



## CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, July 28, 2026 at 6:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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### COUNCIL MEMBERS

**Mayor:** Robert K. Nelson

**Mayor Pro Tem:** Blayne Finlay

**Council Members:** Cory McCray, Jim Folse, Bradley Westmoreland, Susan Reardon

#### 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.

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### MINUTES

#### CALL TO ORDER AND CERTIFICATION OF QUORUM

The meeting was called to order by Mayor Robert K. Nelson at 6:16 PM.

#### PRESENT:

Mayor Robert K. Nelson

Council Member Jim Folse

Council Member Bradley Westmoreland

Council Member Susan Reardon

Council Member Cory McCray

#### ABSENT:

Mayor Pro Tem Blayne Finlay

#### INVOCATION & PLEDGE

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

*Mayor Robert K. Nelson*

#### 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.

*Mayor Robert K. Nelson*

#### APPROVAL OF AGENDA

Motion made by Council Member Folse to approve the Agenda. Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

#### PUBLIC COMMENTS

A public comment was made by Harry Brooks, asking Council to think about Juneteenth and a way to include everyone in a city wide celebration, or if they don't put the celebration together, then to point him in the right direction. He made a suggestion to turn City Field into a community garden to provide free produce to the community as a way to give back.

## **AWARDS AND PROCLAMATIONS**

### **1. Presentation ~ Employee promotions for the 3rd Quarter of FY26.**

Human Resources Director, Rhonda Clegg, presented 3rd Quarter promotions for Fiscal Year 2026. Ashley Rubio was promoted from Police Officer to Corporal, Dillan Wakefield was promoted from Corporal to Sergeant, Braeden Fojtik was promoted from Police Officer to Corporal, and Chloe Taitano was promoted from Police Officer to Corporal.

## **ACKNOWLEDGEMENT FROM CITY MANAGER**

City Manager, Scotty Jones, gave a shout-out to the Facilities Maintenance crew, Marlin and Wes, for helping IT in their strategic plan efforts and IT for their work in making things look nice and for their quick work. She then gave a shout-out to the Street & Bridge crew for their preventive maintenance in the hot weather on Nichols Road where issues were getting worse. Mrs. Jones gave another shout-out from Public Works to City Council for authorizing the purchase of a new 14 cubic yard dump truck and showed a photo of the very first load. She then presented photos and thanked and congratulated the Police Department for hosting the third annual Junior Police Academy with 23 cadets in attendance. Mrs. Jones acknowledged and thanked the officers for their involvement in the program. Mayor Nelson spoke about how one cadet shared his experience and enjoyment of the program. She congratulated Tina Israel, Main Street Manager, for completing year two of Travel and Tourism College at College Station, Texas. She is currently working toward earning her Certified Tourism Executive (CTE) Certification. Parks & Recreation hosted their first TPWD Hunter Education course at the USO. Mrs. Jones spoke of upcoming events throughout the City, then asked Mrs. Clegg to help her with a special recognition. Mrs. Clegg recognized Susie Corpus, Amanda Yracheta, Sharmane Brown, Ashley Girlighouse, Joan Perez, Detective Cagle, and Kaci Womack. Last month, Finance Manager, Jennifer Davis faced a medical emergency. Due to the quick response of these employees, Jennifer is okay. Rhonda acknowledged that the City is extremely grateful and appreciative for their quick response and efforts in helping Jennifer in her time of need.

## **ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS**

Council Member Jim Folse, spoke briefly about the groundbreaking on the Aquatic Center and how the CDC, the City, several City employees, and the County worked hard to make it happen. Hopefully, next June it will open. Mayor Nelson commented on Mr. Brook's public comment, how it was a perfect example of how things should be done. Mr. Brooks had a concern and a solution, not a complaint. He thanked Mr. Brooks for his comment. Council Member Westmoreland acknowledged and thanked Code Enforcement and the Planning Commission for addressing so many issues around the City, getting cleaned up and taken care of. It's another example of the great work being done to beautify our City.

## **CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL**

### **2. Special Called Meeting minutes of June 9, 2026.**

3. Council Workshop meeting minutes of June 23, 2026.
4. Regular Council Meeting minutes of June 23, 2026.
5. Accounts Payables, Direct Payables, and Utility Refunds for April, May and June 2026.
6. Engagement letter with Harrison, Waldrop, and Uherik, L.L.P.
7. Memorandum of Understanding between Matagorda County Drainage District #1 and the City of Bay City for regulation of stormwater drainage plans for new and existing property development within the city limits of Bay City and its extra-territorial jurisdiction.
8. Ratification of the First Amendment to the Temporary Construction Easement Agreement with International Bank of Commerce for the Avenue I and 6th Street Off-System Bridge Replacement Project.
9. Amendment No. 1 to Task Authorization No. 1 with Freese and Nichols, Inc. for the DR-4485-0221 Stormwater Management Plan project to extend the anticipated completion date from June 30, 2026 to November 30, 2026, and authorize the Mayor to execute the amendment.

