



BAY CITY

MINUTES • NOVEMBER 16, 2017

Council Chambers

Regular Meeting

7:00 PM

1901 5TH STREET
BAY CITY, TX 77414

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE - MAYOR PRO TEM BILL CORNMAN

Texas State Flag Pledge:

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

Attendee Name	Title	Status	Arrived
Becca Sitz	Councilwoman	Present	
Jason Childers	Councilman	Present	
Mark A. Bricker	Mayor	Excused	
Chrystal Folse	Councilwoman	Excused	
William Cornman	Mayor Pro-Tem	Present	
Julie Estlinbaum	Councilwoman	Present	

3. CERTIFICATION OF QUORUM

Mayor Pro Tem Bill Cornman certified that a quorum was present.

4. APPROVAL OF AGENDA

The agenda was approved unanimously as changed by motion. Mayor Pro Tem Cornman requested that agenda item 7.7 be moved under 7.3. Councilwoman Julie Estlinbaum made the motion and Councilman Jason Childers seconded.

5. 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.

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.

None

6. CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the City Council. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

None

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

1. Presentation

~ RECOGNITION OF RETIRING BAY CITY HISTORIC COMMISSION CHAIRPERSON, JUDITH ALLEN.

Mayor Mark A. Bricker

Historic Commission, outgoing chairwoman, Judith Allen, was recognized by Council for her many years of dedicated service to the City. Mrs. Allen thanked the Council for their support. New chairwoman, Kaye Orr was introduced to the Council.

2. Resolution

~ DISCUSS, CONSIDER AND/OR APPROVE THE RESOLUTION OF THE CITY OF BAY CITY, TEXAS AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION (BCCDC) TO ENTER INTO A PERFORMANCE AGREEMENT PROVIDING FOR AN ECONOMIC INCENTIVE FROM THE BCCDC TO MCCOY CORPORATION IN CONSIDERATION OF THE COMPANY PERFORMING THE OBLIGATIONS UPON IT AS SPECIFIED IN A PERFORMANCE AGREEMENT. (SECOND READING)

Mayor Mark A. Bricker

The second reading of the performance incentive agreement with the McCoy Corporation was formally read. Mayor Pro Tem Cornman outlined the incentives. The agreement was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

RESOLUTION

Enacted and approved this 16th day of November, 2017, at Bay City

3. Appointment

~ DISCUSS, CONSIDER, AND/OR APPROVE A RESOLUTION AUTHORIZING THE CITY OF BAY CITY TO CAST ITS OFFICIAL BALLOT FOR THE BOARD OF DIRECTORS FOR THE MATAGORDA COUNTY APPRAISAL DISTRICT.

Mayor Mark A. Bricker

Council members continue to vote for Joe Enoch as the City's representative on the Matagorda County Appraisal District. The motion was unanimously approved. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

Enacted and approved this 16th day of November, 2017, at Bay City

4. Agreement

~ DISCUSS, CONSIDER AND/OR APPROVE THE INDEPENDENT CONTRACTOR AGREEMENT WITH DEBRISTECH, LLC.

Public Works Director, Barry Calhoun

Public Works Director, Barry Calhoun reviewed the contract with Council members. The contract was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

Enacted and approved this 16th day of November, 2017, at Bay City

5. Agreement

~ DISCUSS, CONSIDER, AND/OR APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BAY CITY AND THE REGION VIII EDUCATION SERVICE CENTER FOR THE INTERLOCAL PURCHASING SYSTEM (TIPS) PROGRAM.

Barry Calhoun, Director of Public Works & Scotty Jones, Finance Director

Public Works Director, Barry Calhoun reviewed the contract with Council members. This is for emergency type of situations. The agenda item was unanimously approved by motion. The motion was made by Councilwoman Julie Estlinbaum and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

Enacted and approved this 16th day of November, 2017, at Bay City

6. Ordinance

~ DISCUSS, CONSIDER, AND/OR APPROVE AN ORDINANCE REDUCING THE SPEED LIMIT ON TEXAS STATE HIGHWAY 35 BETWEEN BAY CITY AND VAN VLECK.

Barry Calhoun, Director of Public Works

Public Works Director, Barry Calhoun reviewed this agenda item with council members. TxDot approved changing the speed limit to 55 MPH. The agenda item was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

ORDINANCE

Enacted and approved this 16th day of November, 2017, at Bay City

7. Planning / Plat

~DISCUSS, CONSIDER, AND/OR APPROVE THE PARKS MASTER PLAN AS PRESENTED BY HALFF ASSOCIATES, INC. ENGINEERS.

Parks & Recreation Director, Shawn Blackburn

This item was moved to item 7.4 so that out of town speakers would be able to get out of here. The agenda item was introduced to Council by Parks Director, Shawn Blackburn. The plan was unanimously approved by motion. The motion was made by Councilwoman Julie Estlinbaum and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Sitz, Childers, Estlinbaum
EXCUSED:	Folse

Enacted and approved this 16th day of November, 2017, at Bay City

8. EXECUTIVE SESSION

adjourn

1. Presentation

~ DISCUSS, CONSIDER, AND/OR APPROVE THE SALE OF CITY PROPERTY FOR DEVELOPMENT.

Mayor Mark A. Bricker

9. OPEN SESSION

1. Report

~ CITY COUNCIL SHALL RECONVENE IN OPEN SESSION AND MAY DISCUSS, CONSIDER, AND/OR TAKE ACTION ON ANY ITEM LISTED ABOVE THAT WAS CONSIDERED AND DISCUSSED IN EXECUTIVE SESSION (IF NECESSARY).

Mayor Mark A. Bricker

Councilwoman Becca Sitz made a motion that the City survey and work toward a 380 agreement on two properties. One on Mulberry Street and the other on Spruce Street. The motion was unanimously approved. Seconded by Councilwoman Julie Estlinbaum.

Councilwoman Becca Sitz made a motion that the City partner with the Bay City Community Development Corporation to purchase and develop the vacant lot on the corner of 5th street and Ave. F in Bay City. The motion was unanimously approved. Seconded by Councilwoman Julie Estlinbaum.

10. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

Happy Thanksgiving

Next meeting planning:

Councilman Cornman - salary process to be on next agenda, wants to hear report on where we stand on fema process, cost accumulated, what are we asking for

Council Workshop with Ron Cox on Dec.12th, 3:30-5:30

Change meeting on December 7th to 3:30pm, because so much is going on.

11.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 Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Thursday, November 9, 2017 before 7:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, dholubec@cityofbaycity.org for further information.

David Holubec
City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Presentation
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2909

AGENDA ITEM (ID # 2909)

**~ RECOGNITION OF RETIRING BAY CITY HISTORIC
COMMISSION CHAIRPERSON, JUDITH ALLEN.**

COMMENTS - Current Meeting:

Historic Commission, outgoing chairwoman, Judith Allen, was recognized by Council for her many years of dedicated service to the City. Mrs. Allen thanked the Council for their support. New chairwoman, Kaye Orr was introduced to the Council.



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

RESOLUTION (ID # 2905)

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Agreement
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2905

**~ DISCUSS, CONSIDER AND/OR APPROVE THE
RESOLUTION OF THE CITY OF BAY CITY, TEXAS
AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT
CORPORATION (BCCDC) TO ENTER INTO A PERFORMANCE
AGREEMENT PROVIDING FOR AN ECONOMIC INCENTIVE
FROM THE BCCDC TO MCCOY CORPORATION IN
CONSIDERATION OF THE COMPANY PERFORMING THE
OBLIGATIONS UPON IT AS SPECIFIED IN A PERFORMANCE
AGREEMENT. (SECOND READING)**

COMMENTS - Current Meeting:

The second reading of the performance incentive agreement with the McCoy Corporation was formally read. Mayor Pro Tem Cornman outlined the incentives. The agreement was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

**Economic Development Performance Agreement
Between
Bay City Community Development Corporation
And
McCoy Corporation**

Background

The City of Bay City adopted an economic development sales tax and created the Bay City Community Development Corporation (BCCDC) to promote economic development activities as authorized by Chapter 501 and 505 of the Local Government Code. The BCCDC and McCoy Corporation, a Texas Corporation, (Company) wish to enter into this Performance Agreement providing for a economic incentive from the BCCDC to the Company in consideration of the Company performing the obligations imposed upon as specified in this performance agreement.

Performance Agreement

The BCCDC and the Company agree as follows:

1. Definitions. In this Agreement:

Agreement means this Agreement.

Annual Salary means the gross amount of regular or scheduled pay made by the Company to an Employee over any consecutive 12-month period for the work performed by the Employee, including bonuses, but excluding overtime pay and other Employee benefits.

Company means McCoy Corporation, and/or assigns

City means the City of Bay City, Texas.

Employee means a person who is an employee of the Company or any affiliate of the Company.

Premises means the McCoy's Building Supply building, grounds and parking lot located at _____, Bay City, Texas 77414, which is or will be owned by the Company.

BCCDC means the Bay City Community Development Corporation, a non-profit economic development corporation created by the City as authorized by the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Art 5190.6, currently codified as Chapters 501 through 505, Tex. Local Gov't Code.

Year(s) of this Agreement means, unless the context clearly indicates otherwise, three (3) year(s) after the latest date of the two dates signed by the parties below.

2. BCCDC Findings.

By approval of this Agreement, the board of Directors of the BCCDC finds:

- (a) that this is a project that promotes or develops new or expanded business enterprises that create or retain primary jobs as defined by Section 505.155, Tex. Local Gov't Code;
- (b) that this is a project that promotes new or expanded business development as defined by section 505.158, Tex. Local Gov't Code;
- (c) that this Agreement complies with the requirements of Section 501.158, Tex. Local Gov't Code, that any direct incentives provided to a business enterprise requires a written performance agreement that includes:
 - (1) a schedule of additional payroll or jobs to be created or retained;
 - (2) the capital investment to be made; and
 - (3) the terms or repayment upon default.

3. Company Obligations.

- (a) The Company will continuously own, rent, lease, occupy, and or use the Premises for a ten year period beginning on _____, 2017.
- (b) Improvements: By _____, 2018, the Company will spend, or cause the owner of the Premises to spend, at least:
 - (1) \$3,500,000.00 on materials and services in the design and construction of improvements for the Premises, exclusive of land.
- (c) Jobs Created or Retained.
 - (1) The Company will have and maintain at the Premises at least the following number of Employees during the three (3) Year(s) of this Agreement:
 - (A) At minimum, fifteen (15) full time equivalent employee(s) of the Company will be retained for each year of the three (3) Year(s) of this Agreement. It is estimated that the annual payroll for New Permanent Jobs and Contract Jobs will approximate Five Hundred

Thousand Dollars (\$500,000.00).

- (d) Company Reimbursement for Breach of Agreement. A material breach of this agreement will occur if the Company fails to maintain a minimum of fifteen (15) full time equivalent employees for each year of the three (3) years of this Agreement. If the BCCDC terminates this Agreement because of the Company's breach of any provision as permitted by this Agreement, the Company will, within 60 days following termination, reimburse the BCCDC One Hundred Percent of the economic incentives given to it under this Agreement.
- (e) The Company will allow the City access to the Premises during regular business hours to inspect the Premises to verify the Company is complying with the Agreement.

4. BCCDC Economic Incentives

(a) The BCCDC will reimburse to the Company fees paid to the City of Bay City for building permit fees up to a maximum of Ten Thousand Dollars (\$10,000.00). Said reimbursement for building permit fees will be paid within thirty (30) days after the building and work on the Premises is completed, the Certificate of Occupancy has been issued by the City for any and all buildings on the Premises, the Company is in compliance with this Performance Agreement, and if the Company provides documentation to the BCCDC a copy of the Certificate of Occupancy issued by the City for the building on the Premises and sufficient documentation showing the total amount of building permit fees paid to the City.

(b) The BCCDC will reimburse to the Company fees paid to the City of Bay City for water and sewer tap fees up to a maximum of Fifteen Thousand Dollars (\$15,000.00). Said reimbursement for water and sewer tap fees will be paid within thirty (30) days after the building and work on the Premises is completed, the Certificate of Occupancy has been issued for any and all buildings on the Premises, the Company is in compliance with this Performance Agreement, and if the Company provides to the BCCDC a copy of the Certificate of Occupancy issued by the City for the building on the Premises and sufficient documentation showing the total amount of water and sewer tap fees paid to the City.

(c) BCCDC will convey to Company, by General Warranty Deed, the following real property (the "Property"):

BEING a 0.82 acre tract situated in the I & G N RR Company Survey No. 1, Block No. 4, Abstract No. 271, Matagorda County, Texas, being out of and a part of a called 1.24 acre tract conveyed to Texas Dow Employees Credit Union as described in File No. 092487 of the Official Records of Matagorda

County, Texas, said 0.82 acre tract being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod along the northwest line of State Highway No. 35 (width varies) for the south corner of a called .1076 acre tract conveyed to Michael Ha and Ann Ha as described in File No. 095513 of the Official Records of Matagorda County, Texas, and the east corner of the herein described tract;

THENCE, along with a curve to the right having an angle of 1°28'30" with a radius of 1382.39' (chord bearing S 56°51'05"W, a chord distance of 35.59 feet) and a distance of 35.59 feet to a found 5/8 inch iron rod for an angle point of said State Highway No. 35 and the herein described tract;

THENCE, North 29°16'17" West, continuing along the northwest line of said State Highway No. 35 a distance of 0.55 feet to a found 5/8 inch iron rod for a point of curvature of said State Highway No. 35 and the herein described tract;

THENCE, along with a curve to the right having an angle of 3°28'29" with a radius of 1591.52' (chord bearing S 61°39'57" W, a chord distance of 96.50 feet) and a distance of 96.52 feet to a set ½ inch iron rod for the east corner of the residue of the said called 1.24 acre tract and the south corner of the herein described tract;

THENCE, North 29°20'53" West, crossing the said called 1.24 acre tract a distance of 267.59 feet to a set ½ inch iron rod along a southeast line of a 57.84 acre tract conveyed to A. Uher out of various tracts being 4.13 acres described in Volume 120, Page 402, Deed Records of Matagorda County, Texas, 28.68662 acres described in Volume 214, Page 28, Deed Records of Matagorda County, Texas, 40.4 acres described in Volume 116, Page 516, Deed Records of Matagorda County, Texas, for the north corner of the residue of the said called 1.24 acre tract and the west corner of the herein described tract;

THENCE, North 60° 26' 35" East, along a southeast line of the said called 57.84 acre tract a distance of 132.00 feet to a found 5/8 inch iron rod for the west corner of the said called .1076 acre tract and the north corner of the herein described tract;

THENCE, South 29°20'53" East, along the southwest line of said called 1.076 acre tract a distance of 267.97 feet to the POINT OF BEGINNING and containing 0.82 acres of land as described.

The general warranty deed conveying the Property shall contain a deed restriction restricting the use of the Property to prohibit any above-ground structures except a pylon sign and a 1,500 square foot area that may be used for display of new merchandise. In addition, the Purchaser agrees that if the Purchaser does not start the construction on the property that it owns described in Exhibit B within one year of the closing of the purchase of the Property by Purchaser, Purchaser shall pay Seller \$89,298 within thirteen months of the closing of the purchase of the Property with this obligation surviving the closing. Additionally, Purchaser agrees to dedicate the streets or roads on the Property to the public.

- (d) The BCCDC is funding this Agreement exclusively from economic development sales taxes it receives under the provisions of the Development Corporation Act of 1979, as amended (currently codified as Chapters 501 through 505, Tex. Local Gov't Code.) Should any legal impediment arise during the term of this Agreement, including a change in law, that prevents or prohibits the BCCDC from making future incentive payments under this Agreement, either party may terminate this Agreement without further liability to the other.

5. Term.

This Agreement is effective on the latest date of the two dates signed by the parties below.

6. Termination.

- (a) Unless terminated earlier as allowed in this Agreement, this Agreement terminates three (3) years after the latest date of the two dates signed by the parties below.
- (b) This paragraph is required by Chapter 2264, Tex. Gov. Code and governs over any conflicting provisions of this Agreement. The Company will not knowingly employ undocumented workers as that term is defined in Section 2264.001, Tex. Gov. Code. If the Company is convicted of a violation under 8 U.S.C. Section 1324a (f), the conviction is a breach of this Agreement and BCCDC's director will send the Company written notice that the Company has violated this paragraph and that the Agreement terminates 30 days from the date of the notice.
- (c) Either party may terminate this Agreement during its term as provided in this paragraph if the other party fails to comply with its terms. The party alleging the default will give the other party notice of the default in writing. If the party in

default fails to cure the default within 60 days of the date of the notice, the party giving the notice may terminate this Agreement by written notice to the other party, specifying the date of termination.

- (d) No party may be deemed to be in default of this Agreement if performance of this Agreement is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, fire, strike, accident, civil commotion, epidemic, act of government, its agencies or offices, or any other cause beyond the control of the parties during the time, but only for so long as the event of force majeure reasonable prevents performance.

7. Miscellaneous Provisions.

- (a) Remedies Cumulative. The rights and remedies provided in this Agreement or under other laws are cumulative and the exercise of any particular right or remedy does not preclude the exercise of any other right or remedy.
- (b) Law Governing and Venue. The laws of the State of Texas govern this Agreement and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Matagorda County, Texas.
- (c) Notices. Any notice required to be given by one party to another must be given in writing addressed to the party to be notified at the address set forth below:
 - (1) by delivering the notice in person;
 - (2) by depositing the notice in the U. S. Mail, certified or registered, return receipt requested, postage prepaid;
 - (3) by depositing the notice with Federal Express or another nationally recognized courier service for next day delivery; or
 - (4) by sending the notice by telefax with confirming copy sent by mail. Notice deposited in the U.S. Mail is deemed effective on the date of deposit.

Notice given in any other manner is effective when received by the party to be notified. For the purposes of notice, the addresses of the parties to whom notice is to be given, until changed by given notice to the other as provided herein, is as follows:

BCCDC: President
 Bay City Community Development Corporation c/o Executive Director of
 Economic Development 1900 5th Street
 Bay City, Texas 77414 Tel: (979) 245-8081
 Fax:(979) 323-1642

With a copy to: Mayor of Bay City
 City of Bay City
 1901 5th Street
 Bay City, Texas 77414 Tel: (979) 241-2137

McCoy Corporation
 4565 Lakeshore Drive
 Waco, Texas 76710

Tel: _____
 Fax: _____

- (d) Assignment. The Company may not assign this Agreement to any other person or entity unless the BCCDC consents in writing to the assignment.
- (e) City Authority. The City's Mayor or any employee authorized by the Mayor is authorized to act on behalf of the BCCDC in the administration or enforcement of this Agreement.

SIGNED AND APPROVED:

BAY CITY COMMUNITY DEVELOPMENT CORPORATION

By: _____
 D.C. DUNHAM, BCCDC Executive Director

Date: _____

McCoy Corporation
 a Texas Corporation
 and/or assigns

By: _____
 _____, Its _____

Date: _____

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS AUTHORIZING THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION TO ENTER INTO A PERFORMANCE AGREEMENT WHICH PROVIDES ECONOMIC INCENTIVES TO MCCOY CORPORATION FOR THE CONSTRUCTION OF A BUILDING SUPPLY STORE IN BAY CITY, TEXAS.

WHEREAS, the City of Bay City is a home-rule municipality governed by its City Charter, and has a population of less than 20,000 inhabitants; and

WHEREAS, the Bay City Community Development Corporation (BCCDC) is a Type B development corporation established pursuant to Chapter 505, subchapter B, of the Texas Local Government Code, and the City Council of the City of Bay City, Texas is the BCCDC's authorizing unit; and

WHEREAS, in accordance with Section 505.158(b) of the Texas Local Government Code, the BCCDC may not undertake a Project authorized under Section 505.158 that requires an expenditure of more than \$10,000.00 until the City Council of the City of Bay City, Texas adopts a resolution authorizing the Project after giving the resolution at least two separate readings; and

WHEREAS, the BCCDC has identified land and a regionally recognized building supply retailer for the construction of building supply store, and related facilities for a McCoy's Building Supply Store (Project) located near the intersection of Old Van Vleck Road and S.H. 35, Bay City, Texas; and

WHEREAS, the Project meets the requirements of Chapter 501, subchapter C, Authorized Projects, and Chapter 505, subchapter D, Authorized Projects, of the Texas Local Government Code and does not require a public hearing by the BCCDC under Section 505.159(b) of the Texas Government Code; and

WHEREAS, the cost of the Project is approximately \$25,000.00 plus the value of real property valued at \$89,298; and

WHEREAS, the City Council of the City of Bay City, Texas finds the Project will promote new and expanded business enterprises in and near the City of Bay City, Texas; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for good government, peace, order, trade and commerce of the City of Bay City, Texas and necessary for properly carrying out the authority granted by law to the City of Bay City, Texas and the BCCDC; and

WHEREAS, the Board of Directors of the BCCDC finds the Project shall promote new or expanded business development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. In accordance with Section 505.158 (b) of the Texas Local Government Code, the City Council hereby authorizes the Project as described in the recitals above after all prerequisites have been satisfied.

PASSED AND APPROVED ON FIRST READING AT THE CITY OF BAY CITY, TEXAS THIS 26TH DAY OF OCTOBER 2017 AND ON SECOND READING AT THE CITY OF BAY CITY, TEXAS THIS 16TH DAY OF NOVEMBER 2017.

APPROVED AND ADOPTED on this the 16th day of November 2017.

MARK A. BRICKER, MAYOR
CITY OF BAY CITY, TEXAS

ATTEST

DAVID HOLUBEC, CITY SECRETARY
CITY OF BAY CITY, TEXAS

APPROVED AS TO FORM:

M. SHANNON KACKLEY, ASST. CITY ATTORNEY
DENTON NAVARRO ROCHA BERNAL & ZECH, PC



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 2904)

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Appointment
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2904

**~ DISCUSS, CONSIDER, AND/OR APPROVE A RESOLUTION
AUTHORIZING THE CITY OF BAY CITY TO CAST ITS
OFFICIAL BALLOT FOR THE BOARD OF DIRECTORS FOR
THE MATAGORDA COUNTY APPRAISAL DISTRICT.**

COMMENTS - Current Meeting:

Council members continue to vote for Joe Enoch as the City's representative on the Matagorda County Appraisal District. The motion was unanimously approved. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

Matagorda County Appraisal District

2225 Avenue G
Bay City, Texas 77414
979-244-2031

October 30, 2017

Mayor Mark Bricker & City of Bay City Council
Attn: City of Bay City City Secretary
1901 5th Street
Bay City, TX 77414

RE: Official Ballot for voting on the 2018/2019 Matagorda County Appraisal District Board of Directors.

Enclosed is the official ballot to vote on the 2018/2019 Board of Directors for the Matagorda County Appraisal District. This is an agenda item for the governing body and will need a resolution from the governing body attached to the completed ballot. Each ballot has the number of votes to be cast by the voting entity.

The voting entity's ballot and resolution must be received by the Chief Appraiser no later than December 15, 2017. You may email to mcad@co.matagorda.tx.us or you can mail to Vince Maloney, Chief Appraiser, Matagorda County Appraisal District, 2225 Avenue G, Bay City, Texas 77414.

If you have any questions, please do not hesitate to call 979-244-2031.

Sincerely,



Vince Maloney
Chief Appraiser

Attachment: Matagorda Appraisal District (2004 : Appraisal District Ballot)

Official Ballot

Matagorda County Appraisal District Board of Directors Election For Term 2018-2019

Issued To: City of Bay City

Number of Votes: 295

List of Candidates:

John Connor	Votes Received	_____
David Cobb	Votes Received	_____
Joe Enoch	Votes Received	_____
Jay Kennedy	Votes Received	_____
Stephen Zapalac	Votes Received	_____

Date: _____

Mayor Mark Bricker
City of Bay City

S.B. 621. Section 6.03(g) Requires the above action to be taken by resolution, therefore; please attach a copy of the resolution to this ballot and return to: Vince Maloney, Chief Appraiser, Matagorda County Appraisal District, 2225 Avenue G, Bay City, Texas 77414.

Ballots & Resolution should be received by the appraisal district no later than December 15, 2017.

Attachment: Matagorda Appraisal District (2904 : Appraisal District Ballot)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS, AUTHORIZING THE CASTING OF THE CITY'S OFFICIAL BALLOT FOR APPOINTMENT OF MEMBERS TO THE MATAGORDA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE TERM OF JANUARY 1, 2016, THROUGH DECEMBER 31, 2017.

WHEREAS, Pursuant to Chapter 6 of the Texas Property Tax Code, the City of Bay City is authorized to nominate and vote on the appointment of a member or members to the Board of Directors of the Matagorda County Appraisal District; and

WHEREAS, Pursuant to Chapter 6 of the Texas Property Tax Code, the City of Bay City may vote on each candidate for each position to be filed on the Board of Directors; and

WHEREAS, The Chief Appraiser of Matagorda County Appraisal District has delivered written notification to the City of Bay City of its right to cast 295 votes for a candidate or candidates for appointment to the board of directors; and

WHEREAS, The City Council of the City of Bay City has determined it is in the public interest to cast votes for the person(s) as candidate(s) for appointment to the board of directors of the Matagorda County Appraisal District; as reflected in the City's "Official Ballot":

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BAY CITY, TEXAS, THAT:

The "Official Ballot", attached hereto and incorporated by reference herein for all purposes, reflects the votes of the City of Bay City for candidate(s) for appointment to the board of directors of the Matagorda County Appraisal District.

The City Secretary is authorized and directed to submit the "Official Ballot" to the Matagorda County Appraisal District and to take all other reasonably necessary action to fulfill the intent of this Resolution.

PASSED AND APPROVED AT BAY CITY TEXAS THIS 16th DAY OF NOVEMBER, 2017.

Mark A. Bricker, Mayor
City of Bay City

ATTEST:

APPROVED AS TO FORM:

David Holubec, City Secretary

Shannon Kackley, City Attorney

Attachment: APPRAISAL District Ballot (2904 : Appraisal District Ballot)



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 2906)

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Agreement
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2906

~ DISCUSS, CONSIDER AND/OR APPROVE THE INDEPENDENT CONTRACTOR AGREEMENT WITH DEBRISTECH, LLC.

