



CITY COUNCIL SPECIAL CALLED MEETING CITY OF BAY CITY

Tuesday, September 15, 2026 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

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.

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."

Councilwoman Susan Reardon

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.

Councilwoman Susan Reardon

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.

ACKNOWLEDGEMENT FROM CITY MANAGER

ITEMS / COMMENTS FROM THE MAYOR & COUNCIL MEMBERS

CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

1. **Special Called Council Meeting minutes of June 18, 2026.**
2. **Special Called Council Meeting minutes of August 18, 2026.**
3. **Council Workshop Meeting minutes of August 25, 2026.**
4. **Regular Council Meeting minutes of August 25, 2026.**

PUBLIC HEARINGS

5. **Budget ~ Receive public comment on the Bay City Community Development Corporation proposed Operating Budget for Fiscal Year 2027. Scotty Jones, City Manager**
6. **Budget ~ Receive public comment on the City of Bay City's Proposed Capital Improvement Program for Fiscal Year 2027. Scotty Jones, City Manager**
7. **Budget ~ Receive public comment on the City of Bay City's Proposed Budget for Fiscal Year 2027. Scotty Jones, City Manager**
8. **Budget ~ Receive public comment on the City of Bay City's proposed Property (Ad Valorem) Tax Rate for Fiscal Year 2027. Scotty Jones, City Manager**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

9. **Budget ~ Discuss, consider, and/or approve postponing the final Budget vote for Fiscal Year 2027 until September 22, 2026. Scotty Jones, City Manager**
10. **Ordinance – Discuss, consider, and/or approve an Ordinance of the City Council of the City of Bay City, Texas amending Chapter 98 “Subdivisions” of the Code of Ordinance by adopting Article V “Light and General Commercial Developments,” and Article VI “General Industrial Developments” to provide for the regulation of commercial and industrial growth within Bay City; repealing all related ordinances or parts of ordinances in conflict therewith; providing for the severability clause; providing for publication and providing an effective date. Herb Blomquist, Public Works Director**
11. **Ordinance – Discuss, consider, and/or approve an Ordinance of the City Council of the City of Bay City, Texas amending Chapter 114 “Utilities” of the Code of Ordinance by adopting Section 114-74 “Industrial Facilities” to provide for the regulation of cooling system requirements and Section 114-155 “Prohibited Discharges” by adding regulatory requirements for Industrial Facility Discharges; repealing all related ordinances or parts of ordinances in conflict therewith; providing for the severability clause; providing for publication and providing an effective date. Herb Blomquist, Public Works Director**

CLOSED / EXECUTIVE SESSION

12. **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.

Taxpayer Impact Statement on Median-Value Homestead Property

	2025	2026	Change
Total Tax Rate (per \$100 of value)	\$0.55772	\$0.56193	Increase of 0.00421 per \$100, or 0.75%
Average Homestead taxable value	\$181,023	\$191,638	Increase of 5.86%
Tax on average	\$1,009.60	\$1,076.87	Increase \$67.27, or 6.66%
Total tax levy on all properties	\$7,164,171	\$7,782,572	Increase of \$618,401, or 8.63%

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 **September 8, 2026 before 5:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.