



# CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, December 21, 2021 at 6:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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## COUNCIL MEMBERS

**Mayor:** Robert K Nelson

**Mayor Pro Tem:** Jason W. Childers

**Council Members:** Becca Sitz, Bradley Westmoreland, Floyce Brown, Jim Folse

*Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.*

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## AGENDA

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**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

### INVOCATION & PLEDGE

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

*Councilwoman Floyce Brown*

### CERTIFICATION OF QUORUM

### MISSION STATEMENT

The City of Bay City is a community that fosters future economic growth, strives to deliver superior municipal services, invests in quality of life initiatives and is the gateway to the great outdoors. We encourage access to our unique historical and eco-cultural resources while maintaining our small-town Texas charm.

*Councilwoman Floyce Brown*

### 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 places the item on an agenda for a subsequent meeting.

### **APPROVAL OF MINUTES**

1. **City Council Regular Meeting minutes of December 21, 2021**

### **PUBLIC HEARINGS**

2. **Public Hearing of the City Council of the City of Bay City to consider amending the project and financing plan of Tax Increment Reinvestment Zone Number Two (TIRZ #2), City of Bay City, Texas.**

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

3. **Ordinance ~ Discuss, consider, and/or approve an Ordinance amending the Project and Finance Plan of Tax Increment Reinvestment Zone Number Two (TIRZ #2), City of Bay City, Texas.**
4. **Agreement ~ Discuss, consider and/or approve the TIRZ #2 Reimbursement Agreement with Bold Fox.**
5. **Resolution ~ discuss, consider, and/or approve a Resolution creating the Public Improvement District.** Jessica Russell, BCCDC Director
6. **Ordinance ~ Discuss, consider, and/or approve an Ordinance amending the City of Bay City Personnel Guidelines.** Shawna Burkhardt, City Manager
7. **Settlement ~ Consider approval of the Texas Opioid Settlement Case by adoption of the following: Settlement Participation Form for Janssen (JNJ), the Settlement Participation Form for Distributors, and Settlement Allocation Term Sheet.** Anne Marie Odefey, City Attorney
8. **Contracts ~ Discuss, consider, and/or approve the Civil Engineering and Surveying Services of the Hamman Road Drainage Project Phase 1B & 2 Engineering Services .** Barry Calhoun, Public Works Director
9. **Resolution ~ Discuss, consider, and/or approve an Administration/Management Service Provider to complete application and project implementation for the CDBG-CV (CRP) funding administered by the Texas Department of Housing and Community regarding a public facility currently in use by Economic Action Committee.** Alyssa Dibbern, City Engineer Tech
10. **Resolution ~ Discuss, consider, and/or approve an Engineering/Architecture Service Provider for the CDBG-CV (CRP) administered by the Texas Department of Housing and Community Affairs regarding a public facility currently in use by Economic Action Committee.** Alyssa Dibbern, City Engineer Tech

11. **Contract ~ Discuss consider, and/or approve the change order as requested by Ramstone Construction for the Economic Action Committee's building repairs.** Scotty Jones, Finance Director
12. **Agreement ~ Discuss, consider, and/or approve the mutual termination of the Chapter 380 Economic Development Agreement with Sal Holdings, LLC.** Shawna Burkhart, City Manager
13. **Policy ~ Discuss, consider, and/or approve Procurement Policies and Procedures as outlined in the Code of Federal Regulations.** Scotty Jones, Finance Director
14. **Grant ~ Discuss, consider, and/or approve the proposed projects to be funded by the American Rescue Plan Act (ARP) Program.** Scotty Jones, Finance Director
15. **Policy ~ Discussion regarding vehicle procurement and policies.** Scotty Jones, Finance Director
16. **Discussion ~ Discussion regarding City Ordinance related to residential sewer line repairs in City right-of-way.**
17. **Discuss, consider, and/or approve the appointment of Hillary Reynolds as Residential Commissioner to the Public Housing Authority.** Shawna Burkhart, City Manager

#### **CLOSED / EXECUTIVE SESSION**

18. **Pursuant to Texas Government Code 551.071(1) to consult with its attorney on attorney client matters.**
19. **Executive Session pursuant to Texas Government Code Section 551.087 (Deliberation regarding Economic Development).**

#### **OPEN SESSION**

Discuss, consider and/or take action on item(s) listed in Executive/Closed Session, (if any).

#### **ITEMS / COMMENTS FROM MAYOR AND COUNCIL MEMBERS**

#### **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.

### **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 **Friday, December 17, 2021 before 6:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.