COMMENTS - Current Meeting:

Public Works Director, Barry Calhoun reviewed the contract with Council members. The contract was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (the "Agreement") is made and entered into effective as of the 30th day of September, 2017 (the "Effective Date"), by and between **CITY OF BAY CITY, TEXAS** (the "City") and **DEBRISTECH, LLC**, a Mississippi limited liability company (the "Contractor").

RECITALS

WHEREAS, the City received substantial damage due to Hurricane Harvey and its aftermath; and

WHEREAS, the Mayor of the City declared the City a local disaster; and

WHEREAS, the City desires to preserve property in the City and protect the public health and safety of its residents; and

WHEREAS, the City desires to engage Contractor to perform certain Contractor Services (as hereinafter defined) and Contractor desires to perform such Contractor Services, all on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Duties of Contractor. Effective as of the date of this Agreement, Contractor agrees to supply personnel as specifically requested in writing by the City to perform the services described in Exhibit A attached hereto (collectively, the "Contractor Services").

2. Independent Contractor Relationship. Contractor is an independent contractor and is solely responsible for all taxes, withholdings, and other similar statutory obligations in connection with the personnel supplied and services provided by Contractor pursuant to this Agreement, including, but not limited to, workers' compensation insurance and unemployment insurance. Nothing in this Agreement shall be deemed to create an agency, partnership, or joint venture between the parties, nor shall this Agreement be interpreted or construed as creating or establishing the relationship of employer and employee between the City and Contractor. Neither party hereto has the authority to act on behalf of or to enter into any contract, incur any liability or make any representation on behalf the other party. It is expressly understood that the Contractor is an independent contractor in every respect.

3. No Exclusive Duty. The Contractor shall devote sufficient time, attention, personnel and other resources to perform the Contractor Services, provided, however, the Contractor shall not be required to perform work exclusively for the City and Contractor may have other business interests and may engage in other activities in addition to those relating to the City.

4. Notice to Proceed. During a disaster event, the City will assess the situation and a Notice to proceed will be issued from the Mayor or his successor to the Contractor triggering the activation of this Agreement. For clarification, any requests to proceed or declination of services shall be in writing by the Mayor or his successor.

5. Term. Subject to the provisions of **Paragraphs 6 and 7**, the term of this Agreement shall commence on October 1, 2017 and terminate on September 30, 2018 ("Initial Term"), with an option to extend in one year terms annually for up to three (3) years with an annual recertification and price adjustment. Debris Monitoring Services shall be put out for Competitive Bidding once every five (5) years, at a minimum. In order for the City to exercise its option to extend the term of this Agreement beyond the Initial Term, the City shall provide notice to Contractor of its intent to exercise its option to extend the term of this Agreement by one (1) year no less than thirty (30) days prior to the end of the Initial Term. Thereafter, the City shall exercise this option by providing notice to Contractor no less than thirty (30) days prior to the end of the then current term.

6. Termination.

(a) The City or Contractor may terminate this Agreement without cause and at any time for any reason without any further obligation to the other party by providing the other party with thirty (30) days written notice.

7. Compensation. The City will pay Contractor an hourly rate for the personnel provided by Contractor pursuant to the payment schedule attached to **Exhibit B**. For each hour of services provided by any Contractor personnel in excess of forty (40) hours of work provided to the City per week, the City will pay Contractor at one and one-half times (1.5x) the hourly rate on **Exhibit B**. The parties acknowledge and agree that it is necessary and reasonable for Contractor's personnel to work overtime to perform the Contractor's Services. Contractor agrees to track the number of hours worked per week for the City and to provide invoices for services rendered to the City on a weekly basis. Payment shall be due from the City to the Contractor within fifteen (15) days of the regular meeting of the City Council immediately following receipt of the invoice. Interest shall accrue against any amounts overdue in accordance with the Texas Prompt Payment Act. For any amounts more than sixty (60) days overdue, Contractor shall have the right to suspend its provision of the Contractor Services until such payment is received. In no event shall the amount payable under this Agreement exceed \$250,000 (the "Cap"). If the Contractor performs services such that the amount payable under this Agreement reaches the Cap, this Agreement shall automatically terminate unless the parties agree to amend this Agreement to increase the amount of the Cap.

8. Sub-Contractors.

(a) Contractors may use Subcontractors for this project. Contractor must list Subcontractors proposed for this project and their respective duties.

(b) No Subcontractor may provide services unless the City consents. The Contractor shall be responsible for completing all contract work even if a Subcontractor has assumed responsibility to complete certain work. Also, the Contractor shall be

responsible for the actions and performance of all Subcontractors. Furthermore, the Contractor agrees that any subcontract for this project will include the same mandatory insurance requirements in favor of the City as are specified in the City's contract with the Contractor, unless Contractor provides such coverage for his/her Subcontractors. However, all subcontractors must provide their own Workers' Compensation Insurance per State law. Subcontractor certificates of insurance and endorsements must be collected by the Contractor and made available for the City review upon request.

9. Taxes. Contractor shall be solely responsible for the payment of all taxes and/or assessments imposed on the payments of compensation for the performance of services outlined herein, including, without limitation, any unemployment insurance or tax, self-employment tax, federal, state and foreign income taxes, and any federal social security payment or similar taxes (and Contractor shall provide evidence to the City, upon the City's request, that such have been paid). Notwithstanding, the City may withhold from any amounts payable under this Agreement such federal, state, local or foreign taxes as shall be required to be withheld pursuant to any applicable law or regulation; provided, however, that the City shall provide the Contractor with written substantiation of withholding and remittance of such taxes upon Contractor's request.

10. No Breach. Each party hereby represents and warrants to the other party that: (a) it has all right, power and authority to grant the rights granted herein and to perform all of its obligations hereunder; (b) by entering into this Agreement and performing the obligations herein, it will not breach or violate any agreement, charter, instrument or other document to which it is a party or otherwise bound; and (c) it is currently in compliance and, throughout the term of this Agreement, it shall comply, in all material respects, with all applicable laws, rules and regulations.

11. Non-Disclosure. In connection with the Contractor Services, the City may be exposed to certain information that Contractor considers to be confidential or proprietary, or which is otherwise designated by the Contractor as confidential or secret (collectively, "Confidential Information"). During the term of this Agreement and for three (3) years thereafter, the City: (a) shall use reasonable care to protect all Confidential Information it receives; (b) shall not use Confidential Information for any purpose unrelated to the Contractor Services; and (c) shall not, directly or indirectly, disclose any Confidential Information to any third party except to such of the City's employees, agents and representatives who have a need to know such information for purposes of the Contractor Services and are bound by confidentiality obligations no less restrictive than those imposed on the City under this Agreement. The Contractor shall clearly mark and identify all information given to the City that Contractor deems confidential. Anything required to be public under The Public Information Act shall remain public and the City shall not be held liable for disclosure of such information. City agrees to seek an Attorney General's Opinion on the nature of the information before disclosing. The Contractor may assist the City in describing the reasons the information is confidential in the request for opinion. The City shall be responsible for any unauthorized disclosure or use of Confidential Information by the City's employees, agents and representatives that is not classified public information under The Public Information Act.

The obligations set forth in this **Paragraph 11** shall not apply to such Confidential Information which (i) is or becomes generally available to the public other than as a result of a disclosure by the City; (ii) was available to City on a non-confidential basis prior to its disclosure

by the Contractor or its agents; or (iii) becomes available to City on a non-confidential basis from a source other than the Contractor or its agents.

Notwithstanding the foregoing, if City is requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or similar process) to disclose any Confidential Information, City shall promptly notify the Contractor of such request(s) so that the Contractor may seek an appropriate protective order or waive compliance with the provisions of this Agreement. City agrees to cooperate fully with the Contractor in seeking any protective order. If, in the absence of a protective order or the receipt of a waiver hereunder, City is, nonetheless, in the reasonable opinion of their counsel, compelled to disclose any such Confidential Information or else stand liable for contempt or suffer other censure or penalty, then it may disclose such information pursuant to such request or requirement without liability hereunder.

12. Dispute Resolution.

(a) Should any dispute between the Parties arise under this Agreement (a "Dispute"), written notice of such Dispute shall be delivered from one party to the other and thereafter, the parties, through their appointed representatives or designees (each an "Authorized Representative"), shall first meet and attempt to resolve the Dispute in face-to-face negotiations. This meeting shall occur within thirty (30) days of the date on which a written notice of such Dispute is received from the complaining party.

(b) If no resolution is reached through the informal process set forth in **Section 12(a)** above, at the direction of either party's Authorized Representative, either party may seek any remedy at law or in equity that may be available. Any disputes shall be brought in a state district court in Matagorda County, Texas.

13. Insurance. Contractor shall maintain as a condition precedent to this Agreement approved and satisfactory insurance issued by a company authorized to do business in Texas, as follows:

(a) Commercial General Liability - A policy in the minimum amount of \$2,000,000.00 each occurrence and \$2,000,000.00 aggregate for bodily injury and property damage combined. Such general comprehensive insurance, the premiums for which have been paid by the Contractor, shall cover any claim for damages of whatever nature brought by any person, corporation or business entity against the Contractor, the City, its employees, named insureds, or additional insureds, or any of them arising out of or in any manner connected with the services provided to the City.

(b) Business Automobile Liability. The coverage of this insurance shall apply to owned, non-owned and hired automobiles with limits not less than \$300,000.00 each person and \$500,000.00 each accident for bodily injury and \$100,000.00 each accident for property damage.

(c) Worker's Compensation and Employers Liability Insurance. In accordance with the laws of that State of Texas. Coverage shall be an amount not less than \$1,000,000.00 per employee for each accident or disease.

(d) Additional Insured and Waiver of Subrogation. All insurance policies required by this Agreement, except Workers Compensation, shall name the City as an additional insured and shall contain a waiver of subrogation against the City, its agents and employees. Contractor and Contractor's insurance carrier waive any and all rights whatsoever with regard to subrogation against City as an indirect party to any suit arising out of personal or property damages resulting from Contractor's performance under this agreement.'

(e) Discharge of Claim or Right. No claim or right arising out of a breach of this Agreement can be discharged in whole, or in part, by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing, signed by the aggrieved.

(f) Claims Made Basis. If required coverage is written on a claims-made basis, Contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the Agreement and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning from the time the work under this Agreement is completed.

(g) Condition Precedent. Contractor shall furnish the City as a condition precedent to this Agreement evidence of approved and satisfactory workers' compensation insurance issued by a company authorized to do business in Texas providing workers' compensation insurance to Contractor's employees, unless Contractor is not required by law to have such insurance coverage.

(h) Cancellation of Policy. No cancellation of or changes to the certificates, or the policies, may be made without sixty (60) days prior, written notification to the City.

14. Assignment. This Agreement shall not be assigned, in whole or in part, by Contractor without the prior written consent of the City, which shall not be unreasonably withheld.

15. Solid Waste Disposal Act. During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable provisions of The Solid Waste Disposal Act of 1965, as amended (42 U.S.C.A. § 6901, et seq.).

16. Contract Work Hours and Safety Standards Act. During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable provisions of The Contract Work Hours and Safety Standards Act, as amended (40 United States Code, Chapter 37).

17. Clean Air Act. During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable provisions of the Clean Air Act, as amended (42 U.S.C. § 7401, et seq.).

18. Federal Water Pollution Control Act (Clean Water Act). During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable provisions of the Federal Water Pollution Control Act (Clean Water Act), as amended (33 U.S.C. § 1251 et seq.).

19. Energy Policy and Conservation Act. During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable federal, state and local laws pertaining to energy efficiency, including but not limited to, the Energy Policy and Conservation Act, as amended (42 U.S.C.A. § 6201 et seq.).

20. Byrd Anti-Lobbying Amendment. During the term of this Agreement and any extensions thereof, the Contractor shall at all times comply with all applicable provisions of the Byrd Anti-Lobbying Amendment (42 U.S.C. § 1352, et seq.).

21. Non-Discrimination and Opportunity. The Contractor will not discriminate against any person, employee or applicant for work or employment because of race, color, religion, sex, sexual orientation, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation or national origin. Such action shall include, but not be limited to the following: employment, upgrading demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices as required by applicable law setting forth the provisions of this nondiscrimination clause.

(a) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will received consideration for employment without regard to race, color, religion, sex, sexual orientation or national origin.

(b) The Contractor shall not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(c) The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) The Contractor, with regard to the work performed by it during the term of this Agreement, shall not discriminate on the grounds of race, color, sex, sexual orientation

or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment.

(e) In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this Agreement and applicable regulations relative to nondiscrimination on the grounds of race, color, sex, sexual orientation or national origin.

(f) The Contractor shall furnish all information and reports required by Executive Order 11246 and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts for purposes of investigation to ascertain compliance with such rules, regulations, and relevant orders of the Secretary of Labor.

(g) The Contractor shall comply with all provisions of Executive Order 11246 and of the rules, regulations and relevant orders of the Secretary of Labor.

(h) The Contractor will comply with all provisions of Executive Order 12250 Coordination of Grant-Related Civil Rates Statutes.

(i) In the event of the contractor's non-compliance with the nondiscrimination clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(j) The contractor shall include the provisions of **Paragraphs (1) through (10)** in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

22. Minority Businesses, HUB Notification. The Contractor shall take steps to solicit employment, subcontractor, vendor, volunteer and other employment opportunities with respect to services provided to City under this Agreement from minority and women owned businesses using the affirmative steps outlined in 2 CFR 200.321(b).

23. Davis-Bacon Act. Davis-Bacon Act (40 U.S.C. 3141-3144) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Contractors are required to pay wages not less than once a week.

24. Disclosure of Certain Relationships. Texas Local Government Code Chapter 176 requires that any vendor or person who enters or seeks to enter into a contract with a local governmental entity (including any agent of such person or vendor) disclose in the Questionnaire Form CIQ the vendor or person's employment, affiliation, business relationship, family relationship or provision of gifts that might cause a conflict of interest with a local governmental entity. By law, this questionnaire must be completed and filed with the records administrator of the City no later than the seventh business day after the date the person engages or communicates with the City or becomes aware of facts that require the completion of the questionnaire pursuant to Texas Local Government Code section 176.006.

25. Certificate of Interested Parties. Effective January 1, 2016, all contracts and contract amendments, extensions, or renewals executed by the City Council will require the completion of Form 1295 "Certificate of Interested Parties" pursuant to Government Code § 2252.908. Form 1295 must be completed by vendor at time of signed contract submittal. Contractor is responsible for completion of this from.

26. Force Majeure. Except with respect to payment obligations under this Agreement, neither party hereto shall be liable for any failure to perform due to strikes, riots, civil disturbances, acts of terrorism, wars, failures or fluctuations in electrical power or telecommunications equipment, or any other cause beyond such party's reasonable control (each an "Event of Force Majeure"). The parties shall use their commercially reasonable efforts to minimize the consequences of any Event of Force Majeure.

27. Non-Appropriation. All payments or expenditures made by the City under this Agreement are subject to the City's appropriation of funds for such payments or expenditures to be paid in the budget year for which they are made. If an agreement made, the City reasonably believe that legally available funds in an amount sufficient to pay all amounts due can be obtained.

28. Immunity. The City does not agree to waive or relinquish any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance to the covenants contained herein. The City specifically reserves any claim it may have to sovereign, qualified, or official immunity as a defense to any action arising in conjunction with this Agreement.

29. No Boycott. The City may not enter into a contract with a company for goods or services unless the contract contains written verification from the company that (i) it does not boycott Israel; and (ii) it will not boycott Israel during the term of this contract. See Ch. 2270 of the Texas Government Code. By executing this Agreement, Contractor verifies that it does not boycott Israel and agrees that during the term of this Agreement, it will not boycott Israel, as that term is defined in Section 808.001 of the Texas Government Code, as amended.

30. Miscellaneous.

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to principles of conflict of laws. The captions of this Agreement are not part of the provisions hereof and shall have no force or effect. This Agreement may not be amended or modified otherwise than by a written agreement executed by the parties hereto or their respective successors and legal representatives.

(b) All notices and other communications hereunder shall be in writing and shall be given by hand delivery to the other party or by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Contractor:

DebrisTech, LLC
Attn: Brooks Wallace
925 Goodyear Boulevard
Picayune, Mississippi 39466

If to the City:

Mark A. Bricker, or his successor
Mayor
City of Bay City
1901 5th Street
Bay City, TX 77414

With Courtesy Copies to:

David Holubec, or her successor
City Secretary
City of Bay City
1901 5th Street
Bay City, Texas 77414

or to such other address as either party shall have furnished to the other in writing in accordance herewith. Notice and communications shall be effective under Texas Rules of Civil Procedure Rule 5.

(c) The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

(d) The parties' respective rights under this Agreement are cumulative and either party's exercise or enforcement of any right or remedy under this Agreement will not preclude such party's exercise or enforcement of any other right or remedy which such party is entitled to enforce at law or in equity.

(e) Contractor's or the City's failure to insist upon strict compliance with any provision of this Agreement or the failure to assert any right Contractor or the City may have hereunder shall not be deemed to be a waiver of such provision or right or any other provision or right of this Agreement.

(f) If any provision of this Agreement shall be deemed unlawful, void or unenforceable for any reason, it shall be deemed severable, and in no way shall effect the validity or enforceability of, the remaining provisions of this Agreement.

(g) This Agreement shall not be construed or interpreted in favor of or against Contractor or the City on the basis of draftsmanship or preparation of the Agreement.

(h) From and after the date this Agreement is signed by both City and Contractor, this Agreement shall supersede all prior and contemporaneous agreements and understandings between Contractor and the City, whether written or oral, with respect to the subject matter hereof.

(i) This Agreement can only be amended or modified in a written document signed by both Contractor and the City.

(j) All rights and obligations of the parties hereto that either expressly, or by their nature, survive the expiration or termination of this Agreement shall survive such expiration or termination.

(k) This Agreement and any amendment, waiver, approval or consent relating hereto may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. The delivery by any party of an executed signature page to this Agreement or any amendment, waiver, approval or consent relating hereto by facsimile transmission or by electronic email in Adobe Corporation's Portable Document Format (or PDF) shall be deemed to be, and shall be enforceable to the same extent as, an original signature page hereto or thereto. Any party who delivers such a signature page agrees to later deliver an original counterpart to any party that requests it.

[Signature Page Follows]

Attachment: DebrisTech Final (2906 : DebrisTech Agreement)

IN WITNESS WHEREOF, the parties have executed this Independent Contractor Agreement as of the date first written above.

-CONTRACTOR-

-CITY-

DEBRISTECH, LLC

CITY OF BAY CITY, TEXAS

By: _____
Brooks R. Wallace, Manager

By: _____
Name: Mark A. Bricker
Title: Mayor

ATTEST:

David Holubec, City Secretary

Attachment: DebrisTech Final (2906 : DebrisTech Agreement)

EXHIBIT A
SCOPE OF SERVICES

Scope of Services:

Disaster Debris Monitoring Services - The selected firm will be expected to provide disaster debris monitoring services to include debris generated from the public rights-of-way, private property, drainage areas/canals, waterways, and other public, eligible, or designated areas.

1. The Disaster Debris Monitoring Contract will encompass the areas of Bay City. Bay City disaster recovery planning includes considerations for removing and processing the volumes and types of debris and waste expected to be generated by a major disaster such as a tornado or other natural or man-made hazard that encompasses the procedures for disposing of that material. The planning approach is formulated in part on the concept of strategic pre-positioning of the agreements and resources necessary for timely, coordinated recovery operations, including removal of debris and wastes from public property, public rights-of-way, private property, drainage areas/canals, waterways, and other public, eligible, or designated areas throughout the City using entity-owned forces, in accordance with current statutes and regulations.

2. Services shall be performed on an "as needed basis" when directed by the City. The City will provide guidance and direction on priorities and specific needs for the monitoring operations. The Contractor, in concert with the City shall determine the method and manner of monitoring the removal and disposal of debris that provide the greatest economy of operations and cost to the City. The Contractor shall then provide for the cost-effective and efficient monitoring of materials accumulated or deposited on public property, as described above and the removal and final disposal of those materials.

3. The Contractor will be expected to provide all personnel, equipment, forms, record keeping materials, supplies and other resources necessary to carry out the specified services and to provide ongoing and periodic reports to the City for its use in providing documentation of State and Federal officials pursuant to Federal reimbursement of eligible recovery costs. The Contractor must be fully cognizant of all pertinent Federal (FEMA, U.S. Army Corps of Engineers, etc.) and State of Texas documentation requirements and procedures and be prepared to assist the City staff in compiling and managing information and data necessary for those purposes.

4. Prior to initiating work under this project, the Contractor shall present to the City for review and discussion a General Operations Plan and sufficient supporting documentation to adequately describe all planned actions for monitoring the removal, handling and eventual disposal of disaster-generated debris and wastes. The Contractor shall agree to execute this plan, with all manners of contingencies recognized, upon being authorized by the City to begin work. When identifying resources to be made available under this contract, the Contractor must use a planning standard approach. Specifically, the Contractor shall identify the expected sources and quantities of debris and other wastes that are expected to be encountered and the anticipated level of operational resources (personnel, equipment, TDSRS operations, etc.) that will be deployed by the Debris Management contractor. The Contractor must then identify sufficient monitoring resources (personnel, equipment, materials, etc.) to ensure the availability of personnel and equipment to initiate all required activities within 48 hours of being so directed. For this purpose, identification of Contractor/Sub-Contractor(s) and a general equipment/personnel inventory will suffice.

5. The Contractor will be responsible for coordinating operations in such a manner as to least interfere with the work of the Debris Removal and Hauling contractor, damage assessment teams, local utility company crews and other recovery operations forces. Such coordination shall be effected through communications with City designated departments and/or personnel when so authorized by the City. To the extent authorized by the City or designee, the Contractor shall coordinate monitoring operations directly with the Debris Removal and Hauling contractor when necessary to achieve effective and efficient integration of forces.

6. The Contractor shall provide reports, summaries, and analysis of daily activities associated with the debris and waste removal and disposal operations in the form and frequency specified by the City upon issuance of the authorization to proceed. The Contractor shall be prepared to advise the City and other local officials of the types, scopes, forms, and formats of data and information required by Federal and State agencies and shall provide all pertinent documentation in a manner that satisfies those agencies' requirements.

7. Specific services may include:

- Serving as "Debris Manager" for disaster debris operations.
- Coordinating daily briefings on the status, effectiveness, volumes handled, staffing, and other pertinent data for all debris operations with City management staff.
- Monitoring and supervision of Temporary Debris Staging and Reduction Sites (TDRS) locations and any other permitting/regulatory issues as necessary.
- All monitoring workforce requirements, including but not limited to staffing, training, equipment, safety training and enforcement, mobilization, transportation and logistic support.
- Site Safety Plan preparation and maintenance.
- Scheduling work for all team members and contractors on a daily basis.
- Hiring, scheduling, and managing field staff.
- Monitoring recovery contractor operations, and making/implementing recommendations to improve efficiency and speed up recovery work.
- Assisting the City with responding to public concerns, comments, and complaints.
- Certifying contractor vehicles for debris removal using methodology and documentation practices appropriate for contract monitoring.
- Truck and trailer measurement, certification, marking and tracking.
- Equipment registry and tracking.
- Debris/waste management workforce registry and tracking.
- Debris management tracking.

- Trip ticket management.
- Entering load tickets into a database application.
- Digitization of source documentation (such as load tickets).
- Developing daily operational reports to keep the City informed of work progress.
- Development of maps, GIS applications, etc, as necessary.
- QA/QC program management.
- Comprehensive review, reconciliation, and validation of debris removal contractor(s) invoices prior to submission to the City for processing.
- Project Worksheet and other pertinent report preparation required for reimbursement by FEMA, FHWA and any other applicable agency for disaster recovery efforts by the City and designated debris removal contractors.
- Final report and appeal preparation and assistance.
Related activities for effective and efficient debris management operations deemed necessary or desirable on the basis of the Contractor's experience when authorized by the City.

8. Public Assistant Consulting Services - As directed by the City the Contractor shall provide:

- Identification of eligible emergency and permanent work (Category A-G);
- Damage Assessment
- Assistance in attaining Immediate Needs Funding;
- Prioritization of recovery workload;
- Loss measurement and categorization;
- Insurance evaluation, documentation adjusting and settlement services;
- Project Worksheet formulation, generation and review.
- FEMA, FHWA, HMGP, CDBG, NRCS and additional reimbursement support;
- Staff augmentation with experienced Public Assurance Coordinators and Project Officers;
- Interim inspections, final inspections, supplemental Project Worksheet generation and final review;
- Appeal services and negotiations;
- Reconstruction and long-term infrastructure planning; and
- Final review of all emergency and permanent work performed.

9. Contractor must have the capacity to manage a large workforce and to carry the expenses associated with a major recovery operation prior to the initial City payment and between subsequent payments, as well as the capacity to provide the necessary bonds and insurance. Each Contractor must also have: (1) an established management team, (2) an established network of resources to provide the necessary equipment and personnel, (3) comprehensive workforce management, operations, and safety plans, and (4) demonstrable experience in major disaster recovery cleanup projects. Although a single Contractor is preferred, the City may at its sole discretion award multiple contracts if no single Contractor is capable of providing all of the necessary services or as a reserved back up.

