



BAY CITY

MINUTES • JANUARY 12, 2017

Council Chambers

Special Meeting

6:00 PM

**1901 5TH STREET
BAY CITY, TX 77414**

1. CALL TO ORDER & CERTIFICATION OF QUORUM

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

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

1. Budget

DISCUSS RESIDENTIAL DEVELOPMENT PROPOSAL BY VENTANA GROUP WHICH CONSIDERS IMPLEMENTATION OF TAX INCREMENT REINVESTMENT ZONE AND OTHER FINANCIAL INCENTIVES.

Mayor Mark A. Bricker

Mr. Bruce Grover informed Mayor and Council of the agreement he had with Mr. John Peden. Mr. Grover explained that there were two (2) parcels of land, one an 8 acre tract and a 10.5 acre tract. The property is set to close this month. Mr. Grover stated that they are proposing a 20 year plan for the TIRZ.

The Mayor asked Mr. Grover why had he not done a TIRZ before, since he had done things with a MUD. Mr. Grover stated that it was due to value. He added that a TIRZ was a lot less paperwork, and not much in the way of administrative fees. Mrs. Dunham pointed out that the difference was where the revenue came from.

Councilman Cornman asked if Mr. Grover would be going to the County and the hospital. Mr. Grover stated that it started with the City, and then it would go to the others. Councilman Cornman asked if the others did not buy into it, would it kill the deal, and Mr. Grover stated yes. Councilman Cornman told Mr. Grover stated that he admired him for doing this, being a local guy, but added that his concern with the TIRZ was the accounting of it. Councilman Cornman asked who would maintain the park, and Mr. Grover stated that there would be an HOA. Councilman Cornman asked if the homes would be spec homes or demand. Mr. Grover stated it would be more of spec homes.

The Mayor expressed his concern with the amount of lots being \$40,000 each and the amount traffic on Marguerite. Councilman Cornman asked how many lots would the subdivision have, and Mr. Grover stated 68. Councilman Cornman asked how long would it take to build out, and Mr. Grover stated 7 years. Councilwoman Estlinbaum asked when would the construction begin, and Mr. Grover stated late spring.

The Mayor asked if the proposal contemplated the City's tax rate being flat, and Mr. Grover stated yes.

It was the consensus of Council to move forward. Mr. Kackley stated that he would look into the timeline factor for providing notice of a TIRZ, and when would be the earliest to place it on the next agenda.

3. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

No comments.

4. ADJOURNMENT

AGENDA NOTICES:

Action by Council Authorized:

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

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be Agenda City Council August 8, 2013 in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

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

This is to certify that the above notice of a Special Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Friday, January 6, 2017, before 6:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Rhonda Clegg
City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 01/12/17 06:00 PM
Department: City Secretary
Category: Budget
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 2506

DISCUSSION ITEM (ID # 2506)

**DISCUSS RESIDENTIAL DEVELOPMENT PROPOSAL BY
VENTANA GROUP WHICH CONSIDERS IMPLEMENTATION
OF TAX INCREMENT REINVESTMENT ZONE AND OTHER
FINANCIAL INCENTIVES.**