



BAY CITY

REVISED MINUTES • DECEMBER 7, 2015

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	
Julie Estlinbaum	Mayor Pro-Tem	Present	
William Cornman	Councilman	Present	
Chrystal Folse	Councilwoman	Present	
Steven Johnson	Councilman	Present	
Carolyn Thames	Councilwoman	Present	

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

1. Report

DISCUSS FORM-BASED CODES AND DIRECT STAFF AS NECESSARY.

Tera Salmieri, PlanActive Studio

Tera Salmieri, PlanActive Studio, addressed the Mayor and Council in regards to Form-Based Codes. She stated that the Form Based Codes are a new transition that cities are moving to. It helps to create historic character. The Form-Based Codes help to foster predictable build results with building types that fit in the downtown areas. Councilman Bill Cornman stated that as long as those building new developments in the city knew about the restrictions we would be in good shape. However, for existing buildings it will be more. Ms. Salmieri advised that improvements can be done for certain percentages of the buildings with different options to be presented. She also stated that there would be a checklist for regulating the plan. An activity in which the Mayor and Council, along with the citizens in attendance, separated into groups and drew out where they thought the boundaries should be. Ms. Salmieri stated that both boundaries were similar and that she would use the largest one to create character typologies to see what would work. She advised that the Form-Based Codes address vision, illustrations, simplicity, and flexibility and that the policies the city already has in place has served as the framework for these codes. The first draft of this would be completed in late February to mid-March with the final draft in March. Modifications can then be made as they are needed. This is a four to six month project schedule. Step 1 of understanding the content is in December 2015. Step 2 of creating the code is December 2015 to February 2016. Step 3 is refinement and administering the code from February 2016 to March 2016. Step 4 is the adoption of the code from March 2016 to April 2016.

3. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

Councilwoman Carolyn Thames and Councilman Steven Johnson advised they wouldn't be at the meeting on Tuesday, December 8, 2015. Councilwoman Chrystal Folse stated that she would try to be there.

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 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 Workshop Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Thursday, December 03, 2015 before 10:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Lillie Norris
Deputy City Secretary