



BAY CITY

REVISED MINUTES • APRIL 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
Chrystal Folse	Councilwoman	Present	
Steven Johnson	Councilman	Absent	
Mark Bricker	Mayor	Present	
Carolyn Thames	Mayor Pro-Tem	Present	
Julie Estlinbaum	Councilwoman	Present	
William Cornman	Councilman	Present	

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

1. Report

DISCUSS NORTH DOWNTOWN PLAN, DIRECT STAFF AS NECESSARY AND TAKE ANY ACTIONS AS NECESSARY.

Mayor Mark A. Bricker

Mayor Bricker began the meeting by reviewing the items discussed at a previous North Downtown Plan Committee Meeting. He reminded everyone that the plan had been approved last year. The Mayor yielded to Ms. Tara Salmieri an independent contractor.

Ms. Salmieri explained that she would present a presentation, but would begin by discussing her background and qualifications. Ms. Salmieri reviewed the evolution of form-based codes from traditional zoning and the adoption process of form-based codes for Bay City. When discussing form-based codes she stated that it kept with the community's values and aspirations, and that you scaled everything to the community.

Council had a number questions and comments regarding the presentation and form-based codes. Councilman Cornman asked if Ms. Salmieri was referring to codes for the North Downtown Plan and a little further out, and Ms. Salmieri stated yes. Councilman Cornman asked how much would it cost, and Ms. Salmieri stated \$38,000. Councilman Cornman asked what kind of support she would need from the community. Ms. Salmieri stated that she would need attendance from the community and to continue confirming what the community wanted. Councilman Cornman asked how Ms. Salmieri would market this. Ms. Salmieri stated that some of it would come from having public meetings and engaging the community, but there would have to be something done by the CDC. Councilman Cornman asked how long would the proposal take, and Ms. Salmieri stated that her portion took about 4 - 6 months. Councilman Cornman stated that he would like to see an outline of how the City would move forward, and the frame work of the plan to market it.

Councilwoman Estlinbaum stated that the City would have to invest first, before

investors would want to invest. Ms. Salmieri agreed.

Councilman Cornman asked the thoughts of Erwin Ward of Ward Real Estate. Mr. Ward stated that he was inherently against zoning. He added that he was concerned with the community, because we have so many plans that have collected dust. Councilman Cornman asked the thoughts of DC Dunham. Mrs. Dunham stated that they had mixed objectives and the plans of two different plans. She added that she was very intrigued by the concept of the form-based codes, but that they had some different priorities.

The Mayor explained the proposal and how it was broken down. Mayor Pro Tem Thames asked if there were any other proposals other than the one presented. The Mayor stated that the City would need to have a TIRZ that would be included later as well.

Councilwoman Folse stated that her biggest concern was that if the City committed to something, then they needed to move forward. She continued by stating that the City spends so much money on plans and we get to step four and we do not move forward.

Councilwoman Estlinbaum stated that she would like to see the City do three things to invest in this, if the City adopts/selects the plan. She stated the move of the Recycle Center, make the creek walkable, in addition to some other things.

Councilwoman Folse wanted to stress the need to have a plan so that they could move forward.

3. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

Mayor and Council thanked Ms. Tara Salmieri and Ms. June Farrell for the presentation and for attending the meeting.

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 Workshop Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Thursday, April 2, 2015, before 6:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Lillie Norris
Deputy City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 04/07/15 06:00 PM
Department: City Secretary
Category: Report
Prepared By: Lillie Norris
Initiator: Lillie Norris
Sponsors:
DOC ID: 1844

DISCUSSION ITEM (ID # 1844)

**DISCUSS NORTH DOWNTOWN PLAN, DIRECT STAFF AS
NECESSARY AND TAKE ANY ACTIONS AS NECESSARY.**