10. The debris management operations will be carried out under the direction of the City Emergency Management in conjunction with other Matagorda County. The City will be pre-contracting with one primary vendor for debris removal operations. That vendor will also be responsible, under certain conditions, for removal of hazardous, and toxic/hazardous waste associated debris such as construction and demolition debris, vegetative debris and other disaster associated debris caused by the disaster. That vendor is responsible for: (1) clearing roadways, (2) removing debris and certain waste from roadways, public right-of-ways, and public property, (3) operating Temporary Debris Staging and Reduction Areas, (4) volumetric reduction of debris, and ultimate disposal of the debris and waste. The general concept of disaster debris/waste removal operations includes multiple, scheduled passes of each populated area and each right-of-way directed. This will allow citizens to return to their properties and bring materials to the right-of-ways as recovery progresses. The City will prescribe the specific procedures to be followed after ascertaining the scope and nature of the disaster's impacts. Curbside segregation of debris and disaster-generated or removal management vendor will be required to aid in the segregation and waste stream management processes. Any hazardous materials and/or industrial wastes encountered by the debris removal vendor will be set aside for collection and disposal by the debris removal vendor's properly trained and equipped removal team. The City will pre-designate approximately Temporary Debris Staging and Reduction Sites (TDRS) for the sole purpose of the temporary staging and reduction of clean woody debris and construction and demolition materials. The City will also help to identify the public and private landfills that will be used for disposal of storm generated debris. The Contractor will be expected to provide debris monitoring services at each TDSRS and landfill as well as in the field during clearing, loading and hauling operations. The Contractor will be responsible for monitoring all of the Debris Removal/Hauling activities during the course of the recovery/cleanup period.

EXHIBIT B
PAYMENT SCHEDULE

COST PROPOSAL FORM - The hourly labor rates shall include all applicable overhead and profit. Non-labor related project costs will be billed to Bay City at cost, without mark-up.

<u>POSITIONS</u>	<u>HOURLY RATES</u>
Project Manager	\$85.00
Operations Managers	\$70.00
Scheduler/Expeditors	\$0.00**
GIS Analyst	\$0.00**
Field Supervisors	\$50.00
Debris Site/Tower Monitors	\$38.00
Environmental Specialist	\$75.00
Data Manager	\$0.00**
Field Coordinators (Crew Monitors)	\$38.00
Load Ticket Data Entry Clerks (QA/QC)	\$0.00**
Billing/Invoice Analysts	\$0.00**
Project Coordinators	\$0.00**

**Due to the size of the project this position will not be needed



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 2902)

Meeting: 11/16/17 07:00 PM
Department: Public Works
Category: Agreement
Prepared By: Barry Calhoun
Initiator: Barry Calhoun
Sponsors:
DOC ID: 2902

~ DISCUSS, CONSIDER, AND/OR APPROVE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BAY CITY AND THE REGION VIII EDUCATION SERVICE CENTER FOR THE INTERLOCAL PURCHASING SYSTEM (TIPS) PROGRAM.

The Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. Authority for such services is granted under Texas Government Code §§ 791.001 *et seq* as amended. Cooperative Purchasing Services are extended to all Texas State, City and County Government Agencies.

Through this program, competitive bidding is done for you and staff can select a vendor/contractor based on low bid and best value to expedite purchases and begin projects quicker. It is recommended by City staff to participate in this program to provide potential substantial savings for the City through cooperative purchasing practices.

COMMENTS - Current Meeting:

Public Works Director, Barry Calhoun reviewed the contract with Council members. This is for emergency type of situations. The agenda item was unanimously approved by motion. The motion was made by Councilwoman Julie Estlinbaum and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

INTERLOCAL AGREEMENT
Region VIII Education Service Center
TEXAS PUBLIC ENTITY OR LOCAL GOVERNMENT
(School, College, University, State, City, County, or Other Political Subdivision)

CITY OF BAY CITY, TEXAS

TEXAS PUBLIC ENTITY

Control Number (TIPS will Assign)

Region VIII Education Service Center
Pittsburg, Texas

225 - 950
County-District Number

Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. In addition, authority is granted under Texas Government Code §§ 791.001 *et seq* as amended to enter into Interlocal agreements with said educational entities, as well as, other governmental entities and political subdivisions of Texas and other States. As authorized by applicable statutes and regulations, Cooperative Purchasing Services under this agreement are extended to all Texas State, City or County Government Agencies, or any other Government Entity as defined in the Texas Government Code § 791.003.

This Interlocal Agreement (hereinafter the "Agreement") is effective November 16, 2017 and shall be automatically renewed unless either party gives sixty (60) days prior written notice of non-renewal. This Agreement may be terminated without cause by either party upon (60) days prior written notice, or may also be determined for cause at anytime upon written notice stating the reason for and effective date of such terminations and after giving the affected party a thirty (30) day period to cure any breach.

Statement of Services to be Performed:

Region VIII Education Service Center, by this Agreement, agrees to provide cooperative purchasing services to the above-named public entity through a Program known as the The Interlocal Purchasing System (TIPS) Program.

The purpose of the TIPS Program shall be to obtain substantial savings for participating School District, University, College, Community College, City, County or Other Public Agencies through cooperative purchasing.

Roles of the TIPS Purchasing Cooperative:

1. Provide for the organizational structure of the program.
2. Provide staff for efficient operation of the program.
3. Promote marketing of the TIPS Program.
4. Coordinate the Competitively Bid Process for all Vendor Awarded Contracts.
5. Provide members with procedures for placing orders through TIPS PO System.
6. Maintain filing system for Due Diligence Documentation.

Role of the Public Entity:

1. Commit to participate in the program by an authorized signature on membership forms.
2. Designate a Primary Contact and Secondary Contact for entity.
3. Commit to purchase products and services from TIPS Vendors when in the best interest of the entity.

4. Submit Purchase Orders and/or Vendor Contracts through the TIPS PO System by emailing the pdf document to tipspo@tips-usa.com.
5. Accept shipments of products ordered from Awarded Vendors.
6. Process Payments to Awarded Vendors in a timely manner.

General Provisions:

The Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the law of the State of Texas and venue shall be in the county in which the administrative offices of RESC VIII are located which is Camp County, Texas.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

The Parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from budgeted available funds for the current fiscal year of each such entity.

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation.

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

This Agreement may be negotiated and transmitted between the Parties by means of a facsimile machine and the terms and conditions agreed to are binding upon the Parties.

Authorization:

Region VIII Education Service Center and The Interlocal Purchasing System (TIPS) Program have entered into an Agreement to provide cooperative purchasing opportunities to public agencies.

This Agreement was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code ch. 551. (If required by the entity.)

The individuals signing below are authorized to do so by the respective parties to this Agreement.

Public Member Entity:

City of Bay City, Texas
Entity Name

By: _____
Authorized Signature

Title: Mayor

Date

Purchasing Cooperative Lead Agency:

Region VIII Education Service Center

By: _____
Authorized Signature

Title: Executive Director Region VIII ESC

Date

Public Entity Contact Information

Scotty Jones, Finance Director
Primary Purchasing Person Name

1901 5th Street
Street Address

Bay City, TX 77414
City, State Zip

(979) 245-7597
Telephone Number

(979) 323-1065
Fax Number

sjones@cityofbaycity.org
Primary Person Email Address

Lisa Dibbern, Public Works Office Manager
Secondary Person Name

ldibbern@cityofbaycity.org
Secondary Person Email Address

If your entity does not require you to have an Interlocal Agreement, please go to the TIPS website under Membership and take advantage of online registration. The states of Texas and Arizona **do** require all entities to have an Interlocal Agreement. Other States or governmental jurisdictions may require an Interlocal agreement as well and you are advised to consult your legal counsel to determine the requirements for your entity. Email completed Interlocal Agreement to tips@tips-usa.com.

Attachment: Texas_Interlocal_Agreement_Public_Agency-Completed (2902 : TIPS Interlocal Agreement)



HOW TO MAKE A PURCHASE THROUGH TIPS

1. Visit www.TIPS-USA.com

- ❖ For a list of categories, choose “All Contracts”
- ❖ For a list of awarded vendors, choose “All Vendors”

Helpful Hint: Use the search bar located at the top right to search by company name, item or service description

2. Contact TIPS vendor for a quote.

- Be sure to tell them you are requesting a “TIPS Quote”

3. Issue purchase order!

- ❖ Make PO payable to the TIPS Vendor
- ❖ Please note vendor contract number on PO
- ❖ If using an awarded vendor’s reseller, PO should be made out to Vendor / Reseller

4. Go to vendor’s profile on the TIPS website for PO submission instructions specific to each vendor.

- ❖ If vendor is not “Automated”, you will send to tipspo@tips-usa.com.
 - TIPS will verify purchase order against vendor’s contract then forward to vendor for processing. Member will receive confirmation email with printable confirmation letter.
- ❖ If vendor is “Automated”, you will send directly to them.
 - Email address for PO’s will be noted at top of vendor’s profile.
 - Automated vendors are TIPS awarded vendors that have accepted responsibility for processing and reporting all TIPS member’s PO’s.

5. Payment is made directly to the vendor.

Need Help? Contact TIPS: 866-839-8477 or tips@tips-usa.com

HISTORY and MEMBERSHIP

HISTORY OF TIPS

The Interlocal Purchasing System (TIPS) is a National Cooperative Purchasing Program designed for use by Government Entities such as: Public and Private Schools; Colleges and Universities; City and County offices to include Local, State and Federal Agencies; and/or any other "Not For Profit" Organizations.

TIPS originated in 2002 by the Region 8 Education Service Center in Mount Pleasant, Texas with 48 school districts as charter members.

In 2003, Dawson Education Coop, in Arkadelphia, Arkansas partnered with TIPS to create Texas-Arkansas Purchasing System (TAPS).

Other partnering state organizations have joined TIPS: AML, ASBA, OROS, CPEC and RESA-8 to further the advancement of purchasing opportunities for entities in the respective states.

Today, TIPS is a **PREMIER** purchasing cooperative in North America with eligible memberships in all 50 states.

MEMBERSHIP IN TIPS

TIPS membership for eligible entities, is **"FREE."** To join, visit the TIPS website at www.tips-usa.com. Complete the membership documents as required by your entity. For some entities, an Interlocal Agreement and Board Resolution document is required. TIPS has provided these documents with the respective state's purchasing requirements listed on the website. Click on Members. Click on Memberships, then scroll alphabetically until you reach your specific state's information and membership documents. Print the documents and follow the instructions.

HOW TO BECOME A VENDOR

Vendors may sign up to receive notification of postings of Request For Proposals (RFP's) at the TIPS website www.tips-usa.com. Click on Bidders then Potential Bidders. Complete the online RFP Notification Form. **NOTE: This DOES NOT make you an Awarded Vendor with TIPS. You are not allowed to sell products/services to the TIPS Membership simply by filling out this form.** All Awarded Vendors have submitted a written sealed proposal to an RFP when posted on the website and have been through the **Competitive Bid Process** to receive their awarded contract from TIPS.

CONTRACTS and PURCHASING

CONTRACTS AND AWARDS

All awarded vendor contracts with TIPS are competitively bid. The Request For Proposal (RFP) for each category is legally posted and publicly advertised. Sealed Vendor proposals are accepted, reviewed, scored and recommendations for awards are made to the Region 8 Board of Trustees for an award of contract to one or multiple vendors.

Annual contracts are for a period of 12 months and may be renewed 2 consecutive 12 month periods, before the category is publicly rebid. TIPS members are notified of all new, renewed and cancelled contracts. The TIPS website at www.tips-usa.com provides the most current listing of awarded contracts. Click on Members then Contracts. Vendors can be viewed by category or alphabetically.

HOW TO MAKE A PURCHASE

TIPS members may contact an Awarded Vendor by telephone or email to get a TIPS quote on products and services that have been awarded through a category by TIPS. Members must identify themselves as a TIPS Member to the awarded vendor to receive the lowest contracted price. The member then processes a purchase order, made payable to the vendor, and should email the PO to tipspo@tips-usa.com. TIPS will verify the pricing and products listed on the purchase order with the awarded contract. All purchase orders will be authorized by TIPS. An email is then sent to the awarded vendor with a link to the purchase order for processing. An email is also sent to the member with a link to an Authorization Letter for the member's purchasing files. All shipment and payment arrangements are between Members and Awarded Vendors.

TIPS Customer Solutions Specialists are happy to assist Members in locating awarded vendors who can provide the specific product or service they are ready to purchase. Email requests to tips@tips-usa.com. Or give us a call if you have any questions about TIPS at **866-839-8477**.

BENEFITS

7.5.c

- Free Membership
- Available to all 50 States
- Publicly Advertised and Competitively Bid Contracts
- Larger Group Buying Power
- National Corporations and Manufacturer Contracts
- Reasonable Shipping Fees (if any)
- 12 Month Contracts with 2 Annual Renewals
- Easy Purchasing Process
- No hidden fees
- Web Access to Vendor Contact Information
- Low Prices with Value Added Ordering
- TIPS Hotline 866-839-8477
- Multiple Awarded Vendors

MISSION

Our Mission is to provide a proven purchasing process through quality customer service including timely response, legal support and effective recruitment by providing sufficient resources to include personnel.

PURPOSE

The Purpose of the TIPS Program is to provide substantial savings and best value for participating educational entities or public agencies through cooperative purchasing practices.

Attachment: TIPS Brochure (2902 : TIPS Interlocal Agreement)

TIPS ADMINISTRATION

Dr. David Wayne Fitts , Executive Director, Region 8 ESC

Blenda McNatt, Chief Financial Officer, Region 8 ESC

TIPS OFFICE SUPPORT

Kim Thompson, TIPS Cooperative Coordinator, Ext. 2608

kim.thompson@tips-usa.com

Karen Walton, TIPS Customer Solutions Specialist, Ext. 2761

karen.walton@tips-usa.com

Belinda Cox, TIPS Customer Solutions Specialist, Ext. 2689

belinda.cox@tips-usa.com

Meredith Barton, TIPS Customer Solutions Specialist, Ext. 2791

meredith.barton@tips-usa.com

TIPS SALES TEAM

David Mabe, National Procurement Solutions Specialist and
Job Order Contracting /Trades Contracts Manager

Cell 903-243-4759 david.mabe@tips-usa.com

Mike McCallum, Texas Procurement Solutions Specialist

Cell 903-277-1776 mike.mccallum@tips-usa.com

Pat Adams, Texas Procurement Solutions Specialist

Cell 903-649-2075 pat.adams@tips-usa.com

Bill Herries, Texas Procurement Solutions Specialist

Cell 817-239-5293 bill.herries@tips-usa.com

Dr. Manuel Gomez Jr., Texas Procurement Solutions Specialist

Cell 956-245-9577 DrMGomezJr@tips-usa.com

Mickey McFatridge, Arkansas Procurement Solution Specialist

Cell 870-926-9250 mmmcfatridge@comcast.net

Leeroy Pettyjohn, Oklahoma Procurement Solution Specialist

Cell 580-920-4572 leeroy@redriverok.com

Randy Ramey, Illinois Procurement Solution Specialist

Cell 630-802-1518 randy.ramey@tips-usa.com

For information about TIPS

Call 866-839-8477 or Email tips@tips-usa.com

Lead Agency



Region 8 Education Service Center

4845 US Highway 271 North

Pittsburg, Texas 75686

TEL (866) 839-8477

FAX (866) 839-8472

PARTNERS

AML

Arkansas Municipal League

301 West Second Street

North Little Rock, AR 72114

ASBA

Arkansas School Board Association

523 South Ringo Street

Little Rock, Arkansas 72201

CPEC

Clinch-Powell Educational Cooperative

PO Box 279

106 Ingle Street

Tazewell, Tennessee 37879

DEC

Dawson Education Cooperative

711 Clinton Street, Ste 201

Arkadelphia, Arkansas 71923

OROS

Organization of Rural Oklahoma Schools

311 W. Davis Creek Road STE B

Caney, Oklahoma 74533

RESA 8

Regional Education Service Agency-8

109 South College Street

Martinsville, West Virginia 25401

October 2014 Printing

7.5.c



THE INTERLOCAL PURCHASING SYSTEM



*"Specializing in the Management of High
Quality Cooperative Procurement Solutions
to Reduce Costs and Mitigate Risks!"*

PURCHASING MADE PERSONAL

www.tips-usa.com

Packet Pg. 46

Attachment: TIPS Brochure (2902 : TIPS Interlocal Agreement)



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

ORDINANCE (ID # 2901)

Meeting: 11/16/17 07:00 PM
Department: Public Works
Category: Amendment
Prepared By: Barry Calhoun
Initiator: Barry Calhoun
Sponsors:
DOC ID: 2901

~ DISCUSS, CONSIDER, AND/OR APPROVE AN ORDINANCE REDUCING THE SPEED LIMIT ON TEXAS STATE HIGHWAY 35 BETWEEN BAY CITY AND VAN VLECK.

During the May 25, 2017 Regular City Council meeting, City Council took action to request for the Texas Department of Transportation (TxDOT) to reduce the speed limit from 60 MPH to 50 MPH. Mayor Mark Bricker submitted a letter to TxDOT on June 12, 2017 requesting that TxDOT consider reducing the speed limit on SH35 between Bay City and Van Vleck.

TxDOT completed a traffic study which indicated that the speed limit could indeed be reduced. TxDOT approved reducing the speed limit to 55 mph. This proposed ordinance would replace Ordinance 1509.

COMMENTS - Current Meeting:

Public Works Director, Barry Calhoun reviewed this agenda item with council members. TxDOT approved changing the speed limit to 55 MPH. The agenda item was unanimously approved by motion. The motion was made by Councilman Jason Childers and seconded by Councilwoman Julie Estlinbaum.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

ORDINANCE NO. _____

SPEED ZONE ORDINANCE AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 169 OF ARTICLE 6701d, VERNON'S TEXAS CIVIL STATUTES, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF BAY CITY, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, Section 169 of Article 6701d, Vernon's Texas Civil Statutes, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway, now therefore,

BE IT ORDAINED by the City Council of the City of Bay City, Texas:

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Section 169 of Article 6701d, Vernon's Texas Civil Statutes, the following prima facie limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe, and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

- (a) On State Highway No. 35 (7th Street) from a point 9,435 feet South of the intersection of State Highway No. 60 (Avenue F) at the South City Limit to a point 2,688 feet North, a distance of approximately .509 of a mile, 55 miles per hour;
- (b) On State Highway No. 35 (7th Street) from a point 6,748 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 1,056 feet North, a distance of approximately .200 of a mile, 50 miles per hour;
- (c) On State Highway No. 35 (7th Street) from a point 5,692 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 3,205 feet North, a distance of approximately .607 of a mile, 45 miles per hour;

- (d) On State Highway No. 35 (7th Street) from a point 2,487 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 7,054 feet North, a distance of approximately 1.336 of a mile, 30 miles per hour;
- (e) On State Highway No. 35 (7th Street) from a point 4,491 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 3,638 feet North, a distance of approximately .689 of a mile, 35 miles per hour;
- (f) On State Highway No. 35 (7th Street) from a point 8,129 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 2,692 feet North, a distance of approximately .510 of a mile, 40 miles per hour;
- (g) On State Highway No. 35 (7th Street) from a point 10,821 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,936 feet North, a distance of approximately .367 of a mile, 45 miles per hour;
- (h) On State Highway No. 35 (7th Street) from a point 12,757 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 2,999 feet North, a distance of approximately .568 of a mile, 50 miles per hour;
- (i) On State Highway No. 35 (7th Street) from a point 15,756 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 11,768 feet North, distance of approximately 2.229 of a mile, 55 miles per hour;
- (j) Omitted;
- (k) On State Highway No. 35 (7th Street) from a point 27,524 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,273 feet North, at the North City Limit, distance of approximately .241 of a mile, 45 miles per hour;
- (l) School zone on State Highway No. 35 (7th Street) from a point 3,695 feet South of its intersection with State Highway No. 60 (Avenue F), to a point 1,700 feet South, a distance of approximately .322 of a mile, 30 miles per hour when so signed;
- (m) School zone State Highway No. 35 (7th Street) from a point 3,516 feet North of its intersection with State Highway No. 60 (Avenue F), to a point 1,056 feet North, a distance of approximately .200 of a mile, 20 miles per hour when so signed;
- (n) School zone State Highway No. 35 (7th Street) from a point 5,496 feet North of its intersection with State Highway No. 60 (Avenue F), to a point 1,193 feet North, a distance of approximately .226 of a mile, 20 miles per hour when so signed.

Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not more than Two Hundred (\$200.00) Dollars.

Section 3. All ordinances or part of ordinances in conflict herewith are hereby repealed.

Section 4. If any portion of this act is held unconstitutional by a court of competent jurisdiction, the remaining provisions hereof shall nevertheless be valid, the same as if the portion or portions held unconstitutional had not been adopted.

Section 5. This Ordinance shall go into effect immediately upon its passage and published as required by City Charter and State Law.

PASSED AND APPROVED on this ____ day of _____ 20____.

Mark A. Bricker, Mayor

ATTEST:

David Holubec, City Secretary

APPROVED AS TO FORM:

M. Shannon Kackley, Asst. City Attorney
City of Bay City
DENTON, NAVARRO, ROCHA,
BERNAL, & ZECH, P.C.

Attachment: Speed Zone Ordinance 2017-11-16 (2901 : Reduce Speed Limit SH35 East Side)

<u>Council Member:</u>	<u>Voted Aye</u>	<u>Voted No</u>	<u>Absent</u>
Julie L. Estlinbaum	_____	_____	_____
Bill Cornman Mayor Pro Tem	_____	_____	_____
Chrystal Folse	_____	_____	_____
Becca Sitz	_____	_____	_____
Jason Childers	_____	_____	_____

Mark A. Bricker, Mayor

ATTEST:

David Holubec, City Secretary

APPROVED AS TO FORM:

Shannon Kackley, Assistant City Attorney
City of Bay City
DENTON, NAVARRO, ROCHA,
BERNAL, & ZECH, P.C.

Attachment: Speed Zone Ordinance 2017-11-16 (2901 : Reduce Speed Limit SH35 East Side)



403 HUCK STREET, YOAKUM, TEXAS 77995 | 361.293.4300 | WWW.TXDOT.GOV

November 3, 2017

The Honorable Mark Bricker
Mayor of Bay City
1901 Fifth Street
Bay City, Texas 77414

RE: Request for speed reduction at SH 35 between Bay City and Van Vleck

Dear Mayor Bricker,

This letter is in response to your request for a speed reduction on SH 35. Our traffic study indicates that we can lower the speed limit from 60 mph to 55 mph.

The city of Bay City will need to revise the speed limit ordinance to reflect the new description shown in the attachment. Once the ordinance has been revised, TxDOT will change the speed limit signs to reflect the lower speed limit.

Please contact me if you have any questions.

Sincerely,

Camille C. Marek, P.E.

Camille Marek, P.E.
Traffic Engineer

Attachment: 2017-11-03 TxDOT SH 35 Speed Limit Reduction Response (2901 : Reduce Speed Limit SH35 East Side)

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

ORDINANCE NO. 1509

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 169 OF ARTICLE 6701d, VERNON'S TEXAS CIVIL STATUTES, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF BAY CITY, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, Section 169 of Article 6701d, Vernon's Texas Civil Statutes, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway, now therefore,

BE IT ORDAINED by the City Council of the City of Bay City, Texas:

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Section 169 of Article 6701d, Vernon's Texas Civil Statutes, the following prima facie limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe, and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

- (a) On State Highway No. 35 (7th Street) from a point 9,435 feet South of the intersection of State Highway No. 60 (Avenue F) at the South City Limit to a point 2,688 feet North, a distance of approximately .509 of a mile, 55 miles per hour;
- (b) On State Highway No. 35 (7th Street) from a point 6,748 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 1,056 feet North, a distance of approximately .200 of a mile, 50 miles per hour;
- (c) On State Highway No. 35 (7th Street) from a point 5,692 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 3,205 feet North, a distance of approximately .607 of a mile, 45 miles per hour;

- (d) On State Highway No. 35 (7th Street) from a point 2,487 feet South of the intersection of State Highway No. 60 (Avenue F) to a point 7,054 feet North, a distance of approximately 1.336 of a mile, 30 miles per hour;
- (e) On State Highway No. 35 (7th Street) from a point 4,491 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 3,638 feet North, a distance of approximately .689 of a mile, 35 miles per hour;
- (f) On State Highway No. 35 (7th Street) from a point 8,129 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 2,692 feet North, a distance of approximately .510 of a mile, 40 miles per hour;
- (g) On State Highway No. 35 (7th Street) from a point 10,821 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,936 feet North, a distance of approximately .367 of a mile, 45 miles per hour;
- (h) On State Highway No. 35 (7th Street) from a point 12,757 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 2,999 feet North, a distance of approximately .568 of a mile, 50 miles per hour;
- (i) On State Highway No. 35 (7th Street) from a point 15,756 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 10,712 feet North, distance of approximately 2.029 of a mile, 60 miles per hour;
- (j) On State Highway No. 35 (7th Street) from a point 26,468 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,056 feet North, distance of approximately .200 of a mile, 55 miles per hour;
- (k) On State Highway No. 35 (7th Street) from a point 27,524 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,273 feet North, at the North City Limit, distance of approximately .241 of a mile, 45 miles per hour;
- (l) School zone on State Highway No. 35 (7th Street) from a point 3,695 feet North of the intersection of State Highway No. 60 (Avenue F) to a point 1,056 feet North, a distance of approximately .200 of a mile, 20 miles per hour when so signed;
- (m) School zone State Highway No. 35 (7th Street) from a point 5,496 feet North of its intersection with State Highway No. 60 (Avenue F), to a point 1,193 feet North, a distance of approximately .226 of a mile, 20 miles per hour when so signed.

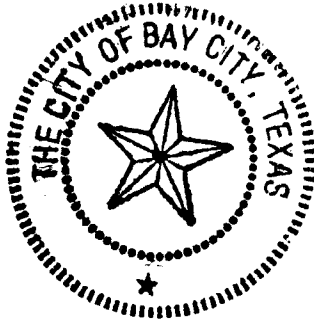
Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not more than Two Hundred (\$200.00) Dollars.

Section 3. All ordinances or part of ordinances in conflict herewith are hereby repealed.

Section 4. If any portion of this act is held unconstitutional by a court of competent jurisdiction, the remaining provisions hereof shall nevertheless be valid, the same as if the portion or portions held unconstitutional had not been adopted.

Section 5. This Ordinance shall go into effect immediately upon its passage and published as required by City Charter and State Law.

PASSED AND APPROVED THIS 9th DAY OF May, 2014.



