unit # 737 2009 Ford Explorer XLT Sport Utility, 4.0 L, V6 Engine, 2WD

Department: Information Technology (Original department: Sanitation)
Equipment Age: 17 years old
Status: Out of Service since 2025

Upon Inspection by the Lead Mechanic, the following was found:

- Engine runs; operable
- Odometer 74,455
- Gasoline engine
- Automatic transmission that is operable
- Vehicle was maintained every 3,000 miles
- ABS System is out and cannot be repaired due to the discontinuation of parts
- Exterior is white with minor scratches, dents, and no cracks
- Tire condition is good with good tread
- Interior is dark grey/black cloth in good condition with no tears
- No damage to the dash or floorboards

Fair Market Value estimated at \$2,400.00



Unit # 838 – 2015 John Deere Zero-Turn Mower

Department: Parks & Recreation
Vehicle Age: 10 years old
Status: Out of Service

Upon Inspection by the Airport Manager, the following was found:

- Equipment is in fair condition; operable
- 1967.5 hours
- Diesel Engine
- Automatic transmission
- Routine Maintenance performed every 600 hours
- Equipment will start with a boost
- Battery needs to be replaced
- Tire condition is fair
- Green/Yellow Exterior with minor dents and scratches
- Yellow seat worn with minor scratches
- Includes John Deere sunshade canopy

Fair Market Value for this equipment is \$7,000.00



Unit # 710 – 2007 Grasshopper 928D Zero Turn Mower

Department: Parks & Recreation – Riverside
Equipment Age: 19 years old
Status: Out of Service since 2024

Upon Inspection by the Lead Mechanic the following was found:

- Repairs needed
- Equipment may start with a boost
- Diesel engine
- Exterior is tan with minor scratches, no cracks
- Tire condition is poor; flats
- Wear on seat and arm rests
- Equipment has been parked since 2024

Fair Market Value is estimated at \$2,000



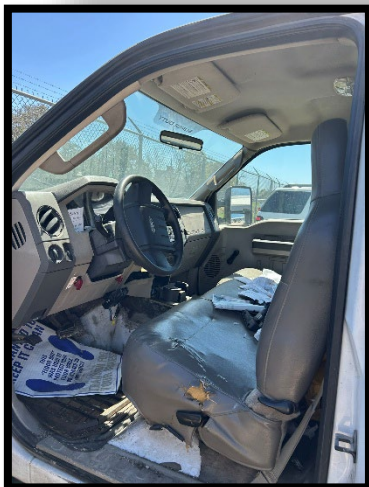
Unit # 718 – 2008 FORD F-250

Department: Parks & Recreation – Riverside
Equipment Age: 18 years old
Status: Out of Service since 2025

Upon Inspection by the Lead Mechanic, the following was found:

- Engine runs; operable
- Odometer 126,547 MILES
- Gasoline engine
- Automatic transmission that is operable
- Vehicle was maintained every 3,000 miles
- Instrument cluster panel failure causes battery to drain
- Exterior is white with minor scratches & dents
- Tire condition is fair with fair tread
- Interior is grey vinyl in poor condition; tears in seat

Fair Market Value estimated at \$2,000.00



1995 JV Manufacturing Cram-A-Lot CC-02 Stationary Compactor

Department: Recycling Center
Equipment Age: 31 years
Status: Out of Service

Upon Inspection by the Recycling Center Manager, the following was found:

- In fair condition, needs repair; operational
- Taken out of service in 2021 due to hydraulic leak
- (2) two cubic yard capacity
- Self-contained compactor
- Enclosed hopper with side feed door
- Compactor has been stored outside; exterior is weathered, with visible rust damage

Fair Market Value is estimated at: \$2,000



36" Concrete Culvert Pipe

Department: Street & Bridge
Size: 36 inch, 6 foot joints
Number of joints: 40

Upon Inspection by the Street & Bridge Superintendent, the following were found:

- Pipes are in good condition
- Have been stored outdoors for 3+ years
- Will be sold in lots of ten (10)

Fair Market Value estimated at \$350.00/joint (\$3,500.00 per lot of 10)



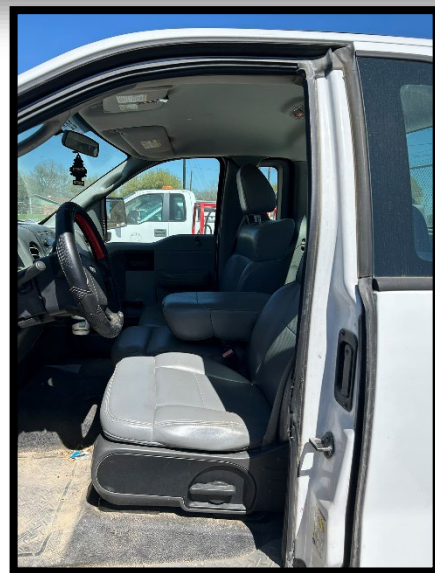
Unit # 715 – 2007 FORD F-150

Department: Street & Bridge
Equipment Age: 19 years old
Status: Out of Service since 2025

Upon Inspection by the Lead Mechanic, the following was found:

- Engine runs; operable
- Odometer 143,940 MILES
- Gasoline engine
- Automatic transmission that is operable
- Repairs needed; reoccurring misfire #2 cylinder due to possible internal engine damage
- Vehicle was maintained every 3,000 miles
- Exterior is white with minor scratches & dents
- Tire condition is fair
- Interior is grey vinyl in good condition

Fair Market Value estimated at \$3,000.00



2015 Private Eye Sewer Camera model 1375

Department: Utilities Maintenance
Vehicle Age: 11 years old
Status: Out of Service

Upon Inspection by the Utilities Maintenance Superintendent, the following was found:

- In fair condition; operational
- Includes the monitor, camera head and working reel
- Tires in fair condition
- Software upgrade may be needed
- Set pin on one wheel will need to be repaired
- Comes with a toolbox containing a variety of spare tires, bolts, and spacers for the tires

Fair Market Value is estimated at: \$1,000



Unit 736 – 2009 Sterling Vactor 2100 Series Vacuum Truck

Department: Utilities Maintenance
Equipment Age: 6 years old
Status: Out of Service since 2020

Upon Inspection by the Utilities Maintenance Superintendent, the following was found:

- Equipment needs repairs; engine starts with a boost and runs
- Odometer 57,347 miles
- Automatic Transmission
- Air compressor needs to be replaced as it will not build enough pressure to drive
- Boom will extend but it will not retract
- White exterior with minor dents and scratches
- Beige cloth and vinyl interior in poor condition
- No cracked glass
- Tires are in fair condition

Fair Market Value of equipment is \$20,000



Unit 967 - 2020 Case Backhoe, 580N, 4WD

Department: Utilities Maintenance
Equipment Age: 6 years old
Status: Out of Service since January 2026

Upon Inspection by the Utilities Maintenance Superintendent, the following was found:

- Equipment needs repair
- Manual 4-speed Transmission; 4WD in good condition
- 1000 hours
- Equipment will start with a boost; will need a new battery
- DEF System needs to be replaced
- Yellow exterior in good condition; visible wear from outdoor storage
- Cloth interior seat in good condition
- No cracks on the cab glass
- Both front tires will need to be remounted to the rims

Fair Market Value of equipment is \$50,000



Unit # 878 - 2016 Chevrolet Colorado WT 4x2 Crew Cab

Department: Utilities
Equipment Age: 10 years old
Status: Out of Service since 2025

Upon Inspection by the Lead Mechanic, the following was found:

- Engine runs; operable
- Odometer 75,771 MILES
- Gasoline engine
- Automatic transmission that is operable
- Vehicle was maintained every 3,000 miles
- Electronic power steering rack failure
- Exterior is white with minor scratches, dents, and no cracks
- Tire condition is good with good tread
- Interior is grey vinyl in poor condition; tears in seat
- Damage to the armrest

Fair Market Value estimated at \$8,000.00



Unit 841 - 2014 Case Backhoe, 580N, 2WD

Department: Utilities Maintenance
Equipment Age: 12 years old
Status: Out of Service since October 2025

Upon Inspection by the Utilities Maintenance Superintendent, the following was found:

- Equipment is in good condition; operable
- 4980 hours
- Manual 4-speed Transmission; 2WD
- Equipment will start with a boost; it will need a new battery
- Yellow exterior in good condition; visible wear from outdoor storage
- Tan cloth interior seat in good condition
- No cracks on the cab glass
- No AC

Fair Market Value of equipment is \$25,000



Unit # 642 2001 Bobcat 763 G-Series Skid Steer

Department: WWTP
Vehicle Age: 25 years old
Hours:
Status: Out of Service since 2022

Upon Inspection by the Lead Mechanic, the following was found:

- Equipment was operational when removed from service
- Parked and out of service since 2022
- Some maintenance history may be available
- Will need repairs – hydraulic leak
- Unknown if it will start

Fair Market Value for this equipment is \$4,000.00





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

Meeting Date:	3/24/2026	Date Submitted:	3/7/2026
Prepared By:	Scotty Jones, City Manager	Presented By <i>(if different)</i>	
Department:	Administration	Type of Agenda Item:	Regular

ITEM TITLE: FY 2027 Proposed Budget Calendar

AGENDA LANGUAGE:

Discuss the FY 27 Budget Calendar and Budget Process and take any action deemed necessary.

EXECUTIVE SUMMARY/BACKGROUND

The Budget Calendar timeline must consider all requirements set forth in the Local Government Code, Tax Code, and City Charter. Most of this deals with required notices and hearing and the number of days required between notices and hearings. This is where the challenge comes in. Both have different requirements. The timeline also must consider the timing the appraisal district certifies (July 25) and the tax collector calculator provides the entities the certified tax rate calculation (August 7 or as soon practical). This all determines when the City can hold required hearings and set tax rate. Planning internally begins in March only halfway through the current year. Since the strategic plan adopted is a three-year action document, the City Budget Managers and Directors know the direction of Council and will focus on those initiatives. As the Manager, I will work to bring a budget to Council that recommends dollars focused to those areas.

STRATEGIC PLAN GOALS ADDRESSED:

	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

N/A

RECOMMENDATION: To approve a proposed budget calendar.

ATTACHMENTS: Budget Calendar

Summary Budget Calendar

Date	Activity	Responsible Party
Feb-March	Strategic & Capital Planning	City Manager, Department Heads
April-May	Mailing of notices of appraised value	Matagorda County Appraisal District
April 28	Workshop- 4:00 PM- Public Safety Building Presentation Regular Council Meeting	City Council, City Manager Department Heads
April 24	Turn in budget package to Finance Director	Department Heads
May 12	Special Called Meeting- 4:00 PM- TBD	City Council, City Manager Department Heads
May 26	Budget Workshop- 4:00 PM- Strategic Plan Update Regular Council Meeting	City Council, City Manager Department Heads
June 8-18	Budget review with Department Heads	City Manager, Finance Director Department Heads
June 9	Budget Workshop- Capital Planning- 4:00 PM- Airport & Parks	City Council, City Manager Department Heads
June 23	Budget Workshop- Capital Planning- 4:00 PM- Public Works Regular Council Meeting	City Council, City Manager Department Heads
July 14	Budget Workshop- 4:00 PM- Hotel/Motel, BCCDC, & Outside Organizations	City Council, City Manager Department Heads
July 28	Budget Workshop- 4:30 PM- Health & Compensation Regular Council Meeting	City Council, City Manager Department Heads
July 25	Certification of appraisal roll	Chief Appraiser
August 7	Publishes no-new revenue tax rate, etc.	Matagorda County Tax Office
August 11	Budget Workshop- 4:00 PM- 5-Year Capital Plan	City Council, City Manager Department Heads
August 18	Budget Workshop- 4:00 PM- Presentation of Budget	City Council, City Manager Department Heads
August 22	Last day to file Proposed Budget with City Secretary	Finance Director
August 25	Budget Workshop – 4:30 PM- Tax Rates & Fee Schedule Regular Council Meeting -Discuss tax rate- Propose desired rate -Set Public Hearings on tax rate (if required) -Set Public Hearings on budget, Capital Plan & BCCDC	City Council
September 15	Special Called Meeting- 5:00 PM -Public Hearings on budget -Public Hearing on Capital Plan (Charter 10.16) -Public Hearing on tax rate (if required)	City Council
September 22	Regular Council Meeting -Approve Capital Plan -Approval of budget and tax rate ordinance -First and final reading of fee ordinance	City Council
October 1	Budget becomes effective	N/A



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

Meeting Date:	3/24/2026	Date Submitted:	3/18/2026
Prepared By:	Scotty Jones, City Manager	Presented By <i>(if different)</i>	
Department:	Administration	Type of Agenda Item:	Regular

ITEM TITLE: Façade Improvement & Resiliency Program

AGENDA LANGUAGE:

A Resolution of the City of Bay City, Texas authorizing a Downtown Façade Improvement and Resiliency Program to support code compliance and revitalization efforts with funds from the Tax Increment Reinvestment Zone (TIRZ) No. 1.







EXECUTIVE SUMMARY/BACKGROUND

On February 26, 2026, the TIRZ Board recommended approval of this program and allocated \$100,000 of the City’s participation in the TIRZ fund. This is to encourage redevelopment & revitalization of the downtown area in addition to attracting private investment. This program is in line with the very purpose of the statute. (Chapter 311 of the Texas Tax Code)

The program will be administered by the City of Bay City’s Main Street Department under the supervision of the City Manager or designee, in coordination with the City’s Main Street Advisory Board, Code Enforcement, and Planning Departments.

Strategic Goal 1.4: Safety and Community Appearance: Improve Curb Appeal of the City

STRATEGIC PLAN GOALS ADDRESSED:

	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

TIRZ 1 Funds = \$100,000 City’s participation only

RECOMMENDATION: To approve program through by resolution

ATTACHMENTS: Resolution, Program, and Application

Resolution No. R-2026-015

A RESOLUTION OF THE CITY OF BAY CITY, TEXAS AUTHORIZING A DOWNTOWN FAÇADE IMPROVEMENTS AND RESILIENCY PROGRAM TO SUPPORT CODE COMPLIANCE AND REVITALIZATION EFFORTS WITH FUNDS FROM TAX INCREMENT REINVESTMENT ZONE (TIRZ) No. 1

WHEREAS, the Tax Increment Reinvestment Zone (TIRZ) No. 1 was created to promote reinvestment and redevelopment within the Zone, consistent with the adopted Project and Financing Plan; and

WHEREAS, the appearance and condition of downtown building façades significantly impact economic vitality, pedestrian activity, and the overall image of the community; and

WHEREAS, the City of Bay City and TIRZ Board seek to enhance the aesthetics and safety of the downtown area by assisting property owners and addressing building code deficiencies through coordinated façade and other building improvements; and

WHEREAS, it is in the best interest of the Zone and the City to invest TIRZ funds in programs that improve building conditions, enhance property values, and promote redevelopment within the TIRZ boundaries;

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

- Authorization of Funds: The City shall utilize an allocation of \$ 100,000 from available TIRZ funds to the City of Bay City for the purpose of implementing a Downtown Façade and Building Improvement Program.
- Program Purpose: Funds shall be used to provide matching grants or direct façade improvement projects on eligible properties within the TIRZ boundaries, consistent with program guidelines approved by the City Manager or their designee.
- Eligible Uses: Eligible improvements may include, but are not limited to structural or cosmetic repairs, window, door, and awning replacement, masonry repair, signage, and lighting upgrades. Additionally, the City may use façade improvement funds to cover **state-required items such as asbestos surveys and windstorm inspections**, as applicable in **coastal windstorm counties in Texas**. These costs are eligible when associated with façade repair or rehabilitation projects under this program.

- Administration: The program shall be administered by the City of Bay City’s Main Street Department under the supervision of the City Manager or designee, in coordination with the City’s Main Street Advisory Board, Code Enforcement, and Planning Departments.
- Partnership with Code Enforcement: A portion of the funds may be used by the City to address properties with façade-related code violations or to provide assistance to property owners in bringing façades into compliance.
- Reporting: The City shall provide an annual report to the TIRZ Board and City Council summarizing project participation, expenditures, and measurable improvements within the downtown area.
- Effective Date: This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this ___ day of _____, 20__.

APPROVED BY CITY OF BAY CITY:

 Mayor, Robert K. Nelson

PASSED AND APPROVED this ___ day of _____, 20__.

ATTEST:

 City Secretary

EXHIBIT

- PROGRAM ADMINISTRATION
- PROGRAM APPLICATION

PROGRAM ADMINISTRATION

DOWNTOWN FAÇADE IMPROVEMENTS AND RESILIENCY PROGRAM The City of Bay City Main Street program in partnership with the TIRZ No. 1, has established the Downtown Façade Improvement Program to assist property owners and tenants with exterior building improvements that preserve and enhance the appearance and functionality of downtown structures.

Goals:

- Improve the aesthetic appeal and safety of downtown buildings.
- Support economic development and reinvestment in the TIRZ area.
- Partner with Code Enforcement to correct exterior code violations.
- Encourage historic preservation and compatible design.

Funding Structure:

Matching Grants: Up to 50% of eligible project costs, with a maximum grant of \$10,000 per property.

100% State Required Inspections or Surveys

100% Local Permit Fees

Code Enforcement Collaboration: In cases of façade code violations with no final resolution, the City may directly contract improvements for 100% of the required improvements for compliance or offer partial funding to property owners to achieve compliance.

Up to 50% of eligible project costs, with a maximum grant of \$20,000 per property when improvements exceed \$50,000 and working in collaboration with property owner.

Liens:

If owner is not in 50% collaboration for façade code violations—a lien will be placed on property for full amount of TIRZ contributions. Liens released go back to the TIRZ fund. If TIRZ fund does not exist, then funds are returned to the City of Bay City.

Eligible Applicants:

Property owners or tenants (with owners' consent) of commercial buildings within the designated downtown TIRZ boundary.

Eligible Improvements:

- Repair or replacement of exterior materials (brick, wood, siding, stucco, etc.)

- Windows, doors, awnings, and signage improvements
- Exterior lighting and accessibility enhancements
- Electrical and Plumbing improvements to omit code violations
- Structural or safety repairs visible from the public right-of-way
- Removal of obsolete or unsafe features

Ineligible Costs:

- Interior work not visible from the street; exception plumbing or electrical code violations
- Roof repairs not associated with façade improvements
- General maintenance or landscaping unrelated to building façade

Application Process:

- Applicant submits a completed DOWNTOWN FAÇADE IMPROVEMENTS AND RESILIENCY PROGRAM Grant Application with project plans and cost estimates.
- Staff review for eligibility and design consistency.
- Code Enforcement and Planning staff confirm compliance with City standards.
- Approved projects receive a grant agreement outlining reimbursement terms.
- Reimbursement is made after project completion and inspection.

Administration & Reporting:

The program shall be administered by the City of Bay City’s Main Street Department under the supervision of the City Manager or designee, in coordination with the City’s Main Street Advisory Board, Code Enforcement, and Planning Departments.

The City shall provide an annual report to the TIRZ Board and City Council summarizing project participation, expenditures, and measurable improvements within the downtown area (TIRZ 1).



GRANT APPLICATION CITY OF BAY CITY, TEXAS

DOWNTOWN FAÇADE IMPROVEMENTS AND RESILIENCY PROGRAM

SECTION 1. APPLICANT INFORMATION

Property Owner Name: _____
Business Name (if applicable): _____
Mailing Address: _____
Phone: _____ Email: _____

Applicant is:

- Property Owner
 Tenant (attach written owner authorization)
-

SECTION 2. PROPERTY INFORMATION

Project Address: _____
Legal Description (if known): _____
Zoning: _____

- Located within Historic Downtown/Main Street Area (COA Required)
 Registered Texas Historical Landmark or Local Historical Landmark Designation
 Located outside Downtown/Main Street Area but within TIRZ 1 & extended boundaries
-

SECTION 3. PROGRAM TYPE (CHECK ALL THAT APPLY)

- Façade Improvement Program
 Resiliency & Code Compliance Program
-

SECTION 4. PROJECT DESCRIPTION

Provide a detailed description of the proposed improvements:

Attach additional pages if necessary.

SECTION 5. ELIGIBLE IMPROVEMENTS (CHECK ALL THAT APPLY)

- Exterior paint / façade restoration
- Windows / doors
- Masonry repair
- Storefront improvements
- ADA improvements
- Electrical / mechanical / plumbing upgrades
- Fire or life-safety compliance
- Windstorm inspection / retrofits
- Flood mitigation
- Asbestos survey or abatement
- Other (describe): _____

SECTION 6. PROJECT COST & FUNDING REQUEST

Total Project Cost: \$ _____

Amount Requested from City: \$ _____

Applicant Match (if applicable): \$ _____

Attach contractor estimates or bids.

SECTION 7. PROJECT TIMELINE

Estimated Start Date: _____

Estimated Completion Date: _____

SECTION 8. COMPLIANCE & CERTIFICATIONS

By signing below, the Applicant certifies that:

- All City taxes, fees, and utilities are current;
- The property has no outstanding uncorrected violations unrelated to this project;
- No work has begun prior to approval, unless approved by City Manager upon recommendation by Main Street Advisory Board, Code or Planning Departments
- All improvements will comply with applicable codes and regulations;
- The Applicant agrees to enter into a funding agreement with the City.

SECTION 9. REQUIRED ATTACHMENTS

- Proof of ownership or authorization
- Contractor estimates
- Photos of existing conditions
- Drawings or renderings (if applicable)
- Certificate of Appropriateness (if applicable)
- W-9 Form

SECTION 10. APPLICANT SIGNATURE

I certify that the information provided is true and correct.

Signature: _____

Printed Name: _____

Date: _____

FOR CITY USE ONLY

- Complete Application
- Eligible Project
- Approved
- Denied

Reviewed By:

Main Street Manager

Main Street Board /Recommendation: Yes No

Meeting Date: _____

Planning & Development: Yes No Initials: _____



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

Meeting Date:	3/24/2025	Date Submitted:	3/17/2025
Prepared By:	Scotty Jones, City Manager/CFO	Presented By (if different)	
Department:	Administration	Type of Agenda Item:	Regular

ITEM TITLE: Aquatic Center

AGENDA LANGUAGE:







Discuss, consider, and/or approve a Chapter 380 Economic Development Agreement between the City of Bay City and Bay City Community Development Corporation for an Aquatics Center.

EXECUTIVE SUMMARY/BACKGROUND

On May 27, 2025, the City entered into an interlocal agreement with the BCCDC to contribute funds toward construction of an Aquatic Center with the YMCA managing it. In addition, the City will convey 5.501 acres of real property to BCCDC for project site.

Since then, the financing team for the construction of the Aquatic Center has requested the City enter into a Chapter 380 agreement outlining the City’s financial commitment. The 380 agreement was written to closely mirror the original Interlocal.

STRATEGIC PLAN GOALS ADDRESSED:

	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

- Cost of the project is estimated at \$15,000,000
- City contribution to project cost is \$3,000,000 paid over a 10-year period and value of land conveyed (approx. 300K)

RECOMMENDATION: Staff recommends approval of the 380 Agreement

ATTACHMENTS: 380 Agreement

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

CITY OF BAY CITY, TEXAS
AND
BAY CITY COMMUNITY DEVELOPMENT CORPORATION

This Agreement is entered into by and between the City of Bay City, Texas (“City”) and the Bay City Community Development Corporation (“BCCDC”).

RECITALS

The City and BCCDC previously entered into a Memorandum of Understanding regarding the development of a public aquatic center in Matagorda County.

The parties desire to reaffirm the commitments outlined in that Memorandum of Understanding and to implement those commitments through this Agreement in a manner consistent with Chapter 380 of the Texas Local Government Code.

This Agreement is intended to be consistent with, and not to expand or conflict with, the terms of the Memorandum of Understanding.

AGREEMENT

1. Purpose

The purpose of this Agreement is to support the development of a public aquatic center that will serve residents of Bay City and Matagorda County and promote recreational opportunities, tourism, and economic development.

2. Project

BCCDC will be responsible for the development, construction, and completion of the aquatic center project as generally described in the Memorandum of Understanding. BCCDC may contract with third parties, including a qualified operator, for the operation and maintenance of the facility.

3. City Participation

The City agrees to contribute to the Project in the manner described in the Memorandum of Understanding. The City’s total contribution shall not exceed Three Million Dollars (\$3,000,000), (which excludes the value of land to be conveyed) and financial participation. The City’s financial participation will be provided over time in a manner consistent with the Memorandum of Understanding and applicable law. The parties have agreed that the City’s payments shall begin on or before January 31, 2028 for \$300,000.00 a year for ten (10) years.

4. No Expansion of Obligations

This Agreement is intended only to implement and formalize the commitments described in the Memorandum of Understanding. Nothing in this Agreement shall be interpreted to increase, expand, or modify the obligations of either party beyond what is described in the Memorandum of Understanding.

5. Ownership and Operation

BCCDC will own the Project upon completion and will be responsible for its operation, either directly or through an operator. The City will not be responsible for the operation or maintenance of the facility.

6. Funding and Financing

BCCDC will be responsible for securing and managing all financing necessary to complete the Project. The City does not guarantee any financing and does not assume any debt related to the Project.

7. Cooperation

The City and BCCDC agree to work together in good faith to complete the Project and to carry out the intent of the Memorandum of Understanding.

8. Term

This Agreement will remain in effect until the Project is completed and the City's contribution has been made, unless terminated earlier by mutual agreement.

9. Consistency with Memorandum of Understanding

In the event of any conflict between this Agreement and the Memorandum of Understanding, the Memorandum of Understanding will control.

10. Governing Law

This Agreement is governed by the laws of the State of Texas.

11. Entire Agreement

This Agreement, together with the Memorandum of Understanding, represents the understanding of the parties regarding the City's participation in the Project.

CITY OF BAY CITY, TEXAS

Robert K. Nelson, Mayor

ATTEST:

Jeanna Thompson, City Secretary

BAY CITY COMMUNITY DEVELOPMENT CORPORATION

Jim Folse, Board President



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

Meeting Date:	3/24/2026	Date Submitted:	3/20/2026
Prepared By:	Gabriel Lopez	Presented By <i>(if different)</i>	
Department:	Public Works	Type of Agenda Item:	Regular

ITEM TITLE: Approval of Resolution for TxCDBG Downtown Revitalization Application
AGENDA LANGUAGE:
Resolution ~ Discuss, consider and/or approve a resolution authorizing the submission of a Texas Community Development Block Grant (TxCDBG) application to the Texas Department of Agriculture for the 2026 Downtown Revitalization Program.

EXECUTIVE SUMMARY/BACKGROUND
<p>The Texas Department of Agriculture administers the Downtown Revitalization and Main Street Programs through the Texas Community Development Block Grant (TxCDBG) Program. These programs provide funding for public infrastructure improvements within designated downtown districts.</p> <p>The program utilizes a two-step application process. The first step determines eligibility and scoring. Communities selected to move forward are invited to submit a second application with a defined project scope and cost estimates for final award consideration.</p> <p>The City is proposing to submit an application for improvements within the downtown district to enhance pedestrian access and address existing infrastructure deficiencies.</p> <p>The project will focus on sidewalk reconstruction and installation, ADA accessibility upgrades, pedestrian lighting, handrails, and related drainage improvements within the downtown area.</p> <p>Approval of this resolution authorizes submission of the application to the Texas Department of Agriculture for funding consideration.</p>

STRATEGIC PLAN GOALS ADDRESSED:											
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

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FINANCIAL NOTES

The Downtown Revitalization / Main Street Program provides up to \$1,000,000 in grant funding for eligible project costs, including engineering, construction, and administration.

The program requires a minimum 5 percent local match. At the maximum funding level, the City’s required match would be approximately \$50,000.

Application preparation services are being provided at no cost to the City. Construction, grant administration, and engineering costs associated with the project would be funded through the grant if awarded.

RECOMMENDATION: City staff recommends approval of the resolution authorizing submission of a Texas Community Development Block Grant application to the Texas Department of Agriculture for the Downtown Revitalization / Main Street Program.

ATTACHMENTS:

- TxCDBG DRP/MS Resolution

RESOLUTION R-2026-___

A RESOLUTION OF THE CITY OF BAY CITY, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Bay City desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Bay City to apply for funding under the Texas Community Development Block Grant Program;

WHEREAS, the City Council of the City of Bay City has reviewed and evaluated the city for identification of pedestrian centered economic activity and is formally designating the area identified by the following boundaries and outline on the map attached, as its official Main Street area.

Boundaries of the Main Street District

North: 8th Street

South: 4th Street

East: BNSF Railway Company right-of-way

West: Avenue D

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

- Section 1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
- Section 2. That the City of Bay City requests to be considered for the Main Street Set-Aside and commits to selecting a project in coordination with the Texas Historical Commission, consistent with the current Main Street Program documentation and meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
- Section 3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

Section 4 That the City of Bay City is committing to provide \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

PASSED AND APPROVED on the 24th day of March 2026.

CITY OF BAY CITY, TEXAS

Robert K. Nelson, Mayor

ATTEST:

APPROVED as to FORM:

Jeanna Thompson, City Secretary

Anne Marie Odefey, City Attorney

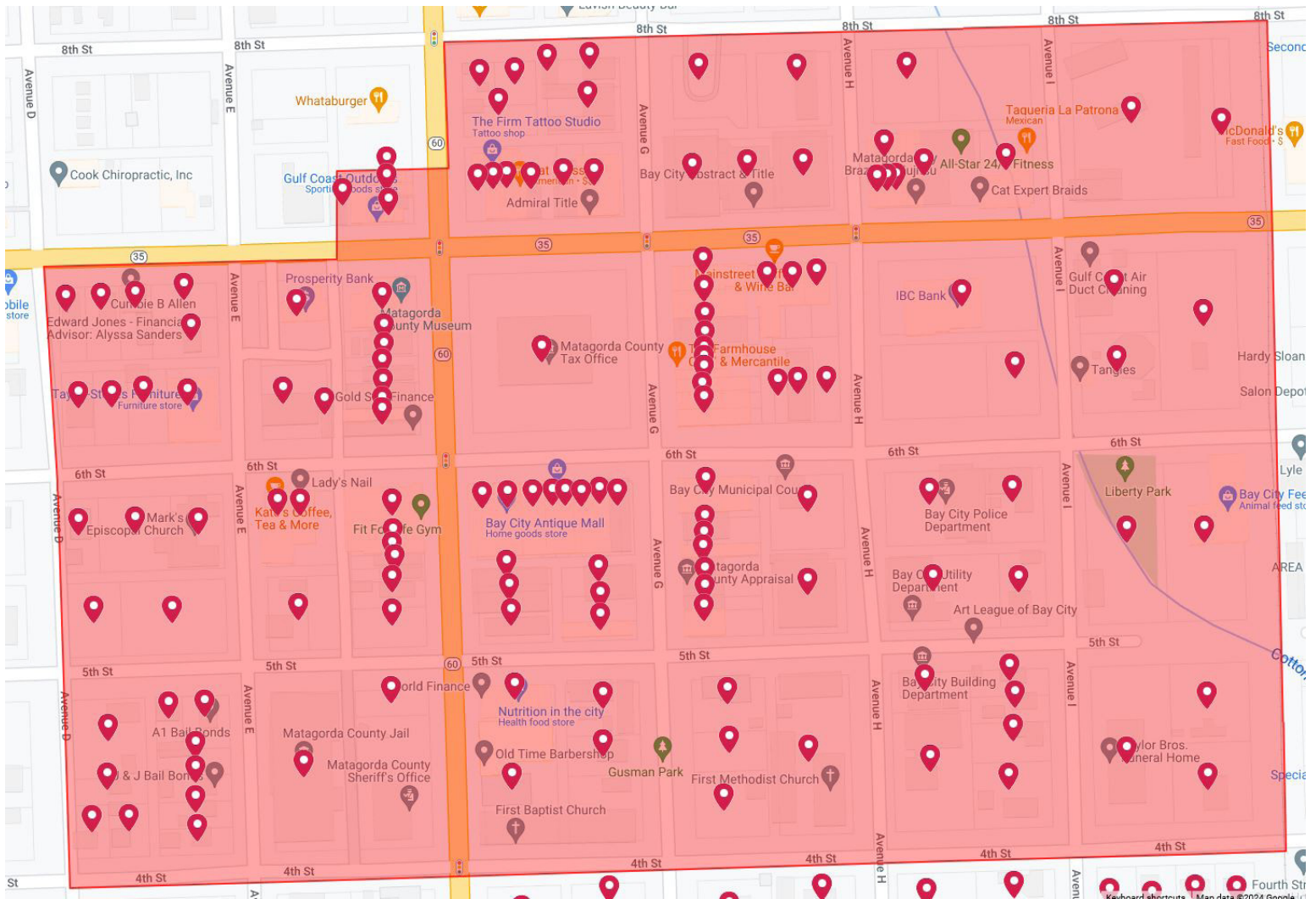
TEXAS MAIN STREET PROGRAM

Bay City, Texas

Main Street District Boundary Map



Date of Issue: 2024











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

Meeting Date:	3/24/2026	Date Submitted:	3/20/2026
Prepared By:	Gabriel Lopez	Presented By <i>(if different)</i>	
Department:	Public Works	Type of Agenda Item:	Regular

ITEM TITLE: Authorization to Advertise for Bids for Area 14 Drainage Improvements Project
AGENDA LANGUAGE:
Bids ~ Discuss, consider and/or approve authorizing the advertisement for bids for the Area 14 Drainage Improvements Project under GLO Contract No. 24-065-149-F008.

EXECUTIVE SUMMARY/BACKGROUND
<p>The City of Bay City was awarded funding through the Texas General Land Office Community Development Block Grant Mitigation Program under Contract No. 24-065-149-F008 for drainage improvements in Area 14 and Area 19.</p> <p>The Area 14 project includes drainage improvements consisting of storm sewer installation, inlet installation, culvert replacement, and regrading of roadside ditches and outfall channels, together with all associated appurtenances, to improve drainage conveyance and reduce localized flooding in the project area. The approved Area 14 project locations include Duncan Street, Le Tulle Avenue, Nolan Avenue, Moore Avenue, Avenue A, Robinson Avenue, Whitson Street, Basin Street, Rampart Street, Roberts Road, Pearl Street, Avenue C, and Avenue D.</p> <p>Area 19 remains part of the overall grant award but is still in design and is not included in this authorization to bid. This action is limited to Area 14 so the City may proceed with advertisement and receipt of bids for that portion of the project</p>

STRATEGIC PLAN GOALS ADDRESSED:											
	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES

The Area 14 Drainage Improvements Project is funded through GLO Contract No. 24-065-149-F008 under the Community Development Block Grant Mitigation Program. The approved total grant amount under the contract is \$3,189,500 for Area 14 and Area 19 improvements.

RECOMMENDATION: City staff recommends approval authorizing the advertisement for bids for the Area 14 Drainage Improvements Project under GLO Contract No. 24-065-149-F008.

ATTACHMENTS:

- Area 14 Map

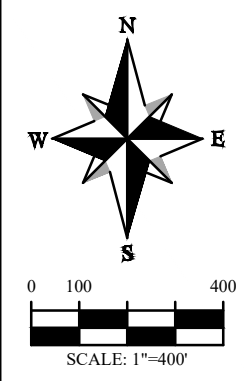
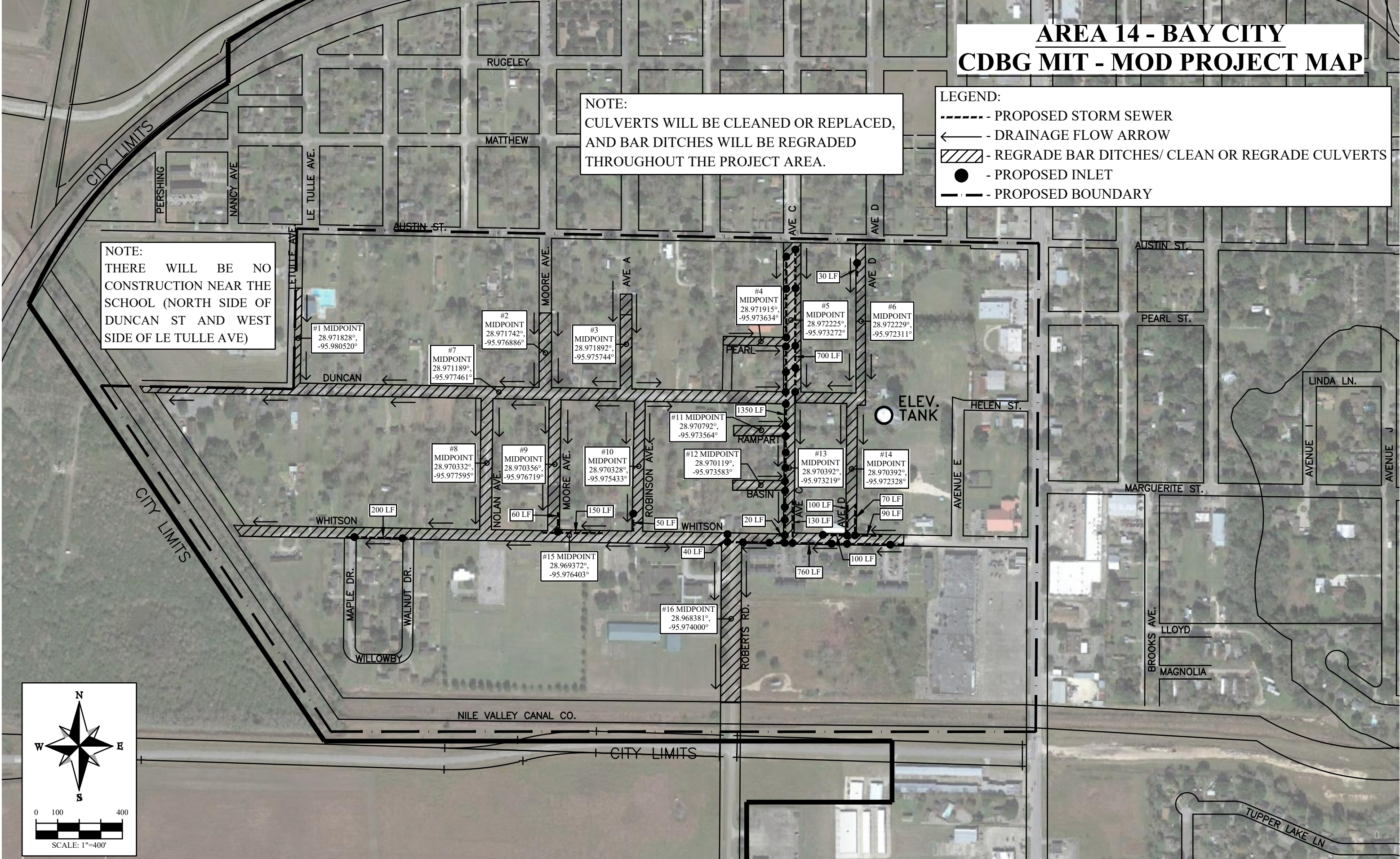
AREA 14 - BAY CITY CDBG MIT - MOD PROJECT MAP

NOTE:
CULVERTS WILL BE CLEANED OR REPLACED,
AND BAR DITCHES WILL BE REGRADED
THROUGHOUT THE PROJECT AREA.

LEGEND:

- PROPOSED STORM SEWER
- ← DRAINAGE FLOW ARROW
- ▨▨▨▨ REGRADE BAR DITCHES/ CLEAN OR REGRADE CULVERTS
- PROPOSED INLET
- - - - - PROPOSED BOUNDARY

NOTE:
THERE WILL BE NO
CONSTRUCTION NEAR THE
SCHOOL (NORTH SIDE OF
DUNCAN ST AND WEST
SIDE OF LE TULLE AVE)











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

Meeting Date:	3/24/2026	Date Submitted:	3/18/2026
Prepared By:	Ashley Girlinghouse	Presented By <i>(if different)</i>	
Department:	Finance	Type of Agenda Item:	Regular

ITEM TITLE: Windstorm Insurance Policy Renewal
AGENDA LANGUAGE:
Discuss 2026-2027 TWIA and AmRisk Windstorm Policy Renewals and take any action deemed necessary.

EXECUTIVE SUMMARY/BACKGROUND
BACKGROUND: In prior years, the City maintained windstorm coverage for most properties. Due to significant premium increases and limited claims payouts, largely resulting from “wind-driven rain” exclusions, the City strategically reduced coverage to essential assets only. This approach has effectively managed costs while maintaining protection for critical resources.

STRATEGIC PLAN GOALS ADDRESSED:											
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Safety & Community Appearance		Community & Civic Engagement		Infrastructure		Planning & Development		Culture & recreation		Operational Excellence	

FINANCIAL NOTES
FY24- FY25 \$299,761.11 FY25-FY26 \$281,305.72 FY26-FY27 Decrease expected – Will have more information closer to the Council Meeting

RECOMMENDATION: Staff recommends City Council approve the Windstorm Insurance Policy Renewal with current carrier.

ATTACHMENTS: To be discussed at City Council meeting. Numbers not available at posting.