Council Member Jim Folse commended Public Works on their hard work on item number 7.

Motion made by Council Member Folse to approve all Consent Agenda items. Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

## **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL**

10. **Appointment ~ Consider, and/or approve the appointment of Associate Municipal Court Judge Jeanna Thompson.**

City Manager, Scotty Jones commented that there were several members on the review committee for this position and they had some good candidates. Jeanna Thompson was a very qualified candidate, and they were more than happy to choose her for the position of Municipal Court Associate Judge. Mrs. Jones, as City Manager, made the recommendation for Council to approve Ms. Thompson for the position. After approval, Judge Susan Thompson swore in Jeanna Thompson as Associate Judge.

Motion made by Council Member Reardon to approve Jeanna Thompson to assume the position as the Associate Judge. Seconded by Council Member Folse. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

11. **Resolution ~ Discuss, consider, and/or approve a resolution authorizing the Bay City Regional Airport to request financial assistance from TxDOT Aviation and to act as agent for the design and construction of the Jet-A Fuel Farm expansion project.**

James Mason, Airport Manager, explained the Airport's need for financial assistance from TxDOT. Mr. Mason talked about the current fuel farm that was designed in 2006 with a TxDOT grant. It was only

designed to be a 20-year tank. With the expansion of the airport and with the new helicopter company and several private jets that utilize the airport, they need to stage more fuel, so it's the ideal time to upgrade the tank. This will be funded through IJA project. The entire project will cost \$303,000 with a total 5% match of \$15,000. All documentation will be done in house and will be submitted for reimbursement. The upgrade will bring the tank from 12,000 gallons to 20,000 gallons.

Motion made by Council Member Westmoreland to approve a Resolution authorizing the Bay City Regional Airport to request financial assistance from TxDOT Aviation and to act as agent for the design and construction of the Jet-A Fuel Farm expansion project. Seconded by Council Member McCray. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**12. Resolution ~ Discuss, consider, and/or approve a resolution awarding of engineering/architectural/surveying services to complete the Jet-A Fuel Farm Expansion Project.**

James Mason, Airport Manager, commented that he received statements of qualifications from 4 different companies. It is Mr. Mason and the review board's recommendation that the most qualified bidder, Civil PE's be awarded the engineering/ architectural/ surveying services contract.

Motion made by Council Member Westmoreland to approve a Resolution awarding Civil PE's the engineering/ architectural/ surveying services contract to complete the Jet-A Fuel Farm Expansion Project. Seconded by Council Member Reardon. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**13. Resolution ~ Discuss, consider, and/or adopt a resolution authorizing the submission of an application and approval of signatory designees to the Texas Water Development Board for the Water Supply and Infrastructure Grant Program in an amount not to exceed \$21,000,000 for eligible water distribution system improvements.**

Engineering Tech, Gabriel Lopez, stated the Texas Water Development Board (TWDB) application submission is due July 30th. It is for Moore Addition water system improvements and is 100% federally funded with no match, totaling around \$2,225,000.00 funding request.

Motion made by Council Member Folse to approve a resolution authorizing the submission of an application of signatory designees to the Texas Water Development Board for the Water Supply and Infrastructure Grant Program in an amount not to exceed \$21,000,000 for eligible water distribution system improvements. Seconded by Council Member Reardon. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**14. Report – Receive a report from GFL Environmental on the sanitation operations in the City of Bay City and discuss, consider, and/or approve the GFL Environmental CPI rate increase request pursuant to the Solid Waste Contract with GFL Environmental.**

Assistant Public Works Director, Krystal Mason introduced the GFL Team. Xavier of GFL introduced the new Operations Manager for Bay City, then presented the annual report. The report numbers

reflected July 1, 2025, through July 1, 2026. Council Member Westmoreland thanked Xavier and the GFL team for their efforts. He noticed calls and complaints had gone down, and the feedback has been positive. Mrs. Mason stated GFL is asking for a CPI increase of 3.81%. For the City, that is a budget impact increase of \$111,000.00 for Fiscal year 2027.

Motion made by Council Member McCray to approve the GFL Environmental CPI rate increase pursuant to the Solid Waste Contract with GFL Environmental. Seconded by Council Member Reardon. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

- 15. Ordinance ~ Discuss, consider and/or approve an ordinance of the City of Bay City amending Chapter 26, Article II ("Mobile Food Courts and Mobile Food Establishments") of the Code of Ordinances, to make necessary deletions, revisions, and additions to comply with House Bill 2844 (89<sup>th</sup> Texas Legislature); providing for a cumulative & conflicts clause; providing a severability clause; providing a savings clause; and providing an effective date.**

Assistant Public Works Director, Krystal Mason, reviewed the amendments to the Mobile Food Courts and Mobile Food Establishments chapter of the City of Bay City Code of Ordinances. Due to the Texas Legislative update, set into effect July 1, 2026, the City can no longer permit them, but they can regulate where they are located and how they operate. A correction in Secs. 26-40 "Mobile Food Court Site Requirements" was suggested by Council Member Westmoreland. In section 26-40, sub-section (o), after "within 48 hours after all operations", it appears a word may be missing.

Motion made by Council Member Reardon to approve an Ordinance of the City of Bay City amending Chapter 26, Article II ("Mobile Food Court and Mobile Food Establishments") of the Code of Ordinances, to make necessary deletions, revisions, and additions to comply with House Bill 2844 (89<sup>th</sup> Texas Legislature); providing for a cumulative & conflicts clause; providing a severability clause; providing a savings clause; and providing an effective date, with the correction made to Secs. 26-40, sub-section (o). Seconded by Council Member McCray. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. A poll was taken. Motion carried.

- 16. Easement ~ Discuss, consider and/or approve a drainage easement agreement between the City of Bay City and SOLAREIT2-A-LLC, for a 20-foot wide drainage easement out of that certain lot, piece or parcel of land located at Bay City Industrial Park – AB 9, Block 3, Lot 3-9 (New Survey), Acres 7.893.**

Assistant Director, Krystal Mason, discussed the drainage easement agreement between the City of Bay City and SOLAREIT2-A-LLC, for a 20-foot wide drainage easement at the drainage corridor along South Industrial Park Drive, providing the City with a legal right to access the property as needed for City use.

Motion made by Council Member Folse to approve a drainage easement agreement between the City of Bay City and SOLAREIT2-A-LLC, for a 20-foot wide drainage easement out of that certain lot, piece or parcel of land located at Bay City Industrial Park - AB 9, Block 3, Lot 3-9 (New Survey), Acres 7.893. Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**17. Finance ~ Discuss, Consider, and/or Approve the City's Quarterly Financial and Investment Report for the Quarter Ending June 30, 2026.**

Finance Manager, Jennifer Davis, reviewed the City's Quarterly Financial and Investment Report for the Quarter Ending June 30, 2026.

Motion made by Council Member Westmoreland to approve the City's Quarterly Financial and Investment Report for the Quarter Ending June 30, 2026. Seconded by Council Member McCray. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**18. Agreement ~ Consider and take action to approve AIA Document A13-2019 Exhibit A, Guaranteed Maximum Price (GMP) Amendment, with Weaver & Jacobs Constructors, Inc.; establishing the Guaranteed Maximum Price for construction of the City of Bay City Public Safety Center and authorizing the Mayor to execute the Amendment.**

City Manager, Scotty Jones, reviewed the cost savings. The Public Safety task force came together to find ways to cut costs without sacrificing quality. They were able to find \$864,000 in savings, bringing the Guaranteed Maximum Price (GMP) down to \$16,910,709.00. Mayor Nelson thanked Weaver & Jacobs for helping so much in bringing the cost down and being so patient through the process. Council Member Westmoreland thanked the Task Force and Weaver & Jacobs as well.

Motion made by Council Member Reardon to approve AIA Document A13-2019 Exhibit A, Guaranteed Maximum Price (GMP) Amendment, with Weaver & Jacobs Constructors, Inc.; establishing the Guaranteed Maximum Price (GMP) for construction of the Bay City Public Safety Center and authorizing the Mayor to execute the Amendment. Seconded by Council Member Westmoreland. Voting Yea: Mayor Nelson, Council Member Folse, Council Member Westmoreland, Council Member Reardon, Council Member McCray. Motion carried.

**CLOSED / EXECUTIVE SESSION**

Council went into Executive Session at 7:48 P.M.

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

**20. Executive Session ~ Executive Session ~ Executive Session pursuant to Texas Government Code Section 551.072 (Deliberation regarding Real Property).**

**RECONVENE AND ACTION**

Council reconvened at 8:28 P.M. No action was taken.

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

Council Member McCray announced a back-to-school event happening on Wednesday, July 29th at 8 A.M. at Bay City High School, and encouraged the community to come out.

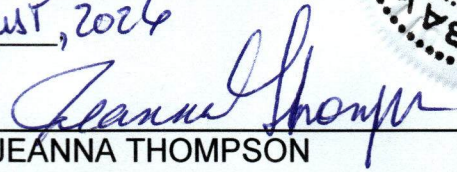
## ADJOURNMENT

The meeting adjourned at 8:29 P.M.

PASSED AND APPROVED, this <sup>12</sup>11 day of August, 2024



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



JEANNA THOMPSON  
CITY SECRETARY