CITY OF BAY CITY

Carolyn Thames
Carolyn Thames, Mayor Pro Tem

ATTEST:

Rhonda Clegg
Rhonda Clegg, City Secretary

APPROVED AS TO FORM:

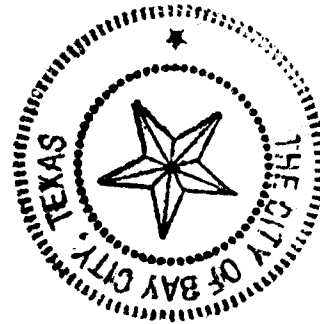
George Hyde
George Hyde, City Attorney
City of Bay City
DENTON, NAVARRO, ROCHA,
BERNAL, HYDE & ZECH, P.C.

<u>Council Member:</u>	<u>Voted Aye</u>	<u>Voted No</u>	<u>Absent</u>
Julie L. Estlinbaum	<u>✓</u>	<u> </u>	<u> </u>
Bill Cornman	<u>✓</u>	<u> </u>	<u> </u>
Chrystal Folse	<u>✓</u>	<u> </u>	<u> </u>
Steven Johnson	<u>✓</u>	<u> </u>	<u> </u>
Carolyn Thames, Mayor Pro Tem	<u>✓</u>	<u> </u>	<u> </u>

Carolyn Thames
Carolyn Thames, Mayor Pro Tem
City of Bay City

ATTEST:

Rhonda Clegg
Rhonda Clegg, City Secretary



APPROVED AS TO FORM:

George Hyde
George Hyde, City Attorney
City of Bay City
DENTON, NAVARRO, ROCHA,
BERNAL, HYDE & ZECH, P.C.



CITY OF BAY CITY

1901 FIFTH STREET ★ BAY CITY, TEXAS 77414
 (979) 245-2137 ★ FAX (979) 323-1626
cityofbaycity.org

MARK BRICKER
 MAYOR

June 12, 2017

Mr. Paul Reitz, P.E.
 Texas Department of Transportation (TxDOT)
 Yoakum District Engineer
 403 Huck ST
 Yoakum, TX 77995

RE: Request for speed reduction at SH35 between Bay City and Van Vleck

Dear Mr. Reitz:

The City of Bay City is respectfully requesting that TxDOT considers reducing the speed limit on SH 35 between Bay City and Van Vleck in Bay City, Texas.

Currently, there have been safety concerns caused by increased traffic volume and the recent opening of the Schulman Movie Bowl and Grille along SH 35. We realize that we have requested a traffic signal at the intersection of McCrosky and SH 35, however, in the meantime we are seeking to reduce speed to increase safety for those driving along this highway. On May 25, 2017, at our regular called Bay City Council Meeting, Council members discussed and agreed upon the necessity for a reduction in speed down to 50 miles per hour.

Your consideration of this request is certainly appreciated. We look forward to working with TxDOT on many future projects as our city continues to grow. Should you need any additional information, please feel free to contact the Director of Public Works, Barry Calhoun, at 979 (245)-7236 or by email at bcalhoun@cityofbaycity.org.

Sincerely,

Mark Bricker, Mayor
 City of Bay City

cc: Barry Calhoun, Director of Public Works
 Marla Jasek, P.E., Assistant Director of Public Works
 File

Attachment: 2017-06-12 TxDOT Request for Speed Reduction at SH35 between Bay City and Van Vleck (2901 : Reduce Speed Limit SH35 East



City Council
1901 5Th Street
Bay City, TX 77414

ADOPTED

AGENDA ITEM (ID # 2900)

Meeting: 11/16/17 07:00 PM
Department: Parks & Recreation
Category: Planning / Plat
Prepared By: Shawn Blackburn
Initiator: Shawn Blackburn
Sponsors:
DOC ID: 2900

~DISCUSS, CONSIDER, AND/OR APPROVE THE PARKS MASTER PLAN AS PRESENTED BY HALFF ASSOCIATES, INC. ENGINEERS.

The final draft of the parks master plan as created by Halff Associates will be presented to City Council for consideration and possible adoption. The plan outlines goals and objectives for the Bay City Parks and Recreation Department over the next ten years and makes prioritized recommendations based upon input from the public, stakeholders, staff and elected officials. Staff recommends a motion by City Council to adopt the new master plan.

COMMENTS - Current Meeting:

This item was moved to item 7.4 so that out of town speakers would be able to get out of here. The agenda item was introduced to Council by Parks Director, Shawn Blackburn. The plan was unanimously approved by motion. The motion was made by Councilwoman Julie Estlinbaum and seconded by Councilwoman Becca Sitz.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Becca Sitz, Jason Childers, Julie Estlinbaum
EXCUSED:	Chrystal Folse

Chapter 1: Introduction & Context

1



Importance of Parks and Recreation Planning

Located in southeast Texas, the City of Bay City has a widely distributed network of parks and open spaces. As the community has grown over the years, the City has striven to create and preserve a variety of well-designed, well-loved parks and recreational opportunities for the use and enjoyment of residents and visitors alike. The community benefits from local access to nature, passive and active recreation, and community interaction which provides mental and physical health benefits, encourages community relationships, and improves the sense of pride residents have for their City. This first-ever Parks Master Plan for Bay City will guide park and recreational development over the coming years to ensure the system is meeting the community's needs. In order to do this, the Plan first identifies the wants and needs of residents, City staff, and elected and appointed officials. It then paints a picture of the community's desired direction for the City and identifies clear goals and actions for staff to implement in order to move the City towards a positive future of which the community can be proud.

Parks, recreation, and open space play a significant role in establishing a quality of life for residents and visitors in any city. A great parks and recreation system will provide a healthier environment, improve the well-being of adults and children, and remind residents of the beauty and fun in their community (see *Benefits of Parks and Recreation* sidebar on next page). The creation and adoption of a parks master plan ultimately helps the City control its future. Through the master planning process, the characteristics and factors shaping the community are identified and analyzed. By taking a step back from the day-to-day decision-making, the City can assess the community's preferences for the future. This will ensure that current and future residents of the City are provided with a high quality-of-life with opportunities tailored to their wants and needs. A parks master plan helps to build consensus and commitment between elected and appointed officials, City staff, and the residents, and provides the City with a list of prioritized implementation actions to be phased in over time, as funding becomes available.

The Bay City Parks Master Plan plays an important role in the future of the City. The Plan will create a "snapshot" of the current parks

system and provide a forum for residents to express their desires for the future. The Parks Master Plan will create a series of prioritized recommendations for parks, trails, open space, and recreation to provide guidance for the next five to 10 years. The Plan will also be compliant with Texas Parks and Wildlife Department (TPWD) guidelines and thus support City efforts to apply for indoor and outdoor park facility development grants and help to maximize the potential of the City's parks and recreation system.

Purpose of the Parks Master Plan

This Parks Master Plan serves a variety of purposes. The primary functions are to analyze the current state of the City's parks, recreation, and open spaces; identify needs and deficiencies in the system; and determine a series of goals, recommendations, and priorities for improving the system. Above and beyond these primary functions, this Plan will also:

- Identify the opinions and needs of the residents and park system users.
- Analyze the potential for growth of the City over the next 10 years and identify associated facility needs in terms of types, locations, and priorities.
- Identify opportunities and recommend alternatives to enhance the parks system.
- Analyze the distribution of existing parkland and determine how the City can best manage its resources.
- Provide clearly prioritized recommendations so that the community's greatest deficiencies are addressed as quickly as possible.
- Guide City staff and leaders in determining how and where parks funding should be allocated over the next five to 10 years.

By identifying and recognizing the community's needs and desires, and providing realistic, prioritized implementation actions, this Plan will help guide Bay City towards a sustainable, positive future as a great place to live, work, play, and visit.

Benefits of Parks and Recreation

Individual and Community Benefits

- Helps ensure an overall higher quality of life
- Provides refuges of safety for at-risk youth, which can in turn help reduce juvenile delinquency
- Provides opportunities for people of all ages to be physically active, socially engaged, and cognitively stimulated

Economic Benefits

- Increases property value of homes in close proximity to parks
- Can help attract new businesses to the community by improving the standard of living

Environmental Benefits

- Protects and preserves vital green spaces and critical wildlife habitat
- Educates visitors regarding the appropriate use of natural areas as recreational areas
- Contributes to clean air and water

Personal Health Benefits

- Access to parks and nature increases the frequency of exercise and improves psychological and social health
- Play is critical for child development
- Staying active can help reduce the risk of heart disease, diabetes, obesity, depression, and other health problems



Planning Process & Timeline

In January 2017, Bay City commissioned Halff Associates, Inc. to prepare the City's first-ever Parks Master Plan. The planning process involved a series of steps that allowed for the development of a successful document which outlined the vision, goals, and strategy for the future of parks, recreation, and open space in the City (see Figure 1.1, *Planning Process*). These steps included evaluating and understanding the existing conditions and developing appropriate goals for the parks and recreation system; identifying local resources and opportunities; analyzing parkland, facility, and recreational needs based on population growth and community input; developing recommendations and priorities; and identifying potential implementation strategies.

Through a series of meetings held throughout the planning process, the community provided valuable input regarding their opinions, wants, and needs for the City's parks and recreation system. Public engagement included meetings with City staff, residents, and stakeholders, and a public survey and open house. Detailed documentation of the public input process, including meeting notices and minutes, sign-in sheets, and the public survey can be found in Appendix A, *Supplemental Information*.

Figure 1.1, Planning Process



Plan Time Frame

This Plan is formulated to address the time frame from 2017 to 2030. Many of the recommendations of this Plan are valid for a period of up to 10 years, but should be evaluated periodically. Local planning requirements issued by the TPWD recommend that the Plan be updated after a five-year period, or before any major developments occur that significantly alter the parks and recreation needs of the community.

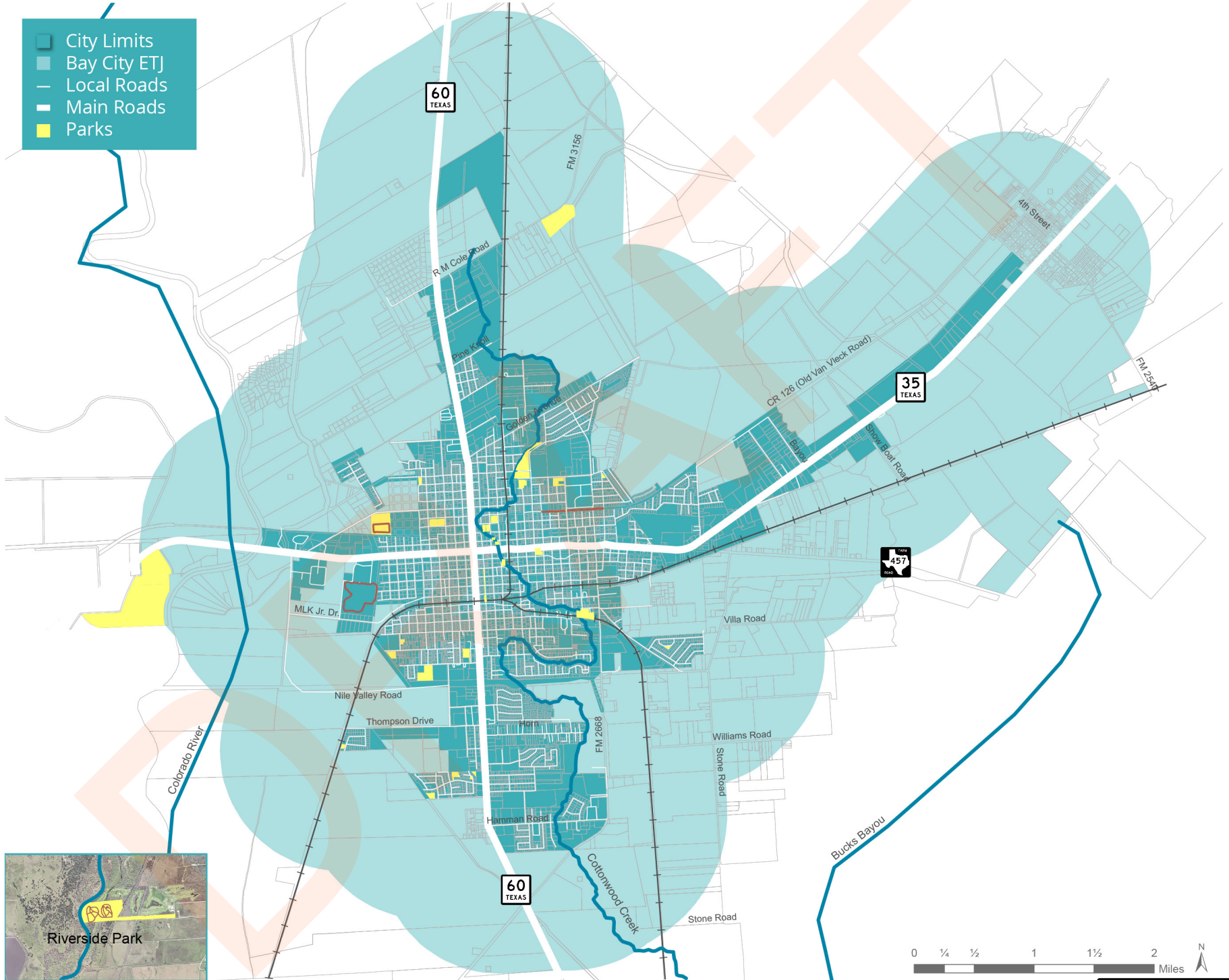
Planning Area

The Parks Master Plan analyzes the park, recreation, and open space needs for the residents within Bay City's municipal limits and its extraterritorial jurisdiction (ETJ). The City limits of Bay City include approximately 9.3 square miles, while the ETJ adds 29.8 square miles. The Parks Master Plan planning area is illustrated on Map 1.1, *Planning Area*.

The City of Bay City is the primary governmental entity charged with providing recreational facilities for its citizens. Therefore, the implementation of this Plan will be led by the City. Regardless, everyone in Bay City has a vested interest in ensuring the parks system in the City thrives and adapts as the Bay City population grows and changes. Interested Plan implementation partners include:

- Other governmental entities, including Matagorda County, Bay City Independent School District (BCISD), Lower Colorado River Authority (LCRA), Texas Parks and Wildlife Department (TPWD), U.S. Fish and Wildlife Service, National Parks Service (NPS), and other advisory group entities.
- The business community in Bay City, including property owners, developers, commercial entities, corporate neighbors (TenarisBayCity, Oxea Corporation, LyondellBasell, South Texas Project Electric Generating Station (STP)), and others.
- All citizens of Bay City, regardless of the area they live in, nearby residents of Matagorda County that may use Bay City parks or recreational services, and tourists at LeTulle and Riverside Parks.

- City Limits
- Bay City ETJ
- Local Roads
- Main Roads
- Parks



DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

Chapter 2: Understanding the Community

2

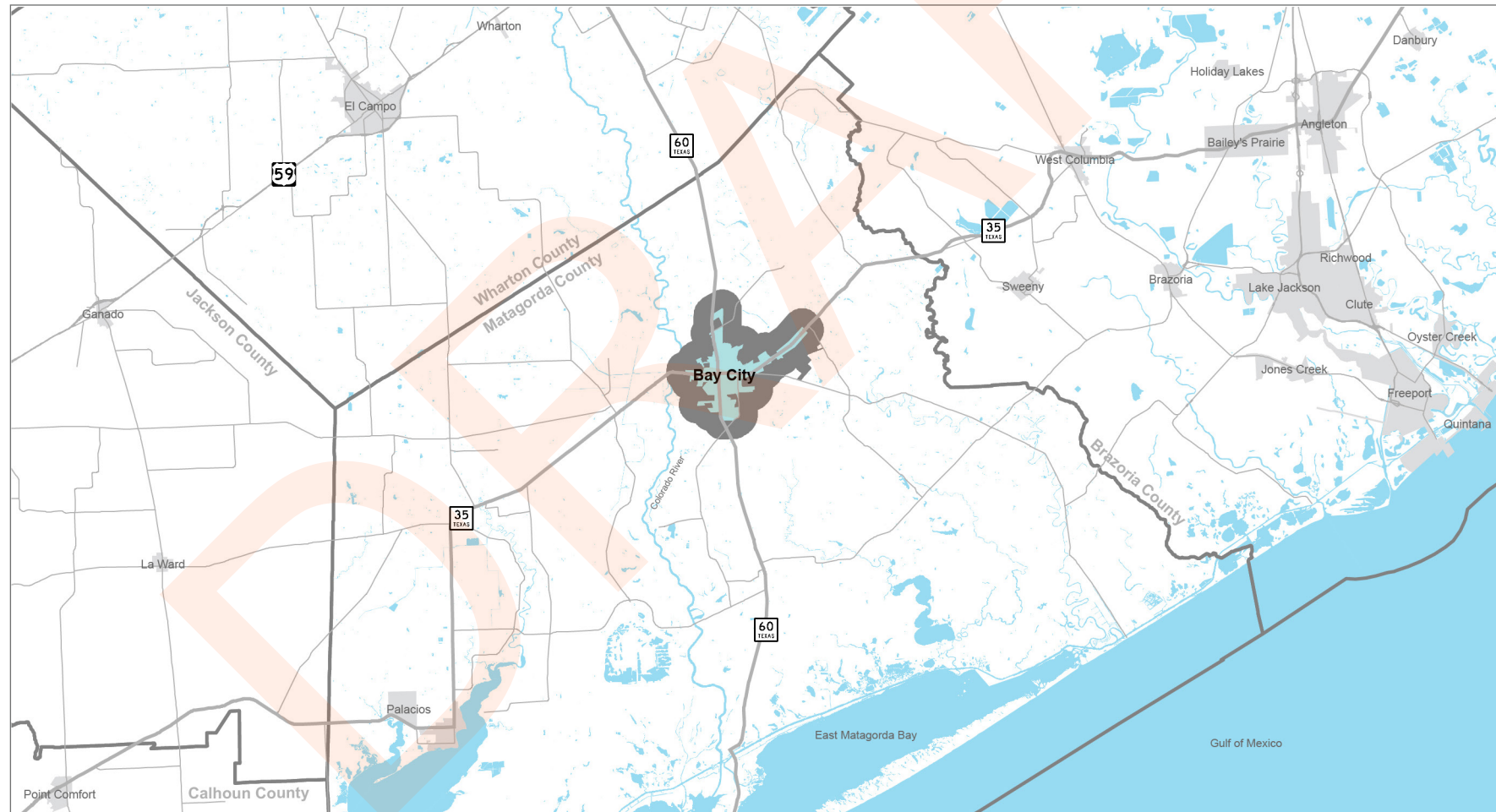


Regional Context

Bay City, the county seat of Matagorda County, is located in a humid, subtropical area in southeast Texas. The City encompasses 9.3 square miles in the north central portion of the county and the City's ETJ includes an additional 29.8 square miles. The City lies just east of the Colorado River at the junction of State Highways 35 and 60. Located 80 miles southwest of Houston, and 70 miles east of Victoria, Bay City is situated 30 miles inland from the Gulf of Mexico (see Map 2.1, *Regional Context*).

In a region characterized by history, lush green vegetation, and nearby access to the coast, residents and visitors to this region enjoy family-friendly activities, the great outdoors, and access to nature.

Map 2.1, Regional Context



Historical Context

Bay City has been the county seat of Matagorda County since 1894. The City was named for its location in the Bay Prairie, between the productive bottomlands of the Colorado River and Caney Creek. The City began as one square mile which was surveyed, subdivided into lots, and sold for development.

By 1901 numerous buildings had been constructed and businesses began to develop. Early businesses in town included the post office, saloons, convenience stores, grocers, blacksmith, barbers, drugstores, lumberyards, cotton gins, and a rice mill. That same year, the Cane Belt Railroad reached Bay City. This was the first of three rail lines to serve the town. The MoPac Depot (now a Parks and Recreation Department resource) was built in 1905. By 1914, Bay City was a thriving community located at the center of the largest rice-producing area in the nation.

Bay City continued to develop in the coming decades and by 1930 the population had risen to 4,000 residents. Named after local rice grower Victor L. LeTulle, Bay City's first park, LeTulle Park, was donated to the City in 1934. By 1940 the population reached nearly 9,500 people. During that same year Hilliard Pool became the first public pool in Bay City.

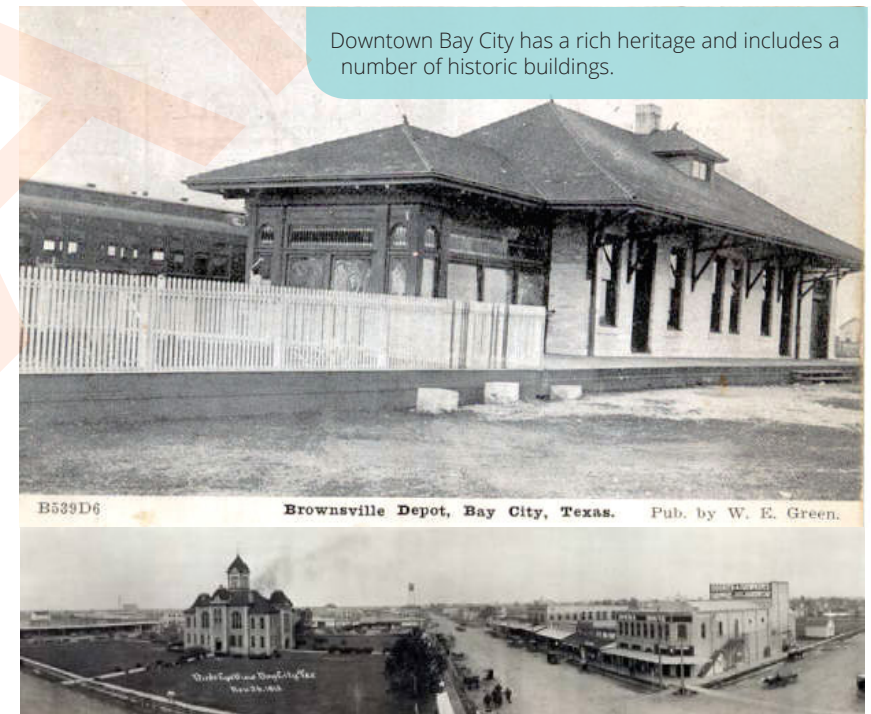
Notable new developments during the 1950s and 1960s were a new public library, a United States Army Reserve building, an airport, barge canal linking to the Gulf, and the onset of a population boom.¹

In 1960, the Celanese Chemical Company built a petrochemical plant in the City which soon became the City's largest employer. The following decades brought even greater population as more large-scale employers entered the county. The population drastically increased to almost 20,000 residents between 1960 and 1990. During this time, the City limits were expanded and an additional 12 new parks and recreation facilities were developed or enhanced. Between 1990 and 2010, the City experienced a population decline to 17,500 people.

¹"History of Bay City." Bay City, Texas, <<http://www.cityofbaycity.org/departments/main-street/bay-city-history>>

To this day, multiple historic dwellings and buildings are still standing throughout Bay City's downtown and surrounding areas. Recent parks and recreation development has included the construction of the Southern Pacific Trail, the Barkway dog park, and the addition of a disc golf course in LeTulle Park.

Over the years, a number of challenges, such as multiple floods, fires, and general aging of infrastructure, in addition to the increased size and distribution of parkland, have increased the general maintenance requirements of the City parks and recreation resources.



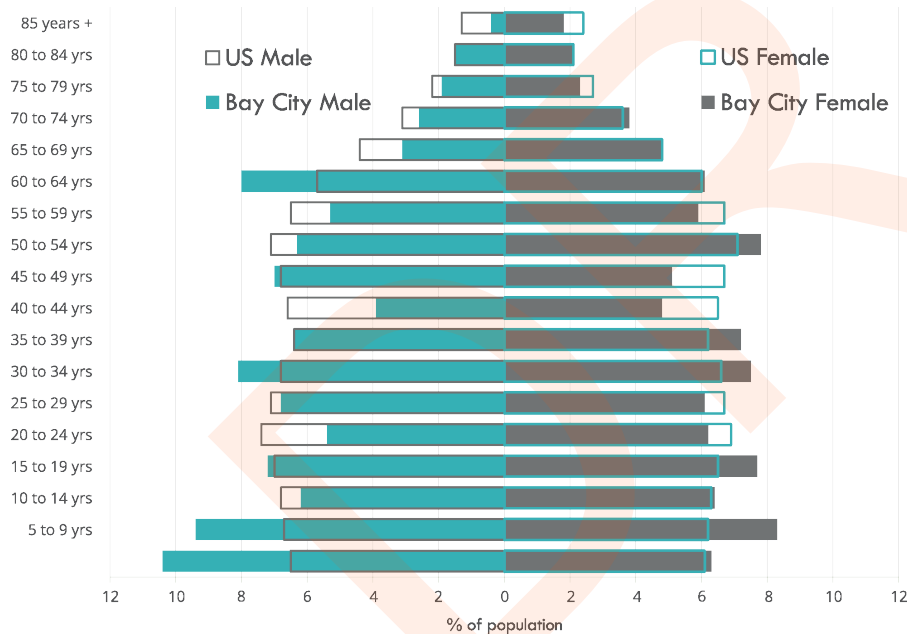
Demographic Profile of Bay City

Age Distribution

Understanding age distribution in a community helps determine its overall recreation needs, even as its residents age. Identifying the age-appropriate recreational opportunities needed in Bay City allows the City to allocate resources towards amenities and programs that can best serve the community. In comparison to the population of the United States, Bay City has a significantly greater percentage of children (especially boys) under nine years of age (see Figure 2.1, *Population by Age and Gender* and Figure 2.2, *Population by Age*). The City also has a greater number of residents ages 30 to 39 and 60 to 64. Conversely, Bay City's populations of 20 to 29 year olds, 40 to 44 year olds, and 55 to 59 years are notably lower than that of the United States.

Analysis of the highly diversified age ranges found in Bay City illustrates the need to provide multigenerational parks and recreation which can adapt as the age of the population shifts.

Figure 2.1, Population by Age and Gender



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Age and Sex, Table S0101

Figure 2.2, Population by Age

Age Range	Texas	Matagorda County	Bay City
Under 5 years	7.4%	7.1%	8.4%
5 to 9 years	7.5%	8.0%	8.8%
10 to 14 years	7.4%	6.4%	6.3%
15 to 19 years	7.2%	6.8%	7.4%
20 to 24 years	7.4%	6.5%	5.8%
25 to 34 years	7.3%	6.2%	6.4%
30 to 34 years	7.2%	6.1%	7.8%
35 to 39 years	6.8%	6.5%	6.8%
40 to 44 years	6.8%	4.5%	4.3%
45 to 49 years	6.5%	5.8%	6.1%
50 to 54 years	6.6%	7.1%	7.0%
55 to 59 years	5.9%	5.7%	5.6%
60 to 64 years	5.0%	8.0%	7.1%
65 to 69 years	3.8%	4.6%	4.0%
70 to 74 years	2.7%	3.9%	3.2%
75 to 79 years	2.0%	2.9%	2.1%
80 to 84 years	1.4%	2.1%	1.8%
85 years and over	1.3%	1.6%	1.1%
Median Age	34.1	37.2	34.4

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Age and Sex, Table S0101

Race and Ethnicity

Bay City's population by race and ethnicity is illustrated in Figure 2.3, *Race and Ethnicity*. Similar to the state and County, Bay City's population is predominantly white, though at a slightly lower percentage than that of Matagorda County overall. Those of Hispanic or Latino descent make up 43.3 percent of the City's population. This is slightly higher, but still comparable, to both the state and County.

Figure 2.3, Race and Ethnicity

Race & Ethnicity	Texas	Matagorda County	Bay City
White	74.9%	80.4%	75.3%
Black or African American	11.9%	10.2%	15.3%
American Indian & Alaska Native	0.5%	0.5%	0.2%
Asian	4.2%	2.1%	1.1%
Native Hawaiian & Other Pacific Islander	0.1%	0.2%	0.4%
Other	6.0%	2.9%	2.9%
Two or More Races	2.5%	3.8%	4.8%
Hispanic or Latino Descent	38.4%	39.9%	43.3%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table DP05: ACS Demographic and Housing Estimates

Educational Attainment

As set out in Figure 2.4, *Educational Attainment Comparison*, Bay City has a comparable percentage of high school graduates to Matagorda County, however, both are somewhat lower than that of the state. Similarly, attainment of a bachelors degree or higher education in Bay City and the County also falls behind the attainment percentage for the state. When considering the lower percentage of 20 to 24 year olds previously illustrated in Figure 2.1, *Population by Age and Gender*, the low percentage of higher education attainment found in Bay City may be a reflection of recently graduated young adults leaving the City for jobs elsewhere.

Figure 2.4, Educational Attainment Comparison

Educational Attainment	Texas	Matagorda County	Bay City
High School or Higher	81.9%	77.3%	76.7%
Bachelors Degree or Higher	27.6%	15.3%	15.7%

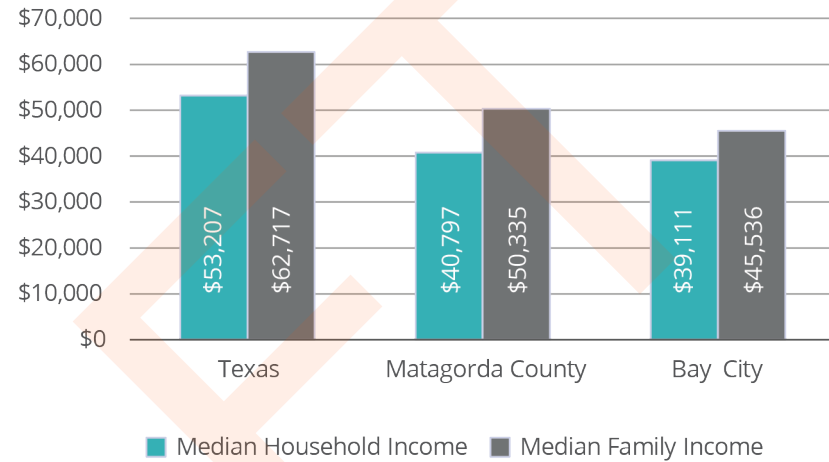
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table S1501: Educational Attainment

Household & Family Income

According to the U.S. Census Bureau, household income includes income from the householder and all other people (whether or not they are related) who are 15 years or older living in the same housing unit. Family income includes income from two or more people related by birth, marriage, or adoption who are residing together.

Understanding a community's income distribution assists in planning for recreational amenities and programs, including determining the demand for free or fee-based recreation. As seen in Figure 2.5, *Income Comparison*, both Bay City and Matagorda County have lower family and household incomes than that of the state.

Figure 2.5, Income Comparison



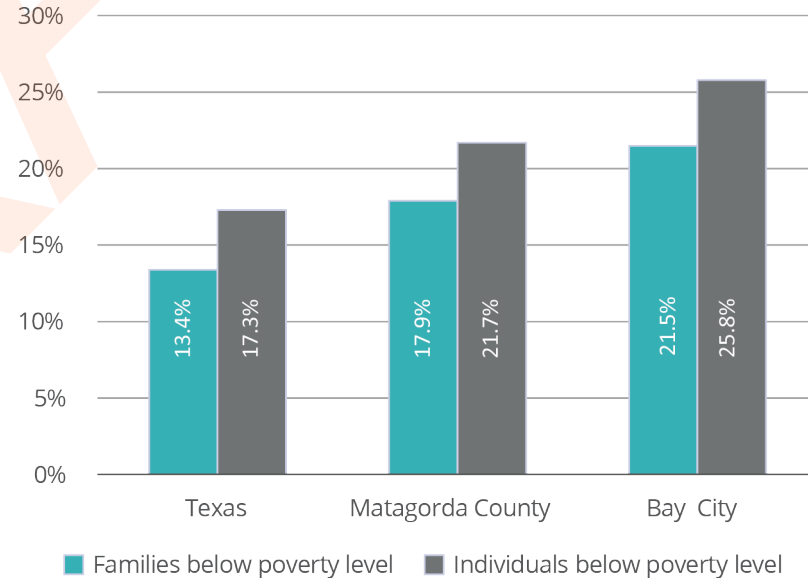
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimate, Table DP03: Selected Economic Characteristics

Poverty Level Comparison

The percentage of both families and individuals in Bay City whose income fell below the poverty level during 2015 is notably higher than the rest of Matagorda County, and significantly higher than the state (see Figure 2.6, *Poverty Level Comparison*). Over one-quarter of Bay City's population of individuals experienced poverty during that time frame.

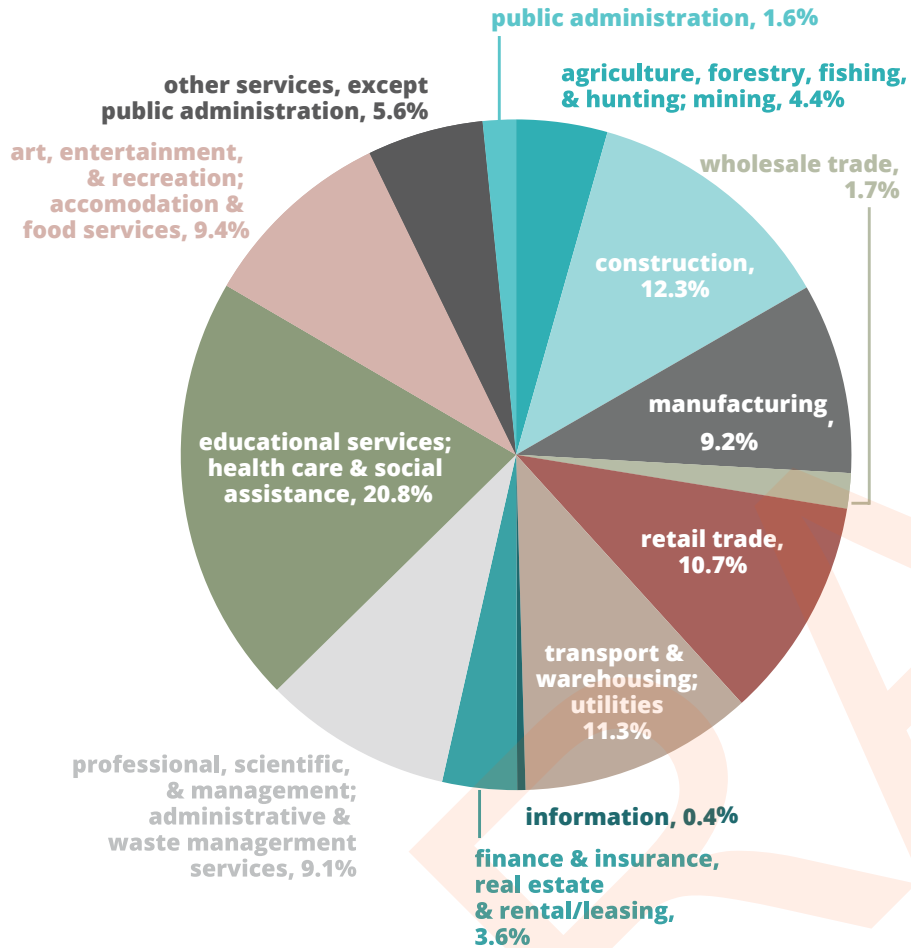
As the City evaluates options for recreational programming, it will be important to consider providing low-cost and free options to allow equal participation among community members.

Figure 2.6, Poverty Level Comparison



Source: U.S. Census Bureau, 2011-2015 5-Year American Community Survey, DP03: Selected Economic Characteristics

Figure 2.7, Local Industries



Source: U.S. Census Bureau, 2011-2015 5-Year American Community Survey, DP03: Selected Economic Characteristics

Employment by Industry

Understanding the employment of a community helps paint the picture of how residents spend a large majority of their time. Knowing this information can assist the City in providing appropriate recreation types that reflect how the community might like to use their park system and programming during work hours or their free time. In Bay City, educational services, healthcare, and social assistance represent the largest percentage of Bay City residents (see Figure 2.7, *Local Industries*). In response, adding educational and health and wellness elements into parks and programming might enhance their overall benefit to the community.

Other large industries in Bay City include construction and transport, warehousing, and utilities. Bay City is home to TenarisBayCity and STP. These are two very large companies which employ significant numbers of temporary workers. TenarisBayCity is a new state-of-the-art seamless pipe mill which is currently under construction. Once operational (slated for 2017), the mill will employ 600 people. During the construction period, the company has employed large numbers of workers who have been in Bay City for a year or longer. However, it is likely that the majority of these workers will move on to a new construction job in another city once construction is complete. STP is a local nuclear power facility and is one of the newest and largest in the country. In order to clean the facility, STP brings in temporary workers for multiple weeks at a time, twice a year.

The City is in a unique position where it needs to recognize the needs of the permanent and temporary populations, and determine an appropriate approach to parks and recreation for the entirety of the population.

Growth Context

Historical & Projected Population Growth

As previously mentioned, Bay City is a temporary home to a number of transient construction and other workers. As the City plans for enhancement and development of the parks and recreation system, it is important to recognize the impact this population can have on the City. Though these individuals are not accounted for in the Census data, they can have a significant impact on the community, through the use of hotels, restaurants, services, and parks and recreation, and must be considered in the planning process.

According to the U.S. Census Bureau, the population of Bay City has seen a slight decline since 2000 (see Figure 2.8, *Historical and Projected Future Population Growth*). While the City's ETJ can accommodate growth, population projections illustrate that growth will be slow and steady over the time frame of this Plan. The decline in population from 2000 to 2010 has influenced the Texas Water Development Board's projections into 2020 and 2030. However, while growth is likely to remain slow and steady, economic activity happening in Bay City could alter the population projections.

Figure 2.8, Historical and Projected Future Population Growth

YEAR	CITY OF BAY CITY (PERSONS)	PERCENT CHANGE	CITY PERCENT OF COUNTY POPULATION	MATAGORDA COUNTY (PERSONS)	PERCENT CHANGE
1980	17,837		47.15%	37,828	
1990	18,264	2%	49.46%	36,928	-2%
2000	18,667	2%	49.18%	37,957	3%
2010	17,614	-6%	47.99%	36,702	-3%
2015	17,499	-1%	47.81%	36,598	0%
2020	18,797	7%	47.99%	39,166	7%
2030	19,786	5%	47.99%	41,226	5%

Source: U.S. Census Bureau 1970, 1980, 1990, 2000, 2010, 2010-2015 American Community Survey 5-Year Estimate, Table DP05: ACS Demographic and Housing Estimates; Texas Water Development Board, 2020 and 2030 projections (per the Vision Bay City 2040 plan).

Previous Planning Efforts

Vision Bay City 2040

The Bay City comprehensive plan, Vision Bay City 2040, was developed in 2014. The plan used extensive public input to develop a vision for the future of Bay City. As part of the plan, parks and recreation opportunities were analyzed and a series of recommendations were presented.

The plan recognized two primary challenges within the parks and recreation system: adequate facilities and maintenance. Recommendations presented in the Vision Bay City 2040 plan were intended to address these issues and the input received from the public throughout the planning process. These recommendations included:

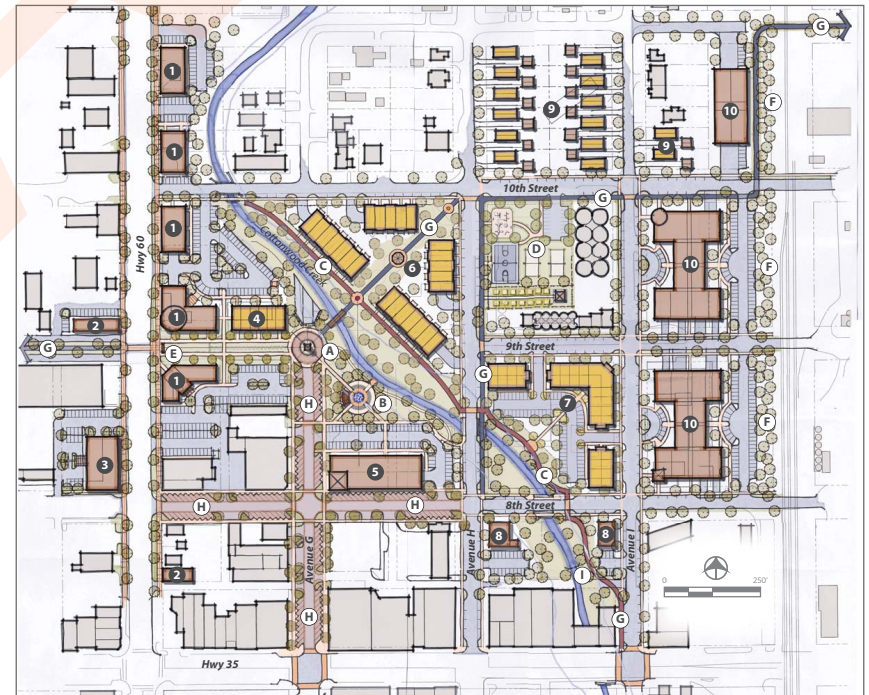
- Develop a Parks Commission and Friends of the Parks Organization.
- Partner with the ISD to make facilities available for public recreation.
- Prioritize needed improvements at existing parks.
- Identify additional funding sources for park improvements and programs.
- Initiate new recreation programs for youth and adults.
- Develop sidewalk and trail connectivity throughout town.
- Develop a sports complex.
- Develop a community recreation center.
- Develop a park at SH 35 and the Colorado River.

At the time that Vision Bay City 2040 was developed, the City had been dedicating additional attention to the improvement of the parks system. The plan's recommendations were proposed to build on this developing momentum. As a follow up, this Parks Master Plan is intended to continue that momentum and further define recommendations for the parks and recreation system to determine how parks and recreation can further the community's vision for the next 10 years and beyond.

As stated in Vision Bay City 2040, "investing in the park system should be viewed as an investment in Bay City as a whole." This Parks Master Plan will be used to guide that investment.

Bay City North Downtown Plan

In May 2013, the Bay City North Downtown Plan was developed for the 40-acre, 12-block site north of Downtown Bay City. The four-phased plan is intended to complement the commercial and civic activity of Downtown by providing a high quality, mixed-use housing district with parks and trail connectivity. The combination of City-owned property and vacant or unused property and parking lots within the area of focus presents numerous opportunities for future development. Cottonwood Creek runs through the study area and provides a key focal point for park and open space features in the area. Key features of this small-area plan include a park plaza, amphitheater and splash pad, a multi-use trail, creekside path, neighborhood park, and gateway and streetscape elements. As trail connectivity and parkland distribution are evaluated and planned for in this Parks Master Plan, the North Downtown Plan will be incorporated into the analysis and recommendations.



North Downtown Plan by Kendig Keast Collaborative

Public Engagement

One of the most important aspects of any planning process is to engage the general public and ensure the plan reflects and addresses their wants, needs, and concerns. This Parks Master Plan is intended to guide City investments in parks and recreation to ultimately best serve the community. A series of public engagement strategies were used throughout this planning process to gain an understanding of the wants, needs, and priorities of the community. Engagement strategies included stakeholder meetings, key person interviews, a public survey, a public open house workshop, Parks Advisory Committee meetings, and a City Council public hearing. The key findings of the public engagement are detailed in Chapter 3, *Inventory & Needs*, as part of the demand-based assessment.

Stakeholder Meetings

Over the course of two days at the beginning of the project, three stakeholder meetings and two key person interviews were held to identify opportunities and challenges faced by the community. Attendees included key City staff; City Council members; representatives from Bay City Chamber of Commerce & Agriculture, Bay City Community Development Corporation, Matagorda County, Matagorda County Convention & Visitors Bureau, Matagorda Historical Commission, and Matagorda County Economic



Stakeholder listening sessions were conducted to gather information regarding the desires and concerns of the public.

Development Corporation; and local athletic leagues, residents, and business owners. At the stakeholder meetings, attendees were asked their opinion on the current park system, what they felt the community was lacking, and what the highest priority needs were.

Public Survey

In order to gain a better understanding of the parks and recreation needs of Bay City residents, a citywide survey was conducted as an online and paper questionnaire. The survey was advertised via utility fliers, radio announcements, local newspapers, the City's Facebook page, at City events, and through emails to City staff and athletic leagues. Survey fliers and hard copy surveys were also made available at a number of City-owned facilities. The survey ran for one and a half months and a total of 871 responses were received.

Open House Public Workshop

An open house public workshop was held in June of 2017 to further engage the public. The community was presented with early public engagement findings, preliminary needs assessment results, a variety of preliminary park concept sketches, and asked a series of interactive questions to help further direct the recommendations of the Plan.

Parks Advisory Committee

Development of this Plan was guided by the Bay City Friends of the Park Advisory Board, which served as the Parks Advisory Committee (PAC). A series of three meetings were held over the course of the planning process to provide guidance and feedback at key intervals. The PAC's responsibilities included ensuring that the Plan provided a balance of opinions on important City issues, making sure the Plan had comprehensive input towards its vision, and to review and provide comments on the draft Plan during its development.

Plan Vision and Goals

Bay City's vision for their parks and recreation system represents the community's collective aspiration for the future and provides the framework for the goals and objectives of this Plan. A vision statement serves as a decision-making tool to be used by elected and appointed officials, to guide City staff priorities, and to help build community consensus to ensure that everyone is cohesively working together towards a common future. The vision statement presented in the Parks Master Plan was derived from input received during early public engagement.

As previously mentioned, key public engagement findings are incorporated into the demand-based assessment portion of Chapter 3, *Inventory & Needs*.



Parks and recreation in Bay City is meant to serve the needs of residents of all ages.

Bay City Parks and Recreation Vision Statement

"By the year 2030, Bay City will provide its residents with a safe, well-maintained, well-connected, centralized parks system. An enhanced Bay City parks and recreation system will provide spaces for social interaction, pursuit of healthy living, recreational and educational opportunities for people of all ages, and improve quality of life for the community. With a diversity of recreational opportunities including passive and active recreation, accessible amenities, preserved access to nature, and multigenerational programming, Bay City's parks and recreation system will provide options for all residents, foster economic development, and be a focal point of community pride."

To implement this vision statement, the following mission statement guides daily decision making of the Parks and Recreation Department:

"In partnership with our citizens, the Parks and Recreation Department provides park and recreation programs, facilities, and services which respond to changing needs within our communities."

We strive to protect and preserve a park system that promotes quality recreational, cultural and outdoor experiences for the community and enriches the quality of life for present and future generations in a safe and secure environment."

Park Master Plan Goals

Goals for a plan such as this create the foundation for guiding future decisions and development, as well as guiding the recommendations presented in this Plan. Goals are an important part of the planning process in that they provide the underlying philosophical framework for the decisions that the City will make when evaluating the need for park and recreation improvements. The goals in the Plan reflect the desires of the citizens, City staff, and elected and appointed officials. The goals below will be further refined into a detailed series of objectives and action recommendations in Chapter 4, *Plan Recommendations*.

- **Goal 1:** Renovate, develop, and construct diversified park and recreation facilities based on the changing needs of the community.
- **Goal 2:** Provide a diversified, multigenerational offering of recreational programs, events, facilities, and amenities to serve residents and attract regional users and visitors.
- **Goal 3:** Increase connectivity and accessibility in the parks system.
- **Goal 4:** Provide a consolidated parks system which preserves the City's unique physical and natural assets.
- **Goal 5:** Enhance the function, safety, and appearance of City parkland through the provision of sufficient resources.
- **Goal 6:** Maintain, improve, and enhance existing park and recreation facilities in Bay City.
- **Goal 7:** Explore funding and partnering opportunities to further leverage parks and recreation facility enhancements and program offerings.

Chapter 3: Inventory & Needs

3



Introduction

In order to determine how to plan for the future of the Bay City parks and recreation system, it is necessary to understand its existing condition. This in turn helps to identify where the current system is meeting expectations; and alternatively, where it is falling short.

Bay City has a network of 33 parks and recreation facilities distributed throughout the City, its extraterritorial jurisdiction (ETJ), and beyond. These parks offer approximately 348 acres of parkland with a variety of recreational opportunities.

Through an analysis of the current inventory and condition of facilities, and a comparison of that data with local level-of-service ratios, the opinions voiced by the community, and the local resources available, this Parks Master Plan will develop a clear picture of what is currently lacking and where opportunities exist in the parks system.

Park Classifications

Different parks types serve different purposes, areas, and intended users. Understanding this helps to identify gaps and overlap in the overall system and whether or not existing facilities are addressing the current park, recreation, and open space needs of the City. This Plan follows national and state guidelines that identify three broad categories of parks.

Regional Parks

Regional parks are located within a one to two-hour driving time radius of the area they serve. Parks within this category include metropolitan parks, county parks, and state parks.

Local “Close to Home” Parks

Local parks are typically located within the community they serve. Subset park types within this category include pocket parks, neighborhood parks, and community parks.

Special Use Areas

These areas may be local or regional and can be defined as areas that are unique in some way due to their physical features or the types of facilities offered. Parks in this category include linear parks, special use parks, and land conservancies.

Regional Parks

Local example: Riverside Park



Description: With the intentions of serving the entire city and beyond, a regional park often becomes the premier park in that area due to its broad range of facilities and activities. These parks often include regionally significant natural resources.

Site Characteristics: These parks are frequently planned to accommodate large numbers of visitors for events

such as fairs, festivals, and exhibitions. Regional parks should be located near highways or major arterials to provide easy access from different parts of the city.

Service Area: Up to 50 mile radius, depending on site features.

Typical Size: Depending on the purpose and character of the site, regional parks can vary in size from less than 10 acres to several thousand acres.

Community Parks

Description: Community parks provide a variety of recreational activities which may include athletic fields and courts, swimming pools, hike and bike trails, or exercise stations. These parks may also provide a venue for community festivals and, therefore, must have sufficient parking for participants, spectators, and other park users.

Local example: Frahms Field



Site Characteristics: These parks should be located near a major thoroughfare to provide easy access from different parts of the city. Vegetative buffering may be required to minimize the impact of light and sound pollution on adjacent residential areas.

Service Area: Primarily serves a one to two-mile radius, but available for persons throughout the community.

Typical Size: These parks should be large enough to accommodate a variety of facilities while leaving sufficient space for unstructured recreation, natural areas, and possible expansion. This can vary the size from 10 acres to over 50 acres.

Neighborhood Parks



Local example: Amistad Park

Description: These parks provide both active and passive recreational opportunities within walking distance of residential neighborhoods, thus creating accessible family-friendly destinations. Amenities may include athletic fields, courts, playground equipment, walking trails, park benches, etc.

Site Characteristics: Evenly distributed throughout the city, these parks are centrally located in various neighborhoods, providing safe and easy pedestrian access for nearby residents.

Service Area: Serves a one-quarter to one-half-mile radius.

Typical Size: Existing physical conditions and availability of land can determine the size of neighborhood parks. Ideally these parks range from three to 10 acres, however, sizes can vary.

Pocket Parks

Description: Pocket parks provide passive recreational opportunities to a concentrated population within an immediate proximity. For example, a playground near a multi-family housing complex or a small lot that has been developed to include sidewalks and benches.

Site Characteristics: Located within a close proximity to medium/high density residential areas.

Service Area: Immediate neighborhoods.

Typical Size: Typically range from one-quarter acre to one acre in size.



Local example: Liberty Park

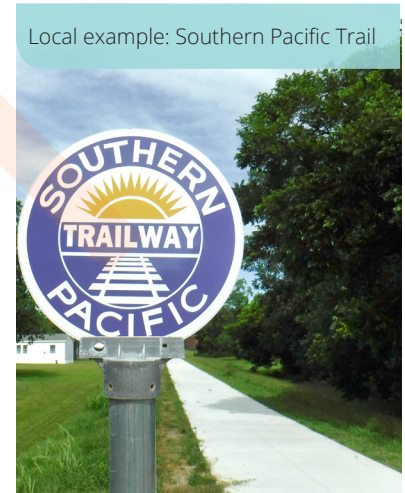
Linear Parks

Description: Developed for bicycling, hiking, walking, and jogging, linear parks are commonly used as a link between two or more park and recreation areas.

Site Characteristics: Typically follows a linear man-made or natural feature such as a stream, creek, abandoned rail line, or road.

Service Area: Variable.

Typical Size: These parks/trails vary in size depending on existing site constraints and proximity to other parks.



Local example: Southern Pacific Trail

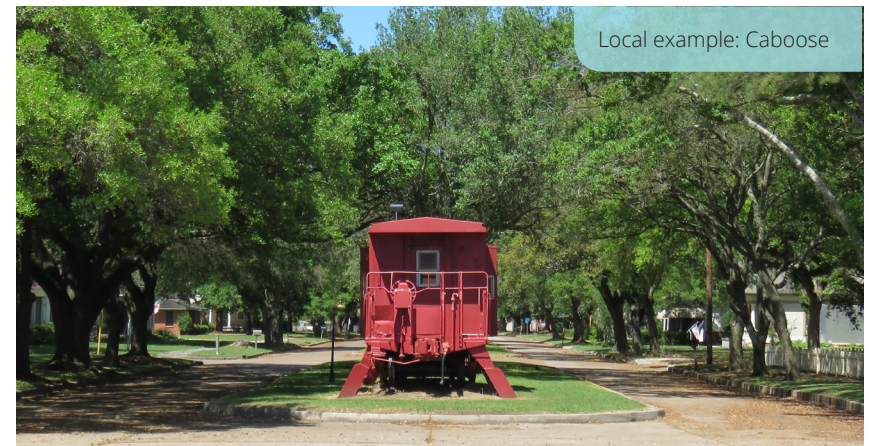
Special Use Parks & Facilities

Description: These parks and facilities are used for specialized or single-purpose recreational activities such as a golf course, skate park, aquatic facility, historic site, tennis complex, or nature center.

Site Characteristics: Varies according to the overall functionality of the site - often operated by a private enterprise.

Service Area: Variable.

Typical Size: Having no minimum, these parks vary in size according to their specific functions.



Local example: Caboose

Bay City Park Inventory

In order to plan for a parks and recreation system that addresses the needs and desires of Bay City residents, it is important to gain an understanding of the existing park and recreation facilities. Developing an understanding of current facilities, their condition, and potential opportunities, helps to identify what amenities may be lacking and are thus needed to meet current and future demands. This analysis helps determine whether or not the public is being well served with recreational opportunities. The need for new or improved recreational facilities can be determined by comparing the information gathered from the various methods of public engagement with the existing park inventory.

Bay City currently offers approximately 348 acres of regional, community, neighborhood, pocket, and special use parks (see Map 3.1, *Existing Parks*). Parks are distributed throughout the community, with the least amount of parkland in the southeast quadrant of the City.

The City's regional parks encompass approximately 126 acres and include Le Tulle Park and Riverside Park. These two parks are located west of the City limits along the Colorado River and are predominately used for passive recreation purposes. The City's community parks encompass approximately 91 acres and include Community Park, Frahms Field, Girls Softball Fields, Hardeman Park, Little League Fields, and the Sports Complex. These six parks offer a combination of recreational opportunities, including baseball, softball, football, soccer, tennis, and a skate park. Bay City offers a number of neighborhood parks scattered throughout the City encompassing approximately 19 acres. These 14 parks are intended to serve nearby residential neighborhoods providing open space and active recreation. The City also offers three pocket parks that provide minimal amenities within the neighborhoods they serve. There is currently one designated City-owned trail located in the old Southern Pacific railroad corridor. This small segment of trail provides an opportunity for expansion and connectivity. Additionally, Bay City has seven special use parks and facilities. These include the Caboose and Train Depot, two public pools, a dog park, a country club, Gusman Park, and the USO building.



Mary Withers Park



Gusman Park



Hilliard Pool

Map 3.1, Existing Parks

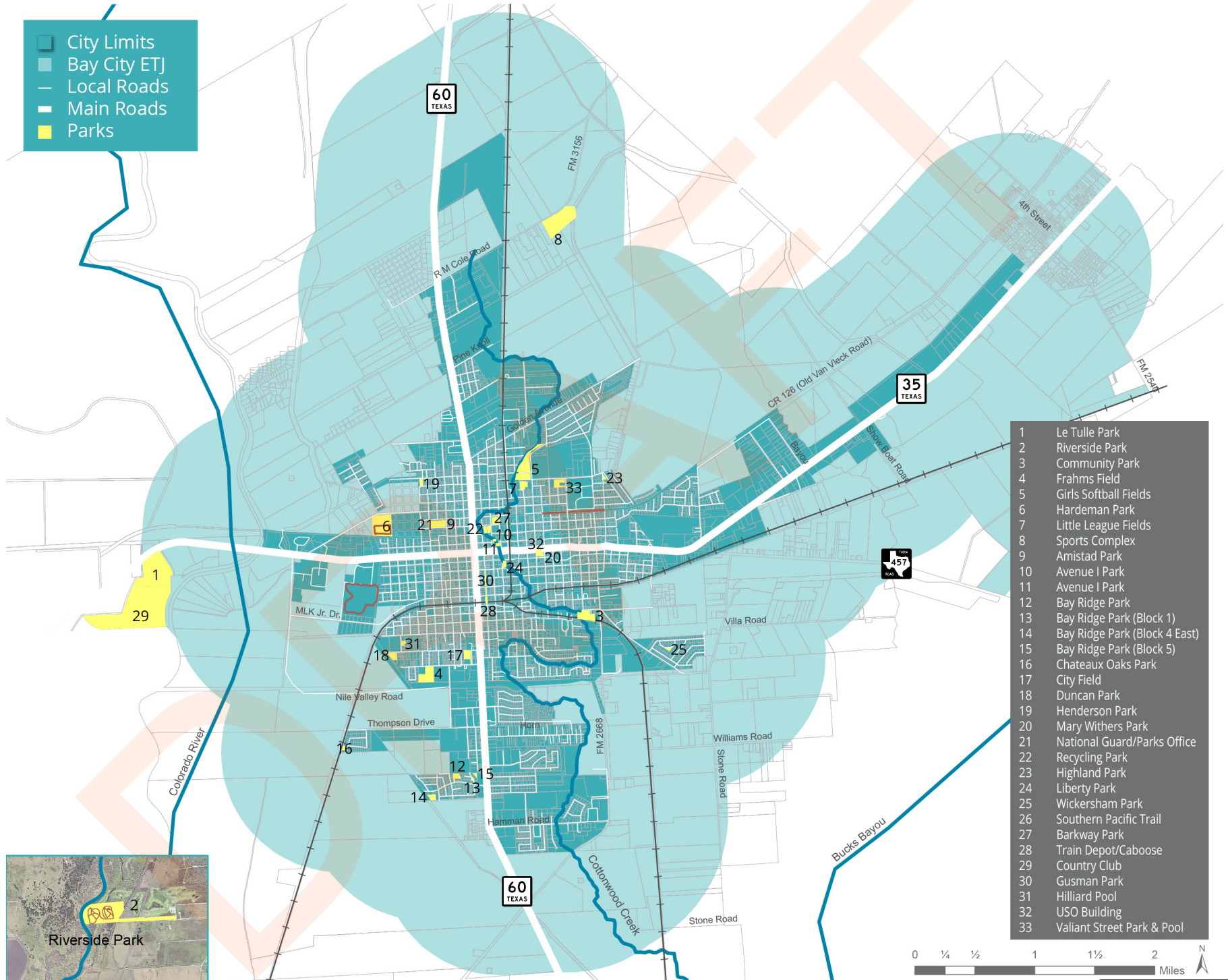


Figure 3.1, Bay City Park Inventory

				Active Facilities												Water Recreation					Passive Recreation					Misc.			
	Park Name	Address	Acreage	Baseball Field	Softball Field	Standalone Backstop	Soccer/Cricket Field	Football Field	Multipurpose Practice Field	Basketball Court	Tennis Court	Volleyball Court	Concession Stand	Skate Park	Disc Golf Course	Walking/Biking Trail (miles)	Fishing Pier	Canoe/Kayak Launch	Boat Ramp	Swimming Pool	Splash Pad	Dog Park	Playground	Horseshoe Pits	Table/Picnic Table (X)	BBQ Grill (X)	Picnic Shelter/Pavilion	Restrooms (X)	Parking (X)
Regional Parks																													
1	Le Tulle Park	1135 S Hwy 35	44.2												1		1						1		x	x	4	x	x
2	Riverside Park	7330 Highway 2668	103.6													1.0		1	1				1		x	x	2	x	x
Community Parks																													
3	Community Park	2900 Rugeley St.	6.4	1							2																	x	x
4	Frahms Field	1000 Whitson St.	8.2				10						1															x	x
5	Girls Softball Fields	Ave. M and Grace St.	8.4		3								1														1	x	x
6	Hardeman Park	600 12th St.	17.9					1						1		0.4									x	x	1	x	x
7	Little League Fields	1220 Avenue M	6.7	3									1															x	x
8	Sports Complex	2414 FM 3156	24.9		3					1			1										1						x
Neighborhood Parks																													
9	Amistad Park	1708 Ave. C	2.1			2				1													1		x	x	1	x	x
10	Avenue I Park (north)	1900 Ave. H	0.3																										
11	Avenue I Park (south)	2000 Ave. I	0.6																										
12	Bay Ridge Park	1301 Bay Ridge Blvd.	1.7																				1						
13	Bay Ridge Park (Block 1)	4701 Hiram Brandon Dr.	0.2																										
14	Bay Ridge Park (Block 4 East)	4708 Hiram Brandon Dr.	1.7																										
15	Bay Ridge Park (Block 5)	4700 Bay Ridge Blvd.	0.5																										
16	Chateaux Oaks Park	301/307 La Bradford Dr.	0.7							1															x				
17	City Field	3212/3220 Ave. E	2.8				1																					x	x
18	Duncan Park	612 Duncan St.	2.2									1											1	1	x	x	1	x	x

Figure 3.1, Bay City Park Inventory (cont.)

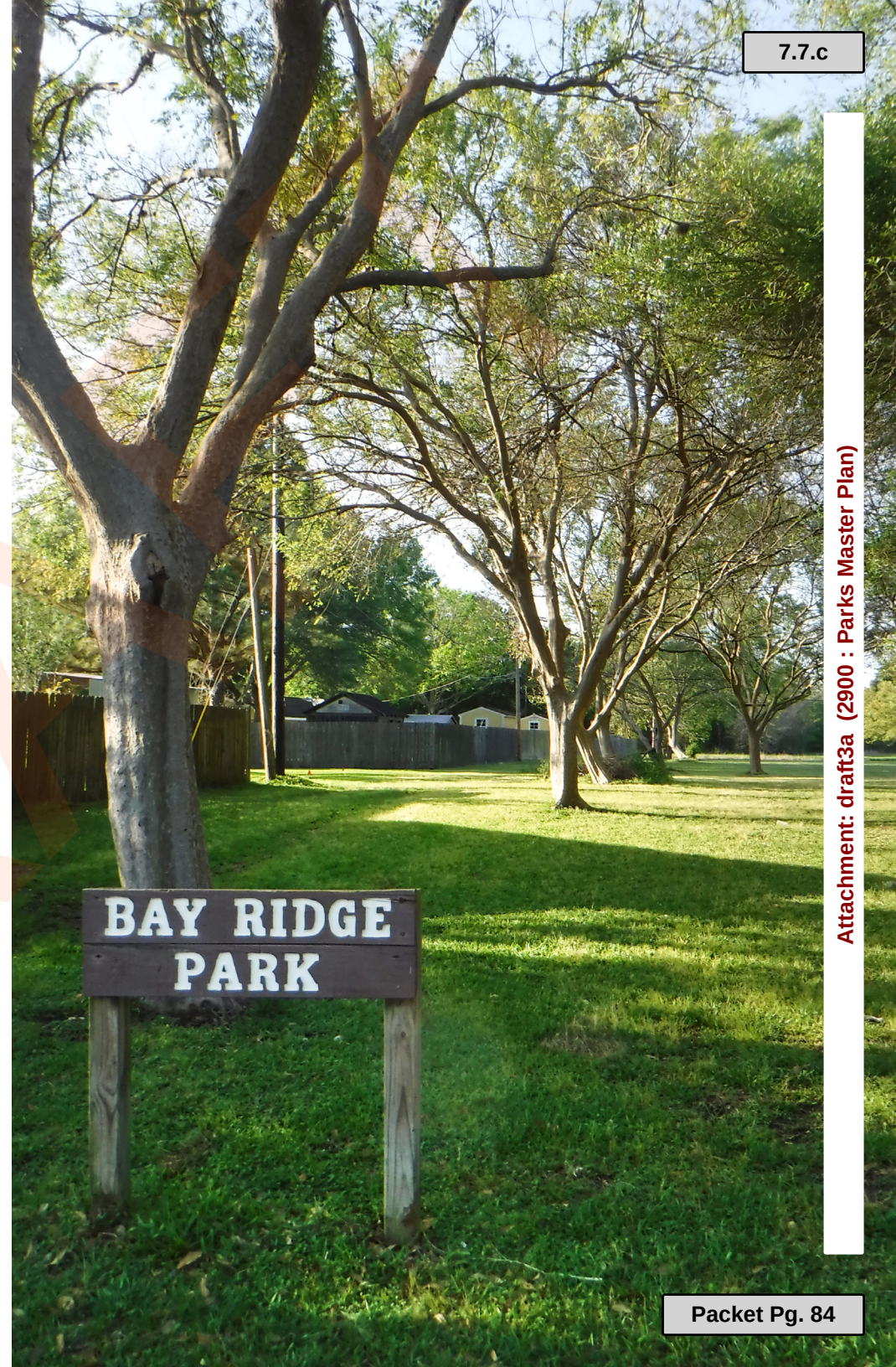
				Active Facilities													Water Recreation				Passive Recreation						Misc.			
	Park Name	Address	Acreage	Baseball Field	Softball Field	Standalone Backstop	Soccer/Cricket Field	Football Field	Multipurpose Practice Field	Basketball Court	Tennis Court	Volleyball Court	Concession Stand	Skate Park	Disc Golf Course	Walking/Biking Trail (miles)	Fishing Pier	Canoe/Kayak Launch	Boat Ramp	Swimming Pool	Splash Pad	Dog Park	Playground	Horseshoe Pits	Table/Picnic Table (X)	BBQ Grill (X)	Picnic Shelter/Pavilion	Restrooms (X)	Parking (X)	
Neighborhood Parks																														
19	Henderson Park	1205/1219 Moore	1.0							1																		x	x	
20	Mary Withers Park	2611 6th St.	0.8								2	1													x				x	
21	National Guard/ Parks Office	1209 10th St.	2.6																											
22	Recycling Park	1812 Ave. H	1.9																											
Pocket Parks																														
23	Highland Park	1302 Highland Dr.	0.4																				1		x					
24	Liberty Park	2004 6th St.	1.0																						x				x	
25	Wickersham Park	Esplanade	0.4																											
Linear Parks/Trails																														
26	Southern Pacific Trail	11th street from Nichols to Cottonwood	5.9													0.5														
Special Use Parks & Facilities																														
27	Barkway	1701 Avenue H	2.1																			1			x				x	
28	Caboose and Train Depot	Gusman Avenue	0.7																									x	x	
29	Country Club	Le Tulle Park	92.4																											
30	Gusman Park	Gusman Avenue Esplanade	0.8																											
31	Hilliard Pool	3020 Le Tulle	0.8																	1					x			x	x	
32	USO Building	2105 Avenue M	1.1																									x	x	
33	Valiant Park and Pool	2624 16th Street	3.1																	1								x	x	
Total			348.1	4	6	2	11	1	0	4	4	2	4	1	1	1.9	1	1	1	2	0	1	7	1	11	5	11	15	19	

Park Profiles

Bay City's parks and recreation network currently includes two regional parks, six community parks, 14 neighborhood parks, three pocket parks, one linear park, and seven special use parks and facilities. With this large number of parks, maintenance requirements have become a challenge. This is a common theme as evaluating the park system showed evident wear-and-tear and vandalism. Many residents are concerned with the current conditions and sometimes feel unsafe in City parks. This then discourages some people from fully using the parks system. If an effort is shown to improve the park system, public support will grow and residents may begin to take an active role in helping to keep the parks clean.

The following pages provide a detailed profile for each City-owned park and recreation asset. These profiles help determine priorities within the park system and give a thorough understanding of issues and opportunities at each park. Each profile contains the following information:

- Size;
- Park type;
- Surrounding uses;
- Accessibility; and
- Description of existing conditions and potential opportunities.



1. Le Tulle Park

Size: 44.2 acres

Park Type: Regional

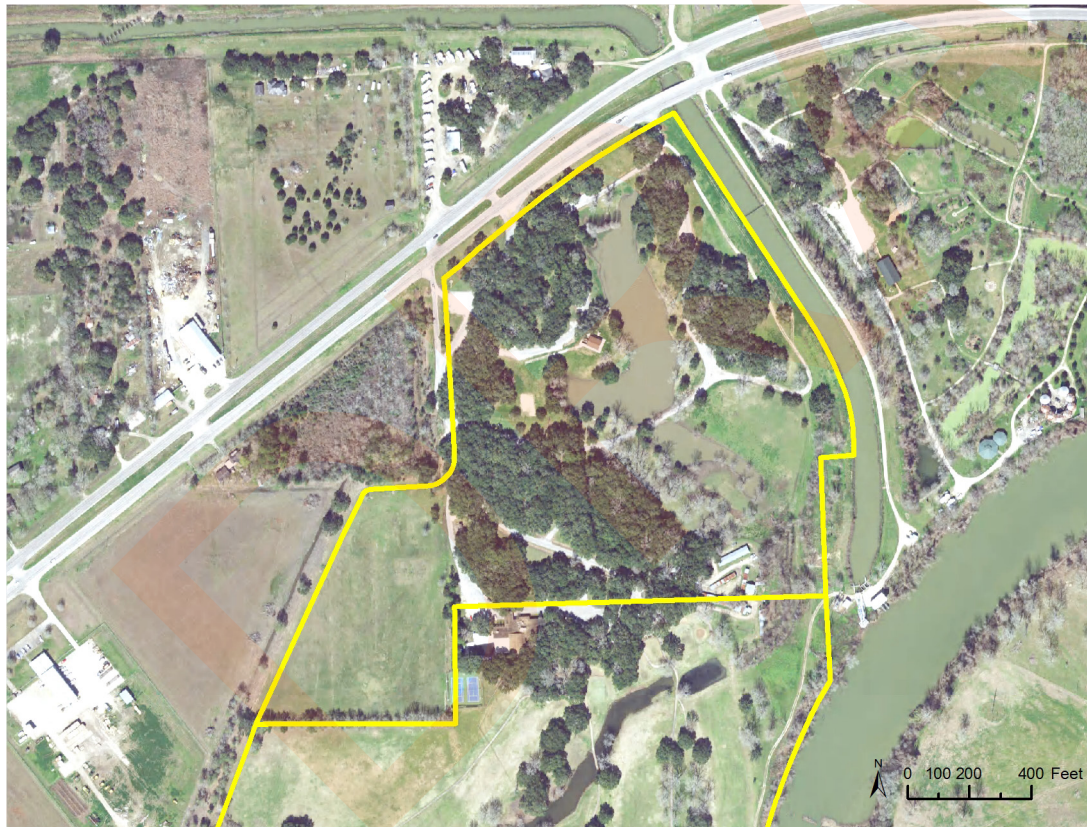
Surrounding Land Uses: Situated on the western outskirts of City's ETJ, Le Tulle Park is nestled between Highway 35 and a segment of the Colorado River. The Bay City Country Club is located directly south and the Matagorda County Birding Nature Center is northeast of the park.

Accessibility: There are two vehicular access points off Highway 35, but without sidewalks, pedestrian access to the park is nonexistent.

Existing Conditions: Donated to Bay City in 1934, Le Tulle Park was the first public park in the Bay City parks system. Park amenities include numerous legacy oak trees, a lake with fishing access, picnic pavilions, play structures, outdoor bathrooms, and a disc golf course. With the size of the park and its natural features, Le Tulle Park is host

to annual events such as "Sparks in the Park" (an Independence Day event), "Bark in the Park," and an Easter Egg Hunt. The disc golf course also serves as overflow parking for these events. As evidenced through public survey results, Le Tulle Park is the community's favorite park.

Issues with the park include aged and wood-rotted park equipment, vehicular conflicts with the Country Club patrons, trash and debris throughout the park, and a stagnant pond. With the existing impressive natural features and some improvements and further enhancements, Le Tulle Park has potential to be a truly remarkable regional park. Opportunities to improve this unique park include adding a trail system that leads to and through the park, an all abilities playground, a canoe/kayak launch, a zip-line or challenge course, fountains in the pond, additional restrooms and picnic pavilions, park entry signage, a pedestrian bridge to the Birding Nature Center, and security lighting, among other things.



2. Riverside Park

Size: 103.6 acres

Park Type: Regional

Surrounding Land Uses: Located significantly south of the limits of the City's ETJ, Riverside Park is surrounded by the Rio Colorado Golf Course to the east and the Colorado River to the west. The remaining surrounding areas are undeveloped land.

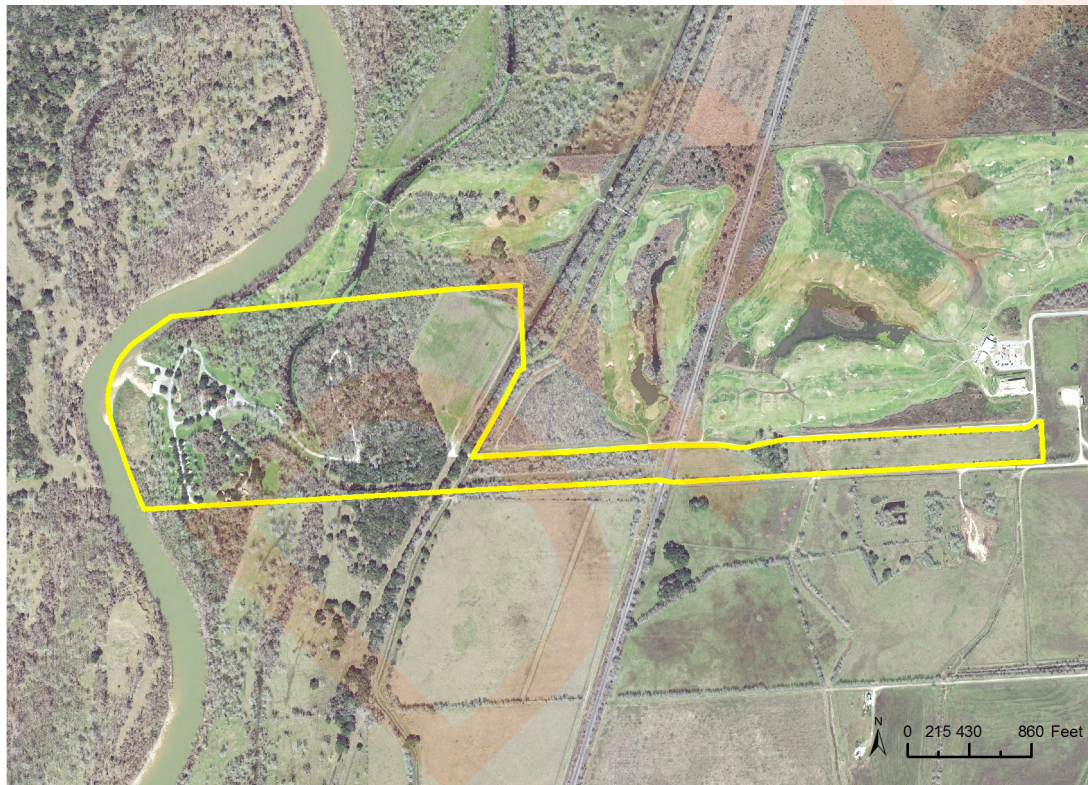
Accessibility: Park access is limited to a single vehicular entrance along FM 2668. A land bridge on Riverside Rd. provides access to the park.

Existing Conditions: Purchased in 1993, Riverside Park is the second regional park in Bay City. The Park is primarily used as a camp site for tents and recreational vehicles. Amenities in the park include hiking trails, outdoor restrooms, picnic tables, barbecue pits, playgrounds, a boat launch, and swimming access to the Colorado River. A Ranger Station is located along the entry drive. The park provides access to nature for locals and visitors alike. Wildlife found in the park has

included alligators, bobcats, deer, and more. Riverside Park also hosts the annual Christmas in the Park event. Riverside Park is unique in that it generates revenue through day pass and overnight fees. To date, approximately 80 percent of the park's revenue comes from out-of-town users.

The park was severely flooded in 2017 and will need extensive repairs. In addition, previously existing challenges and issues in the park include the stability of the entry drive, a need for wayfinding and "please don't feed the animals" signage, the lack of a visible entrance sign, flooding, silt accumulation on the boat ramp, aged infrastructure and park equipment, and lack of security. There is a need for additional staff in the park to allow the ranger and administrative staff to adequately complete their tasks.

Opportunities for improvements to the park could include another boat launch and a kayak or canoe launch, a challenge course, additional trails, and an archery range, among others.



3. Community Park

Size: 6.4 acres

Park Type: Community

Surrounding Land Uses: This park is surrounded on all sides by a residential neighborhood with a rail yard and tracks to the south. Cottonwood Creek bisects the park in the western half of the park.

Accessibility: Access is limited to one entrance road off of Rugeley Street. There are no sidewalks leading to the park.

Existing Conditions: The singular baseball field in the park is used as a practice field, but the associated press box is slated for removal due its deteriorated wooden structure. The bleachers, shade covers, and the dug outs are in poor shape, while the score board and field lights do not function. The tennis courts to the north of the park have not seen consistent use so considerations are being made for their conversion into basketball courts. Other park issues include

pot holes in the parking lot, trash left behind by park patrons, and vehicles and boats illegally parked on site. A City-owned building on the site is leased to Bay City Recovery. This presents concerns due to the potential for illicit activities.

Opportunities for improvement to the site include converting the tennis courts into basketball courts; creating a shaded picnic area near the courts; resurfacing the parking lot; providing new ADA compliant covered bleachers, concession stand/press box, and scoreboard; restoring the park lighting; and rehabilitating the ball field and fence; among others.



4. Frahms Field

Size: 8.2 acres

Park Type: Community

Surrounding Land Uses: Linnie Roberts Elementary School is located to the east, residential areas and the Economic Action Committee of the Gulf Coast form the western and northern borders, and the land south of the site remains undeveloped.

Accessibility: An unimproved grassy area serves as the parking lot for the park. Pedestrian access to the park is limited as there are no sidewalks leading to the park.

Existing Conditions: Built by the Frahm family and the Bay City Youth Soccer Club, Frahms Field consists of ten soccer playing and practice fields. The Bay City Youth Soccer Club building sits at the northeast corner of the park while the play fields comprise the rest of the site. Other park facilities include restrooms and an equipment

storage shed. The soccer association maintains the land but all utilities and facility maintenance is the responsibility of the City Parks and Recreation Department.

Opportunities to improve the park include field lights for nighttime play and covered bleachers.



5. Girls Softball Fields

Size: 8.4 acres

Park Type: Community

Surrounding Land Uses: Surrounding land uses include an intermediate school, the Little League Fields, residential homes, and the Bay City Municipal Services Building (just southwest of the park). Cottonwood Creek runs along the western border of the park.

Accessibility: The site is easily accessible by automobile, but has very minimal parking. A sidewalk begins at Cottonwood Creek to the west and runs along the south edge of the fields, connecting to sidewalks along Avenue M.

Existing Conditions: Maintained by the Bay City Girls Softball Association, the fields are comprised of three fully playable softball fields. All fields include a pair of dug outs, field lighting, score boards, a broadcast booth, and bleachers. The Mark Ebel Pavilion lies

adjacent to the main ball field and contains concessions with wooden picnic tables for seating and eating. Recent renovations include a new dumpster enclosure with planned improvements to include electrical and lighting upgrades. Current issues with the park include insufficient vehicular parking, lack of security lighting, and weathered wooden bleacher seats and picnic table tops.

Improvement opportunities could include additional parking, new scoreboards, field signage, windscreens, safety mesh on the infields, and providing uniformity among the building and structure styles.



6. Hardeman Park

Size: 17.9 acres

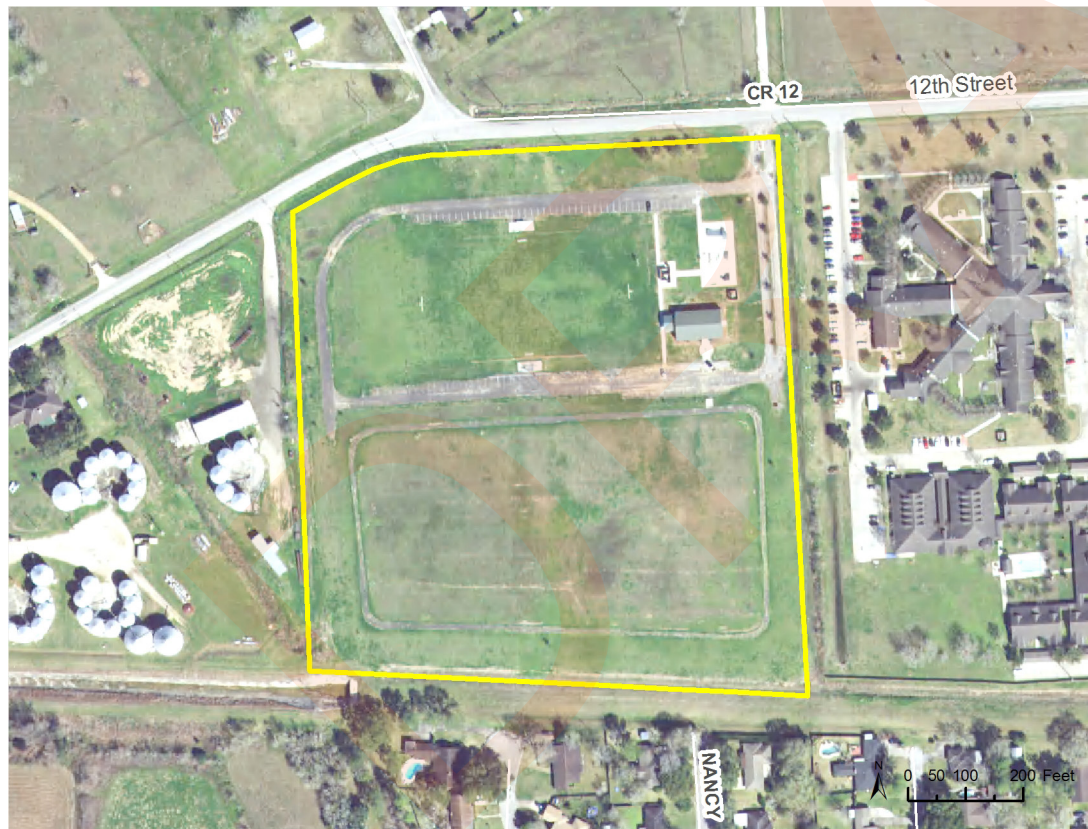
Park Type: Community

Surrounding Land Uses: The site lies between industrial land uses to the west, a retirement community to the east, and a residential neighborhood to the south. The land to the north of the park is largely undeveloped land with a small pocket of residential homes. The Southern Pacific Trailway right of way is directly south of the property.

Accessibility: Vehicular access to the site is provided from 12th Street and no sidewalks are provided along the street. A canal on the southern edge of the property creates a disconnect with the residential neighborhood.

Existing Conditions: Donated to Bay City by the Hardeman family, Hardeman Park contains the Bay City Lions Club Teen Center and Skate Park. Both the Center and Skate Park were built by The Lions Club. The Teen Center is now leased to Young Life. Other park elements include a football field, open air restrooms, a small concession stand, an internal walking trail and a track with fitness stations. Building issues consist of graffiti and equipment theft. Site issues consist of mowing difficulties near the roadside ditch. There are also large open areas that have ruts and mud pits.

Potential opportunities for improvements to the park include an improved restroom building, redesigning the skate park, diversifying amenities (e.g., splash pad, playground, soccer field) on site to increase the park's draw, and landscape enhancements, among others.



7. Little League Fields

Size: 6.7 acres

Park Type: Community

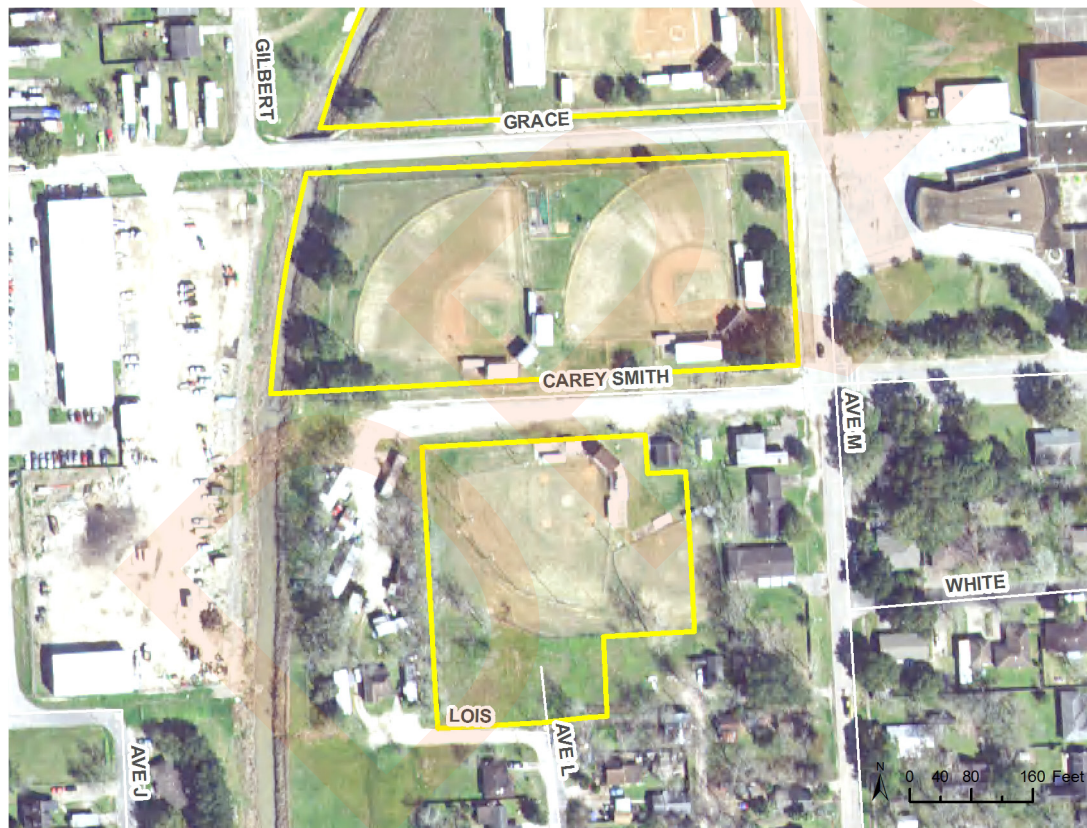
Surrounding Land Uses: A municipal building sits on the west side of Cottonwood Creek which defines the western edge of the park. Additional surrounding uses include an intermediate school, residential neighborhoods, and the Girls Softball Fields.

Accessibility: Sitting at the corner of Grace St. and Avenue M, the site is easily accessible by automobile, but lacks sufficient parking. A sidewalk on the east side of the property runs north and south providing a connection with the residential development.

Existing Conditions: The Little League Fields include three fully playable softball fields, with associated items such as dug outs, field signage, field lighting, score boards, a broadcast booth, and bleachers. There is also a pitcher's practice cage for two and large estate Live Oak trees

surrounding the site. Recent renovations include a new dumpster enclosure with planned improvements to include additional lighting. A major issue is lack of vehicular parking.

Potential improvements to the park are the same as those for the Girls Softball Fields including improved parking, field signage, windscreens and infield safety mesh, new scoreboards, and providing uniformity among the building and structure styles.



8. Sports Complex

Size: 24.9 acres

Park Type: Community

Surrounding Land Uses: There are a small number of residential lots to the west of the complex. The Bay City brush site and Police Department Gun Range are located south of the site. The rest of the surrounding land remains undeveloped.

Accessibility: There are no trails or sidewalks leading to the site as the complex is located outside of the City limits. Vehicular access is limited to FM3156 and Skelly Road. A gravel parking lot is located between the baseball and the soccer fields.

Existing Conditions: The site consists of three baseball fields, practice soccer fields, an open air pavilion with basketball hoops, and a small playground. Standard baseball accessory features include press boxes, lighting, and team dug outs. Current issues with the

sports fields include uneven and rough playing surfaces (Field 3 is in the worst shape). The grass within the open field has numerous ruts in it from people driving their vehicles through it. The parking lot is also rutted as it is not permanently paved. Lighting in the parking lot and soccer fields does not work consistently. Additional site issues are the aged press boxes, bathrooms, bleachers, and fences. The pavilion is heavily used but the roof has leaks during and after rainfall. Since the site is isolated from the City, crime is a concern. There have been issues with vehicle break-ins and theft in the past.

Opportunities for improvements to the park include athletic field and spectator facility upgrades and replacements, resurfacing the parking lot, providing equipment storage, repairing the pavilion roof, providing natural barriers between the park and the road to discourage off-road vehicles, and potentially repurposing the softball fields, among others. Alternatively, the entire park could be repurposed (e.g., as a shooting range) and the athletic amenities could be relocated to a site situated closer to City users.



9. Amistad Park

Size: 2.1 acres

Park Type: Neighborhood

Surrounding Land Uses: The site is surrounded by a residential neighborhood. The office and workshop of the Parks and Recreation Department (PARD) are directly west of the site.

Accessibility: Streets border all sides of the park, making it easily accessible by vehicles. There is minimal parking on site and a lack of sidewalks limit pedestrian access.

Existing Conditions: Amistad Park contains amenities that can make this park a successful one, such as barbecue pits, baseball practice fields, basketball courts, an open air pavilion, a play structure, and covered public restrooms. Many of the park amenities are in good condition. Site issues include large pools of water within the open grassy areas after heavy rainfall. Other issues include undesirable uses and the need for security lighting.

Being located directly adjacent to the PARD site, there is potential to develop Amistad Park into a larger neighborhood park incorporating both properties. Potential amenities that could be developed on the site include enhanced picnic areas, a splash pad, community gardens, multipurpose playing fields, an interior loop trail, age appropriate play areas, parks plazas with game tables, and a butterfly garden.



10. Avenue I Park (north)

Size: 0.3 acres

Park Type: Neighborhood

Surrounding Land Uses: Cottonwood Creek bisects the site and there are commercial uses surrounding the park.

Accessibility: Located at the northwest corner of Avenue H and 8th Street, the park is accessible by vehicles, but there is minimal parking and a lack of sidewalks around the park.

Existing Conditions: As an undeveloped tract, Avenue I Park (north) contains a large creek (Cottonwood Creek) in the center surrounded by large canopy trees. The remainder of the site is covered in grass with utility poles lining 8th Street to the south.

Largely unused, Avenue I Park (north) would benefit from the addition of park amenities in the form of picnic tables, benches, a gazebo, drinking fountains, a walking trail along Cottonwood Creek, and barbecue grills. Its proximity to heavily traveled roads and lack of on-site parking may make this park difficult to develop.



11. Avenue I Park (south)

Size: 0.6 acres

Park Type: Neighborhood

Surrounding Land Uses: The site is bisected by Cottonwood Creek and surrounded by commercial uses.

Accessibility: Located at the southwest corner of Avenue I and 8th Street, the site has the same accessibility and parking challenges as Avenue I Park (north).

Existing Conditions: Avenue I Park (south) is located directly across 8th Street from Avenue I Park (north). This park shares that same opportunities and constraints as Avenue I Park (north). Park amenities, such as trail access along Cottonwood Creek, would improve the usability of the site.



12. Bay Ridge Park

Size: 1.7 acres

Park Type: Neighborhood

Surrounding Land Uses: Residential homes occupy the west, east, and south sides of the park. There is undeveloped land and an apartment complex to the north.

Accessibility: There are no sidewalks in the area and the park has one access point off Bay Ridge Blvd. The street is, however, wide enough to allow for on-street parking on both sides.

Existing Conditions: Entrance into the park is a narrow path between two residential homes. A park sign sits at the park entrance with Cape Myrtles lining the entrance and larger canopy trees scattered about the rest of the park site. Park equipment includes a play structure with benches, but a weeds have begun to grow on the play

surface. Replacement of the play structure and benches will improve the park's viability. Additionally, the City could potentially coordinate with adjacent neighbors to help with the required site maintenance and surveillance.



13. Bay Ridge Park (Block 1)

Size: 0.2 acres

Park Type: Neighborhood

Surrounding Land Uses: Surrounded by residential uses on all sides.

Accessibility: There are no sidewalks or designated parking areas, and the only access to the park is through private property.

Existing Conditions: This park remains undeveloped. Due to its small size, and the other nearby park areas, sale of this land may be the best option.



14. Bay Ridge Park (Block 4 East)

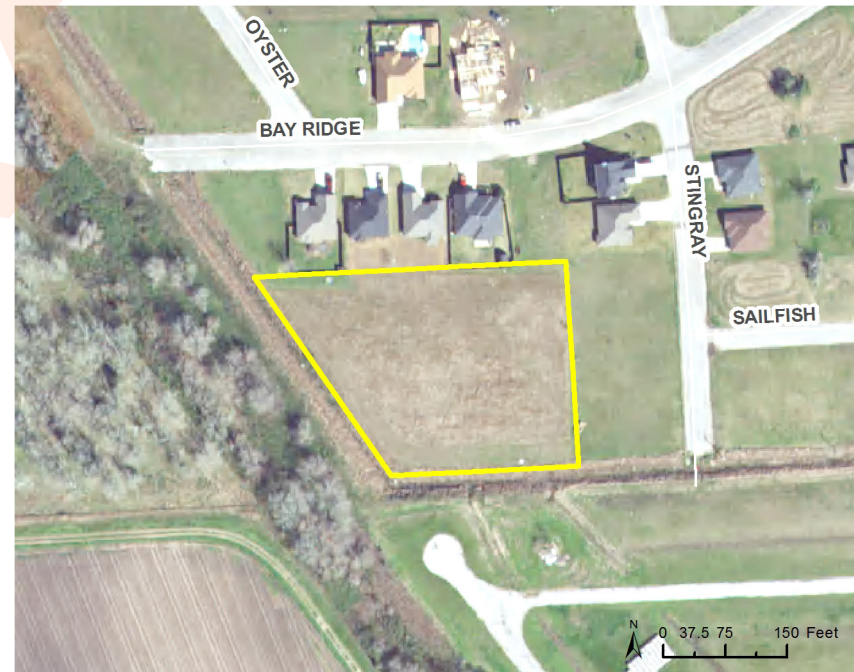
Size: 1.7 acres

Park Type: Neighborhood

Surrounding Land Uses: Residential homes are located to the north and east and undeveloped land is situated to the south and west.

Accessibility: There are no sidewalks or vehicular access to the site. Residential homes block the view from the road to the park along the northern edge of the site.

Existing Conditions: Bay Ridge Park is located at the southwest corner of the Bay Ridge Subdivision and the City limits. The park is comprised of an open grassy field and currently remains undeveloped. As a larger piece of property, this site holds potential to serve as a high-quality neighborhood park. However, the best use of the site, be it parkland or otherwise, will need to be determined. If the site is intended to remain as parkland, greater public awareness of the site will be needed.



15. Bay Ridge Park (Block 5)

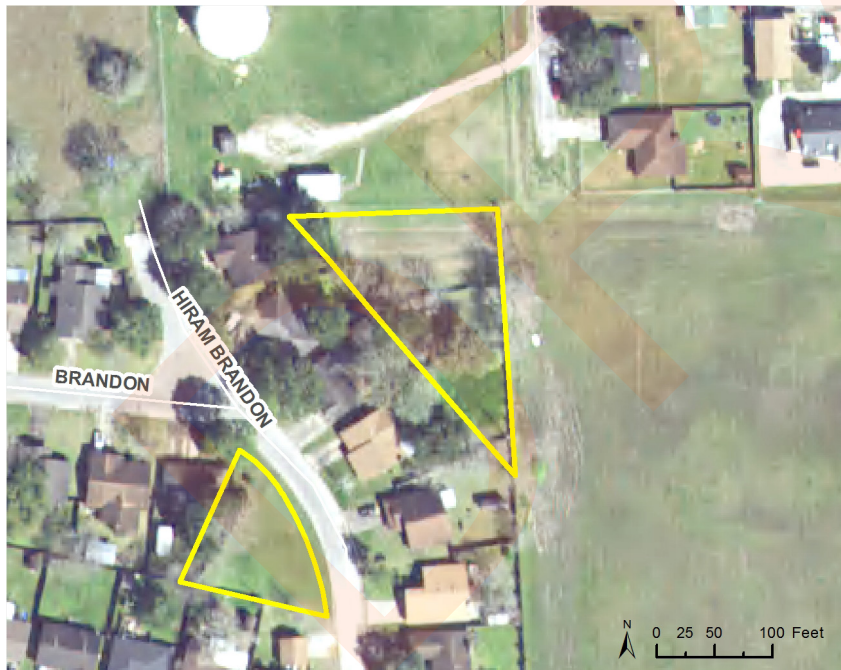
Size: 0.5 acres

Park Type: Neighborhood

Surrounding Land Uses: This park is largely surrounded by residential uses and a water well.

Accessibility: There is limited access to due to the lack of sidewalks and parking.

Existing Conditions: This park is undeveloped. Due to limited access and other parkland in the neighborhood, sale of this land may be the best option.



16. Chateaux Oaks Park

Size: 0.7 acres

Park Type: Neighborhood

Surrounding Land Uses: The park is surrounded by a residential neighborhood and a rail line.

Accessibility: The site is accessible by residents within an immediate proximity. There are no sidewalks leading to the site and no areas dedicated for parking.

Existing Conditions: Previously slated to be sold, Chateaux Oaks Park was retained within the City's park system at the insistence of the neighboring residents. An agreement is currently in place for the residents to maintain the park. However, this is an issue for concern as the maintenance practices and schedule are not controlled by the PARD. Park features include a heavily used basketball court with large stands of canopy trees surrounding it. A small barbecue pit sits to the west of the basketball court.

Opportunities for improvements to this park include the installation of a picnic pavilion and associated amenities.



17. City Field

Size: 2.8 acres

Park Type: Neighborhood

Surrounding Land Uses: Single family residential homes, a night club named "The Club," and the New Hope Missionary Baptist Church surround the park.

Accessibility: There are no sidewalks or trails in the area, restricting park access to primarily vehicles.

Existing Conditions: A park that was originally intended for baseball, City Field is now used as a soccer field. Current park elements include bleachers, field lights, soccer goals, and a new bathroom. As the interest has shifted towards soccer play, all baseball related elements have been removed. The turf areas are in need of leveling in order to allow for safer soccer play. Lighting remains an issue despite repeated repair attempts which have proven ineffective. The

unpaved parking lot has ruts in it, thus making it difficult to properly park vehicles. The primary issues with City field is the prevalence of trash, crime, and undesirable uses.

Opportunities to improve this park include conversion of the baseball field to a soccer field, resurfacing the parking lot, installation of security lighting, and a greater law enforcement presence.



18. Duncan Park

Size: 2.2 acres

Park Type: Neighborhood

Surrounding Land Uses: Surrounding land uses include undeveloped land, a child development center, and residences.

Accessibility: There are no sidewalks in this area, making access to the site primarily vehicular in nature.

Existing Conditions: This park is the most used neighborhood park in Bay City. Duncan Park contains a large open air pavilion with picnic tables where patrons congregate to play dominoes. Other site amenities include a children's play structure, two overhead structures that provide shade for a barbecue pit and swing set, a basketball court, a volleyball court, a horseshoe pit, and various picnic tables and benches constructed of wood or concrete. A newly constructed and fully enclosed restroom lies east of the parking lot. The primary

issue with the park is people riding ATVs within the park open space. Residents have requested additional picnic amenities and square game tables.

Opportunities to improve this park include adding lighting, signage, landscape enhancements, a natural barrier to discourage ATV use in the park, and additional picnic tables. Other improvements could include resurfacing the basketball court, and rehabilitating the horseshoe pit, among others.



19. Henderson Park

Size: 1.0 acres

Park Type: Neighborhood

Surrounding Land Uses: This park is surrounded by residential areas and undeveloped land.

Accessibility: The park is located in close proximity to residences, but safe pedestrian access can be difficult as there are no sidewalks leading to the site.

Existing Conditions: Also known as North End Park, Henderson Park was the site of one of the original schools in Bay City. In 1995, the park was officially named in honor of Mr. Frank Henderson, who became the first black councilman of Bay City. A monument with a plaque is on site to commemorate this occasion. Existing park features include a swing set and two basketball courts. Large stands of Live Oak trees are situated at the park's perimeter and scattered

within the site. This site presents a number of challenges including a swing set in disrepair and the basketball courts have a cracked and unlevel playing surface. The City has received complaints about homeless people loitering in the park.

Potential improvement opportunities for this park include removing all amenities and starting fresh. Elements to consider for the park could include a picnic pavilion, interior loop trail with educational signage about the site's history, a playground, basketball court, security lighting, designated parking areas, and an increased law enforcement presence. It will be essential to improve and diversify usage of this park in order to discourage illicit activities and loitering.



20. Mary Withers Park

Size: 0.8 acres

Park Type: Neighborhood

Surrounding Land Uses: The USO Building and The American Legion Post #11 are directly to the north of the park. The remaining surrounding uses are largely residential.

Accessibility: Sidewalks line three sides of this park, but there are no crosswalks provide safe crossing locations from adjacent blocks. The parking lot to the west of the park provides sufficient space for vehicles.

Existing Conditions: This park neighbors the historic USO Building. Park amenities include two lighted tennis courts, a sand volleyball court, picnic tables, and trash receptacles. A wooden park sign sits at the southwest corner of Southwest Avenue and 6th Street. Although the park sees frequent use by patrons, there are undesirable

elements that prevent the park from sustaining its family-friendly atmosphere. Issues with the site include loose trash, vandalism, alcohol consumption, and overnight sleeping on the tennis courts. Within the last few year the tennis courts were resurfaced and sand was added to the volleyball court.

Opportunities for improvements in the park include the addition of picnic amenities (e.g., tables, trash cans, etc.), security lighting, fencing along the sides of the tennis court, and further rehabilitating the volleyball court.



21. National Guard/Parks Office

Size: 2.6 acres

Park Type: Neighborhood

Surrounding Land Uses: This site is located in a residential neighborhood and Amistad Park is located directly to the east.

Accessibility: A sidewalk extends along the southern edge of the site providing pedestrian access and a parking lot to the east provides sufficient vehicular access.

Existing Conditions: The Bay City Parks and Recreation Department is housed in the previously empty National Guard Building. The buildings located to the north of the Parks Office are used as the PARD warehouse and workshop. Site issues include standing water in the parking lot after rain events.

Opportunities for improvements to the site include development of a consolidated, high-quality neighborhood park using both this and the Amistad Park property. See the Amistad Park profile for further description.



22. Recycling Park

Size: 1.9 acres

Park Type: Neighborhood

Surrounding Land Uses: Recycling Park is surrounded by industrial and residential uses and is bordered by the Cottonwood Creek.

Accessibility: There is no on-site parking or sidewalk access to the park.

Existing Conditions: Although the park contains a few amenities such as a small wooden amphitheater and an open lawn, Recycling Park does not see many visitors. Neighboring industrial buildings and overhead power poles are elements that do not promote a park-like atmosphere.

As determined by previous City planning efforts, this property is slated to be sold when the recycling center is moved.



23. Highland Park

Size: 0.4 acres

Park Type: Pocket

Surrounding Land Uses: Residential uses surround all sides of the park.

Accessibility: There are no designated parking areas or sidewalks leading to the site. Access is limited to residents within the immediate proximity.

Existing Conditions: This is a newly renovated park with a recycled plastic play structure and a small handicap accessible picnic table. Highland Park is a favorite park among the residents and may act as a model for future neighborhood and pocket parks. Current site issues are a broken park sign, lack of a designated parking area, limited lawn maintenance, and trash within the park.

Opportunities for improvement include a new sign, additional site furnishings such as picnic tables, benches, a small pavilion and drinking fountains. Neighborhood residents have expressed their willingness to purchase some of the park items, such as picnic tables and benches.



24. Liberty Park

Size: 1.0 acres

Park Type: Pocket

Surrounding Land Uses: Industrial uses surround the park on all sides. The Cottonwood Creek runs through the park and City Hall is located one block to the west.

Accessibility: Limited pedestrian access and on-street parking makes it difficult to access the site.

Existing Conditions: Established in the 1960's, Liberty Park is one of the oldest parks in the City. With a gazebo that dates back to 1907 and new picnic tables, Liberty Park also bridges the gap between the old and new. The historic gazebo is a popular location for wedding photos and ceremonies. The park is surrounded by industrial uses, but access to Cottonwood Creek creates a small sense of nature.

Opportunities for improvement to the park include a vegetative screen along the existing chain link fence, sidewalks along the park frontage, and future trail connectivity along the Cottonwood Creek. Additional improvements to the southern half of the park are slated to occur as part of an improved City Hall complex master plan.



25. Wickersham Park

Size: 0.4 acres

Park Type: Pocket

Surrounding Land Uses: Surrounded by residential uses on all sides.

Accessibility: There are no crosswalks or sidewalks leading to the park, making accessibility difficult and unsafe.

Existing Conditions: This is a triangular shaped park located within a median at the heart of a residential neighborhood. The park includes benches, an open play field, and a few Crape Myrtle trees. Issues with the site include the need for mowing. Opportunities for improvements to the park include removal of the Crape Myrtles and replacing them with canopy trees and/or a shrub hedgerow. Site amenities such as new benches and a walking path would attract patrons to the park. Safe access to the park is the primary concern as the park as it is surrounded on all sides by Wickersham Drive.



26. Southern Pacific Trail

Size: 5.9 acres, 0.5 miles

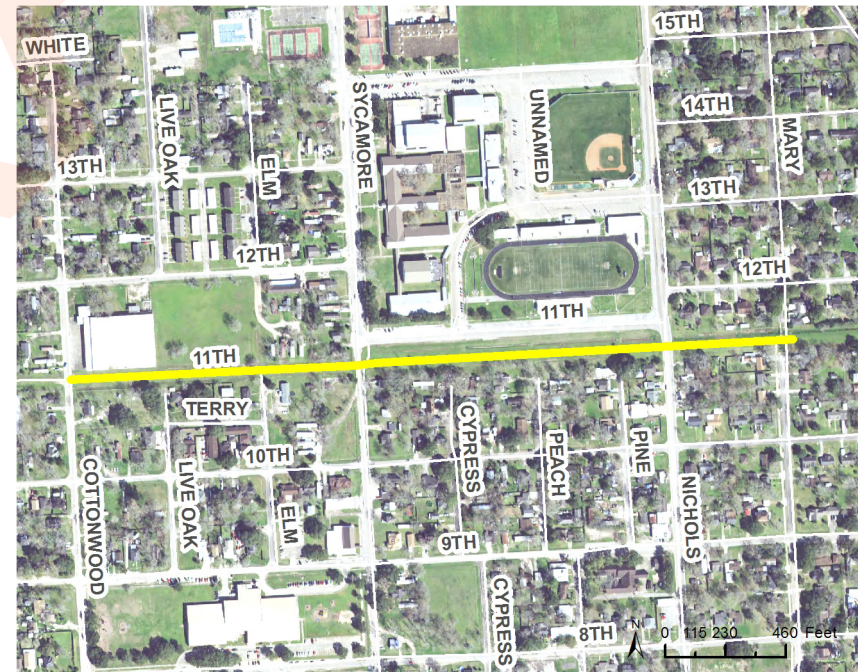
Park Type: Linear

Surrounding Land Uses: The trail runs adjacent to residential areas, and Bay City Junior High School.

Accessibility: There are multiple trail access points at intersections of various crossroads.

Existing Conditions: The 10-foot wide trail sits at the center a residential neighborhood with the paved portion extending from Mary Avenue to Cottonwood Avenue. The trail was built with asphalt from Mary Avenue to Sycamore Avenue and concrete from Sycamore Avenue to Cottonwood Avenue. The trail is also surrounded by drainage ditches on both sides. Issues with the trail include the asphalt breaking apart, overgrown grass covering the asphalt, and trash accumulation. Safety is a concern as there are no traffic calming devices or walkway indicators at the street crossings.

Opportunities for improving the trail include converting the asphalt section to concrete, and providing shade, benches, trashcans, safety lights with call boxes, and restroom facilities. The City can also continue to extend the trail along the old railway corridor.



27. Barkway

Size: 2.1 acres

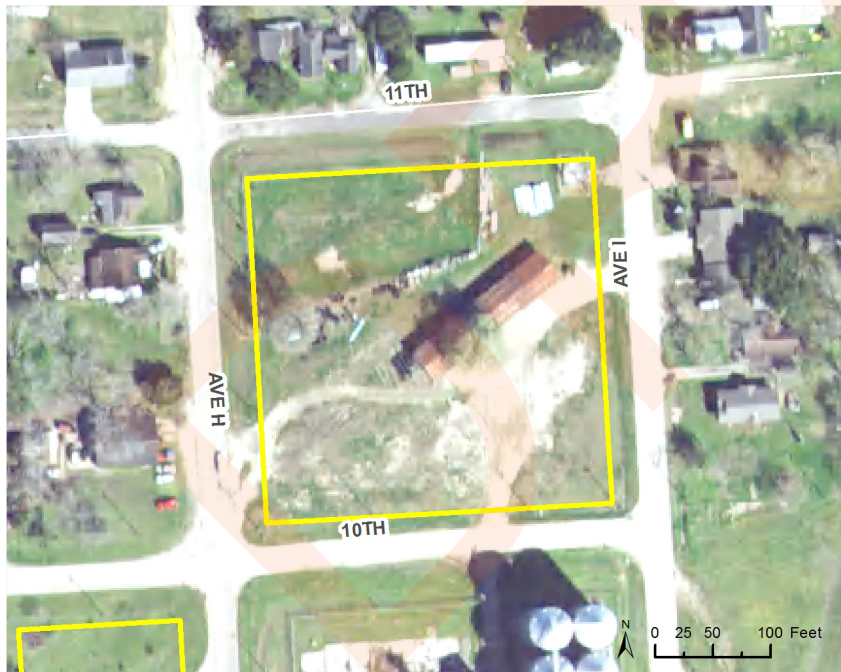
Park Type: Special Use

Surrounding Land Uses: Surrounding land uses include residences and the Bay City Recycling Center.

Accessibility: There is no sidewalk access or designated parking areas on site.

Existing Conditions: Formerly a composting site, Barkway is a heavily used dog park that is new to the community. Chain link fences separate large and small dog agility courses with a community canine drinking station located in between. All of the canine play equipment are constructed with re-purposed materials such as wooden bollards, loose timber pieces, and unused storm sewer pipes. A picnic bench is situated on site for the dog owners but proper shade is not provided for them or their pets.

Opportunities for improvement include a dedicated parking lot, evening lighting, shade structures, a water feature for dogs, and a improved lawn maintenance. Ultimately, the City will need to determine a way to allow lawn areas to rest for periods of time in order to maintain the long-term health of the landscape.



28. Caboose and Train Depot

Size: 0.7 acres

Park Type: Special Use

Surrounding Land Uses: The site of the Train Depot and Caboose is surrounded by residential uses and a rail line located directly south of the Train Depot.

Accessibility: There is sufficient vehicular access and parking, however, pedestrian access is limited to one sidewalk that is in poor condition.

Existing Conditions: Associated with Gusman Park to the north, the Train Depot and Caboose are both historical features at the intersection of Avenue G and 2nd Street. Built in 1905 and in use until 1984, the historic Train Depot is currently used as a meeting room. Recent renovations to the Train Depot occurred in the 1990's and in 2010. Built in 1980, the historic Caboose is a retired symbol of the rail yard. Primarily used as a tourist attraction, the potential use for the caboose may be as an item for public rentals. The site's issues are parallel with that of Gusman Park as it is hard to mow due to the tall curbing and animal waste is often found around the Caboose and Train Depot. Caboose restoration and interpretive signage would improve the facility.



29. Country Club

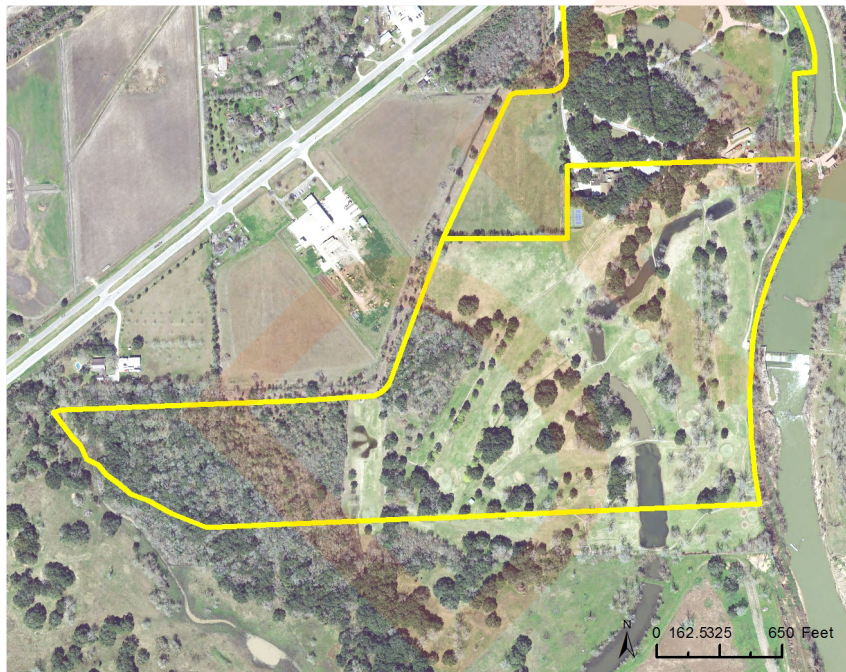
Size: 92.4 acres

Park Type: Special Use

Surrounding Land Uses: Primarily surrounded by undeveloped land, an industrial site, Le Tulle Park, and the Colorado River.

Accessibility: The vehicular entrance is through Le Tulle Park's entrance off Highway 35. There is no pedestrian access to the site.

Existing Conditions: Located at the southern end of Le Tulle Park, the Bay City Country Club consists of a clubhouse, golf course, golf pro shop, a swimming pool, and tennis courts. The Country Club has an 80-year lease from Bay City for use of the land. Site issues are primarily seen through the vehicular conflicts between the park and Country Club patrons. Disregard for vehicle directional signs and high speed traveling through the park to reach the Country Club are traffic concerns from the park users and Country Club patrons.



30. Gusman Park

Size: 0.8 acres

Park Type: Special Use

Surrounding Land Uses: There is a combination of residential and industrial uses surrounding all sides of the park.

Accessibility: Sidewalks run parallel along the length of the park, but there is no designated area for a crosswalk or parking for vehicles.

Existing Conditions: Comprised of four sections, Gusman Park is a linear park that extends along a Bay City Historic Neighborhood. An obelisk shaped monument was erected on the north end of Avenue G between 4th and 5th Street in honor of former Mayor R.C. Gusman, the park's namesake. In 1988, the train Caboose was relocated to the south end of the Avenue next to the Train Depot. Tall street curbs are an issue for mowing access onto the park. Site issues include areas where deposits of animal waste are left behind from stray animals or negligent pet owners.

Opportunities to improve this park include enhanced landscaping which would remove some mowing requirements.



31. Hilliard Pool

Size: 0.8 acres

Park Type: Special Use

Surrounding Land Uses: The site is surrounded by a child development center and residential homes.

Accessibility: There is one vehicular access road (Le Tulle Avenue), but without any sidewalks in this area, pedestrian access is limited.

Existing Conditions: Originally built in 1940 with funds raised by the Hilliard School, Hilliard Pool accommodates 25 to 40 patrons daily. The large pool has depths of three to 12 feet and includes a small baby pool. Although the pool was re-plastered as recently as 2012, there are signs of leakage. Other issues range from an undersized pool equipment room, a lack of pool cleaning and maintenance, inadequate chemical storage facilities, and challenges with lifeguards. There is an undeveloped area on the property that may provide potential for additional amenities.

Opportunities to improve this pool include addressing the above listed issues, providing a splash/play area, party area, improved furnishings, and picnicking amenities in the undeveloped area, among others.



32. USO Building

Size: 1.1 acres

Park Type: Special Use

Surrounding Land Uses: The USO Building is surrounded by a residential neighborhood, businesses along 7th Street, and Mary Withers Park.

Accessibility: There are sidewalks on all four sides of the site, but no crosswalks. The site is easily accessible by vehicle and has ample parking in the rear. 7th Street (Hwy 35) is a major thoroughfare within the City.

Existing Conditions: The USO Building is a historic building located in the center of Bay City. Previous upgrades include an auditorium and renovations of the lobby, kitchen, dining room, library, restrooms, the main lobby, a stage, and stage curtains. Existing issues include maintenance difficulties with new construction finishes, mold on the auditorium ceilings, and the non-renovated stage and storage rooms. Additional issues include the lack of interior signs and exterior lighting. There are also water leaks in the dining room and the non-commercial grade carpeting needs to be replaced.



33. Valiant Park and Pool

Size: 3.1 acres

Park Type: Special Use

Surrounding Land Uses: Surrounding uses include residences, undeveloped land, Matagorda County Educational Service, and a Bay City ISD school which is no longer open.

Accessibility: There are sidewalks on the property but no crosswalks are not provided. The site is easily accessible by vehicle and parking is sufficient.

Existing Conditions: Built in 1976 by Texas Parks and Wildlife, the swimming pool is used by the City's residents and the competitive swim club named "The Bay City Aqua Cats." The park contains manicured lawns with stately Live Oak trees in front of the pool building. Remnants of tree removals are seen as two large tree stumps remain near the intersection of Live Oak Ave and Carey Smith

Blvd. Maintenance of the pool used to be shared with Bay City ISD, but that is no longer the case. The pool is used by both Bay City and Van Vleck ISD swim teams for practice and competitive swim meets. Issues with the park and pool include a deteriorating building, pool leaks, a lack of proper chemical storage, a general need for increased maintenance, and a lack of public awareness that Valiant Park is a public park.

Opportunities for improvements to the park and pool include visually differentiating the park from the pool, replacing the pool, and providing a splash/play area, site furnishings, shade structures, concession stand, picnic amenities, and enhanced landscaping, among others.



Recreation & Events

Bay City offers a variety of recreational programs and events that provide year-round activities for residents of all ages. Although the majority of the programs are offered by third-party providers, many of these programs take place at City parks or facilities. The City also has a joint-use agreement with the school district for the 16th Street pool and intermediate school basketball gym.

Third-party associations provide organized athletics throughout the year for children and youth, such as baseball/softball, basketball, football, soccer, and swimming (see Figure 3.2, *Recreation Programming*, on the following page). The City also offers organized recreation year-round for adults including co-ed softball, men's only softball, and volleyball. However, it is apparent from public input that many residents are unaware of the programming that is provided and do not know where to access this information. When survey respondents were asked which age group they felt had the greatest need for recreational programming moving forward, the greatest amount of respondents indicated teens and children, or those ages 19 and under. When asked how satisfied or dissatisfied they were with the current program offerings, programming for adults and seniors received the least amount of satisfaction. Notably, some residents expressed a desire to get involved in the planning and execution of recreational programs.

Generally, the residents of Bay City have voiced a desire for more recreational opportunities. While people may have an interest in getting out and being more active, their lack of program awareness and the quality of facilities in the City may drive them to seek recreational opportunities outside of Bay City. In fact, over 50 percent of survey respondents indicated that they travel outside of the City to participate in recreational activities. These activities include swimming, soccer, softball, baseball, basketball, fishing, hiking, camping, gymnastics, and other indoor activities (see Figure 3.8, *Participation in Athletics/ Recreation Outside of City*, on page 61). Providing more opportunities in Bay City will encourage residents to use the City's parks system and help to attract more visitors.

The City, along with third party associations, also offer festivals and events throughout the year (see Figure 3.3, *Festivals/Events*, on page 53). Some of these events include Camofest, Christmas in the Park, Easter Egg Hunts, Rotary Summer Concert, Seafood Festival, Oktoberfest Dance, and the Matagorda County Rodeo. Nearly all of the festivals and events offered are available to all age groups.



Egg Hunts in the Park



Baby It's Cold Out



Sparks in the Park

Figure 3.2, Recreation Programming

Program	Gender	Age Group	Season	Host
Youth				
AquaCats Swim Team	M/F	6-18	Summer	Assoc.
Baseball	M/F	5-12	Spring	Assoc.
Basketball League	M/F	5-12	Spring	Van Vleck
Boy Scouts	M	11-17	Year-round	BSA
Boys & Girls Club	M/F	6-14	Year-round	United Way
Cub Scouts Pack 4545	M	7-10	Year-round	BSA
Football	M/F	5-16	Fall/Winter	Assoc.
Girl Scouts	F	11-17	Year-round	GSUSA
Matagorda County 4-H	M/F	5-18	Year-round	4-H
Soccer Club	M/F	U5-U10	Spring	Assoc.
Softball	F	8-14	Spring	Assoc.
Adult				
Co-ed Softball	M/F	18 & up	Spring/ Summer/fall	City
Co-ed Volleyball	M/F	18 & up	Summer/Fall/ Spring	City
Men's Softball	M	18 & up	Spring/ Summer/fall	City
Open Gym/ Volleyball practice	M/F	18 & up	Year-round	City

Figure 3.2, Recreation Programming (cont.)

Program	Gender	Age Group	Season	Host
Classes/Series				
Art	M/F	All		Art league
Hop to Survive a Zombie Apocalypse	M/F	13 & up	February	City
Misc. Training/Lessons				
Swimming Lessons	M/F	All	Summer	City
Lifeguard Class	M/F	16 & up	April/May	City
Camps				
Basketball and Volleyball Camps	M/F	12 - 18	Summer	BCISD
Senior Programs				
EAC	M/F	50 +	Year-round	EAC
Silver Sneakers	M/F	50 +	Year-round	City

Figure 3.3, Festivals/Events

Program	Gender	Age Group	Season	Host
Baby It's Cold Out	M/F	Adult	January	City
Camofest	M/F	All	Winter	Main Street
Christmas in the Park	M/F	All	December	City
Christmas Parade	M/F	All	December	Chamber
Date Nights (no longer host)	M/F	0 - 18	Winter	City
Egg Hunts in the Park	M/F	All	March/April	City
Family Fun Day	M/F	All	October	BCODA
Full Moon Food Truck Festival	M/F	All	Summer	Nature Center
June Zydeco Dance	M/F	All	June	City
LEPC Safety Day	M/F	All	April	Emergency Mgmt.
Lite it Up	M/F	18 & up	April	HDBA
Market Days	M/F	All	3rd Saturday of each month	Chamber
Matagorda County Rodeo	M/F	All	Spring	County
Movies in the Park	M/F	All	May, August, October, December	City
November Fun Run	M/F	All	November	City
Oktoberfest Dance	M/F	Adult	October	City

Figure 3.3, Festivals/Events (cont.)

Program	Gender	Age Group	Season	Host
Power of the Purse Fundraiser	M/F	Adult	April	Regional Hospital
Rice Festival/Bull Blast/Parade	M/F	All	Fall	Lion's Club
Rock the Block (temporarily on hold)	M/F	All	Monthly	Main Street
Rotary Summer Concert	M/F	All	Summer	Rotary
Seafood Festival	M/F	All	Spring & Fall	Matagorda
Sparks in the Park	M/F	All	July	City
Texas Paddlers' Rally on the River	M/F	All	April	Nature Center
Theater	M/F	All	Year-round	CAST



Bay City Park and Recreation Department

The Bay City PARD currently includes 12 full time staff and 23 seasonal staff. Full time staff include a Director, Supervisor, Park Secretary (shared with Municipal Services Building), Lead Park Specialist, six Park Specialists, Park Ranger, and an Aquatic/Recreation Specialist. Seasonal staff include four Head Guards and 16 Lifeguards. There used to be one seasonal staff for Riverside Park but the positions was not budgeted for 2017.

The Bay City PARD is currently responsible for the maintenance of over 348 acres of parkland. The parkland acreage is significantly spread out across the City, ETJ, and beyond, thus decreasing maintenance efficiency. Additionally, the City has acquired a number of parkland acres through developer dedication. Some of this parkland is essentially inaccessible and likely unusable for recreation purposes.

Over the years, the PARD's maintenance responsibility has expanded to include lands that do not fall easily under other departments' responsibilities. As such, the PARD is now responsible for maintaining water wells, lift stations, water towers, and the wastewater treatment plant. They also maintain the lands in and around downtown, City Hall, the Police Department, the Fire Department, Economic Development Corporation, Economic Action Committee, the rent house, hair salon, several other miscellaneous properties, and an esplanade that is not owned by the City. With all of this additional land that the PARD is responsible for maintaining, they are unable to spend the time and resources needed to adequately maintain the parks system. This is evident throughout the City and the need for improved park maintenance has been strongly voiced by the community and City staff alike.

Considering the resource demands on the PARD, additional staffing needs have been identified. This includes two additional Riverside Park Rangers, a full-time administrative assistant, and the two vacant full-time positions.

While the City does have agreements with the Bay City ISD and local athletic leagues for the maintenance and operation of some parks and facilities throughout the community, the agreements may not be adequately addressing the maintenance requirements at each site. Review of the agreements will be needed.





Needs Assessment

A needs assessment is the most critical component of the parks planning process. It includes a comprehensive analysis of the existing parks and recreation system in Bay City and compares it to the needs of today and the future. It evaluates the demand, diversity, distribution, and quality of parks and recreation to identify deficiencies within the existing system. This, in turn, helps to guide development of recommendations to address the identified needs.

It is important to recognize that the criteria and standards set forth in this section primarily serve to establish a baseline for facilities and to help the City see whether it is providing an adequate number and distribution of facilities. These levels of service can, and should, be adjusted periodically to meet changing conditions in the City.

This Plan uses a variety of different techniques to evaluate Bay City's current and future park and recreation needs. Three different techniques are included in the needs assessment analysis. These techniques follow general methodologies accepted by the Texas Parks and Wildlife Department for local park master plans. The three techniques are described in Figure 3.4, *Assessment Methods*, below.

While each assessment method is important in its own regard, it does not represent the entire picture. This assessment, and the recommendations resulting from it, use findings from all three methods to determine what types of park and recreation facilities and programs are needed in Bay City.

Decades ago, a series of national guidelines and standards for the provision of parks and recreation were developed based on nationwide demographic trends rather than local desires. In recognition that one size does not fit all, the national guidelines now serve as a starting point for park planning. After analyzing the existing conditions of the parks system and gaining an understanding of the community, the standards are specifically tailored to meet local conditions.

Figure 3.4, Assessment Methods



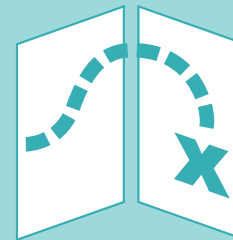
Demand-Based Assessment

The demand-based assessment uses citizen input on the types of activities they would like to engage in to determine which facilities and programs are most in demand.



Resource-Based Assessment

The resource-based assessment is based on the usefulness of available physical and natural resources to provide recreation opportunities. For example, Le Tulle and Riverside Parks provide residents with various opportunities to access nature.



Access-Based Assessment

The access-based assessment analyzes the current quantity and location of parkland and facilities to determine if the needs of the population are being met. This technique uses locally developed level-of-service ratios of facilities to population (typically expressed as quantity of acreage or facilities to every 1,000 residents) to determine what is available for residents today and project future needs as the population grows.

Demand-Based Assessment

During the planning process, it is essential to identify public demand for park facilities and/or programming. Derived directly from public input, a preliminary evaluation is done to determine the types of parks and recreation opportunities that may be considered valuable assets in Bay City. The demand-based assessment is based on preferences expressed by the community during stakeholder meetings, key person interviews, a public survey, and a public open house. Highlights from the different engagement strategies are described below. Highlights are presented as they were voiced by the public during each engagement method, even though the opinions may differ between different engagement components (e.g., public survey responses may differ from public open house results).

Stakeholder Meetings & Key Person Interviews

A series of stakeholder meetings and key person interviews were conducted at the onset of the planning process. With 40 attendees, the meetings and interviews helped to identify a variety of desires and concerns in the community. Some of the key themes which were continually brought up both during these meetings and throughout the remainder of the planning process are listed in the adjacent sidebar.



Stakeholder meetings included varying interested parties from throughout the community.

Kick-off Meeting Highlights

Wants:

- Recreation center/aquatic complex
- Trails, connectivity
- Lighted athletic fields
- More consolidated, centralized parks and facilities
- Better wayfinding/signage
- More “things to do,” additional programming
- System-wide park upgrades
- More attractive parks
- Competitive facilities that the residents can be proud of
- Better and more partnerships (e.g., school district, Convention & Visitors Bureau, athletic leagues, business community)

Issues/Needs:

- Infrastructure (e.g., pools, pavilions, playgrounds, parking) – the City has been “patching” over the years
- Greater park maintenance
- Challenges with vandalism
- Safety hazards
- Staffing and budget shortages
- Parkland dedication challenges
- