



CITY COUNCIL SPECIAL CALLED MEETING CITY OF BAY CITY

Tuesday, June 9, 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.

MINUTES

CALL TO ORDER AND CERTIFICATION OF QUORUM

The meeting was called to order by Mayor Robert K. Nelson at 6:00 PM.

PRESENT:

Mayor Robert K. Nelson
Mayor Pro Tem Jim Folse
Council Member Brad Westmoreland
Council Member Susan Reardon
Council Member Blayne Finlay

ABSENT:

Council Member Benjamin Flores

INVOCATION & PLEDGE

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

Councilman Bradley Westmoreland

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

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

PUBLIC COMMENTS

Executive Director of the Bay City Community Development Center gave a brief update on the status of the aquatic center. She announced the groundbreaking would be in July and would take 12-18 months; An update will be given closer to time. Richard Halley, resident of 3506 Monroe in Russell Ranch, voiced his concerns regarding the PID. He stated it was not disclosed to him at all and the neighborhood is hoping to work with all parties involved to understand and work toward a resolution.

AWARDS & PROCLAMATIONS

1. Presentation ~ National Accreditation Award for Main Street. Tina Israel, Main Street Manager

Main Street Manager, Tina Israel, announcing the Main Street Program has officially restored its Main Street America accreditation, the highest level of recognition awarded to Main Street Programs nationwide. The Main Street Board was recognized for their hard work and diligence in getting this accreditation.

ACKNOWLEDGEMENT FROM CITY MANAGER

City Manager, Scotty Jones, recognized Public Works for pothole repairs. She announced the total in attendance for the Library event, Young Dinosaur Hunters, was approximately 300. The summer library program kicked off June 1st with over 160 readers signed up so far, working toward our community goal of 200,000 minutes read. Strategic Plan goal, under community and civic engagement, the year-end review is available on the communications page, with copies available in City Hall, Library, and Communication office. The Downtown shopping guide and USO brochures have been sent for print. HOT Tax sponsorship grants application window is now open. Eligible projects must submit applications by June 30th. Ms. Jones thanked Texas Parks & Wildlife for their contribution to the park. The Youth Advisory Council is accepting applications. Deadline for applications is June 15th with interviews on July 22nd. She then announced upcoming City events. She announced the 6th Street & Avenue I intersection bridge will be demolished on Monday, June 15th. Once demolished, the contractor will have 90 days to complete the rehab project on the bridge, which will be closed for up to 6 months. Citizens will be notified and will need to seek alternate routes. Lastly, Ms. Jones spoke about a tragic fire in the community on Rugeley that left a family with complete loss of property. No one was injured. She acknowledged the work of the Bay City Volunteer Fire Department, other City and County departments that assisted. She then addressed false claims on social media against the fire department, and encouraged citizens to speak directly to the sources for correct and accurate information.

ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS

Council Member Blayne Finlay addressed detours for the bridge closings in town and urged citizens to please plan accordingly. Mayor Robert K. Nelson stated he and Council were invited out to Rohm Chemicals re-grand opening. There were approximately 90 employees. 90 job opportunities for citizens. He spoke of the company's diversity and the support from the community. He is hoping companies like Rohm and others work together to continue to make Bay City a better place. Mayor Nelson then spoke about transportation for seniors and those unable to pay for public transportation. Golden Crescent is now in town and will be available and affordable. They are also looking for drivers with a CDL.

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

2. **Council Workshop meeting minutes of May 12, 2026.**
3. **Special Called Meeting minutes of May 12, 2026.**

Motion made by Council Member Reardon to approve all consent agenda items. Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Councilman Finlay. Motion carried.

DEPARTMENT REPORTS

4. Reports ~ Main Street Annual Report. Tina Israel, Main Street Manager

Main Street Manager, Tina Israel, presented the Main Street report for quarter 4 of 2025 and quarter 1 of 2026.

5. Reports ~ Parks and Recreation Department Report. Kelly Penewitt, Parks & Rec Manager

Parks & Recreation Manager, Kelly Penewitt, presented the Parks & Recreation annual report.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

6. Presentation ~ Aquacats. Maegan Griffith

Maegan Griffith, Aquacats parent and board member, gave a brief history of the Aquacats and presented the organization's goals. She also spoke about the Aquatic Center. A short promo video was played. Lastly, she thanked the Council and City for their continued support.

7. Planning ~ Discuss 16th Street Pool and take any action deemed necessary.

City Manager, Scotty Jones, provided brief background information. Wellness Matagorda is no longer able to fund the pool operation; their funding will need to end on June 30th. Between chemicals and electricity, the amount is between \$4,000 - \$5,000 per month to keep the pool operational. She recommended the City pay those costs to keep the facility open through the month of August. YMCA is fully staffing the pool, the City will only be responsible for chemicals and electricity.

Motion made by Mayor Pro Tem Folse to approve covering the costs of operation for the 16th street pool through the month of August. Seconded by Council Member Reardon. Voting Yea: Mayor Nelson, Mayor Pro Tem Folse, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

8. Property ~ Consider and take any action to transfer ownership of 5.501 Acres of land from the City of Bay City to the Bay City Community Development Corporation pursuant to the MOU between the parties dated May 29, 2025 for the Aquatic Center.

City Manager, Scotty Jones, stated this item is just showing the transfer of ownership, all outlined in the MOU. The City Attorney added a long-term provision to state it would come back to the City if anything fell through with the MOU.

Motion made by Mayor Pro Tem Folse to approve the transfer of ownership of 5.501 acres of land to the Bay City Community Development Corporation pursuant to the MOU between the parties dated May 29, 2025, for the Aquatic Center. Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Mayor Pro Tem Folse, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

9. Property ~ Consider and take any action to transfer ownership of a portion of a 10.06 acre tract of land from the City of Bay City to the Economic Action Committee of the Gulf Coast (EAC).

City Manager, Scotty Jones, stated a survey was taken and this is a request to transfer property that is leased by the EAC, to the EAC. This will help in future aid and support through grants and donations. The City will retain rights to use the parking lot during non-business hours, which will be placed in the deed.

Motion made by Council Member Finlay to approve the transfer of ownership of a portion of a 10.06 acre tract of land from the City of Bay City to the Economic Action Committee of the Gulf Coast (EAC). Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Mayor Pro Tem Folse, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

10. Bid ~ Discuss, consider and/or approve awarding the contract for the Area 14 Drainage Improvements Project under GLO Contract No. 24-065-149-F008 to the lowest responsible bidder.

Engineering Tech, Gabriel Lopez, stated the lowest responsible bidder out of 5 bids was JTM Construction at \$1,382,178.50. It was under the engineers' estimate at \$2,000,000.00, leaving some left over for further improvements in Area 14. The City has done business with JTM Construction in the past. He recommended awarding JTM Construction for the Area 14 Drainage Improvement Project.

Motion made by Council Member Westmoreland to approve awarding the contract for the Area 14 Drainage Improvements Project under GLO Contract No. 24-065-149-F008 to JTM Construction. Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Mayor Pro Tem Folse, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

11. Property ~ Discuss and take action to accept offer from Lion's Club to purchase property from the City of Bay City described as Lot 2, Block 121, Bay City Original Townsite, and authorize Mayor to sign all documents in connection with the sale.

City Manager, Scotty Jones, gave a brief overview of the property that the City is selling to the Bay City Lion's Club. The land is described as Lot One (1), Two (2), Ten (10), Eleven (11), and Twelve (12), in Block 121, Bay City Original Townsite, Matagorda County, Texas (1912 Avenue I. CAD #25407), along with the building on the property that is also owned by the City. The Bay City Lion's Club has offered the City of Bay City \$1,000.00 for this land and building.

Motion made by Mayor Pro Tem Folse to approve accepting the \$1,000.00 offered by Bay City Lion's Club for the lots described as Lot One (1), Two (2), Ten (10), Eleven (11), and Twelve (12), in Block 121, Bay City Original Townsite, Matagorda County, Texas (1912 Avenue I. CAD #25407), along with the building on the property that is also owned by the City, and allow the City Manager, City Attorney and Mayor to negotiate the rest. Seconded by Council Member Westmoreland. Voting Yea: Mayor

Nelson, Mayor Pro Tem Folse, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

12. Property ~ Discuss the use of Frahm's Field for youth sports and take any action deemed necessary.

Parks & Recreation Manager, Kelly Penewitt, gave a brief background of Frahm's Field and the youth football organization's use of the field. Bay City Youth Football approached Kelly about using the field for practice and are willing to sign an agreement. They will be required to mow the property. Ms. Penewitt recommended the organization be allowed to use the field until they find another property that better suits their needs.

Motion made by Council Member Reardon to approve Frahm's Field as the home of the Bay City Youth Football League. Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Mayor Pro Tem, Council Member Westmoreland, Council Member Reardon, Council Member Finlay. Motion carried.

13. Agreement ~ Discuss, consider, and/or approve Amendment #2 to the development agreement regarding development standards under Article VI, between the City of Bay City and Crescent Capital Investments LLC (Russell Ranch).

City Manager, Scotty Jones, provided a brief background on the Public Improvement District (PID). She then presented the proposed Amendment #2, changing the masonry requirements, and clarifying the use of gas for heating. Assistant Public Works Director, Krystal Mason, gave a brief status update of Russell Ranch. Developer, Jim Maddox, mentioned there is a builder that will fill and close the remaining 63 homes in the subdivision if the masonry requirements are changed to 25%, the same standard that the competing subdivision, Valor Park, is set at. Jason Limke (3510 Monroe in Russell Ranch), along with Richard Halley (3506 Monroe in Russell Ranch), both spoke about their concerns regarding the masonry requirements and the PID. City Attorney, Anne Marie Odefey recommended she and council speak of the concerns further in closed session. Council Member Blayne Finlay apologized to the homeowners. He stated this issue was not what they were presented with and he wants to do the right thing.

This item was tabled until after Executive Session.

CLOSED / EXECUTIVE SESSION

Council entered into Executive Session at 7:56 PM.

14. Executive Session ~ Executive Session pursuant to Section 551.071(2) of the Texas Government Code (Consultation with Counsel on Legal Matters).

RECONVENE AND ACTION

Council reconvened into Regular Session at 8:58 PM. No action was taken.

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

Mayor Pro Tem, Jim Folse, thanked Scotty Jones and Anne Marie Odefey for their hard work on the

issues presented to council. Mayor Robert K. Nelson, announced the EAC upcoming fundraiser on June 10th at the EAC office from 11 am to 6 PM.

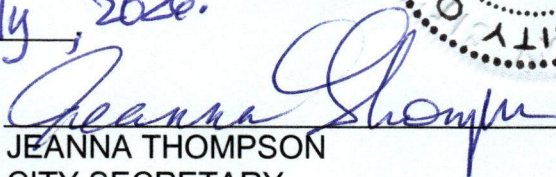
ADJOURNMENT

The meeting was adjourned at 9:00 PM.

PASSED AND APPROVED, this 28 day of July, 2020.



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



JEANNA THOMPSON
CITY SECRETARY

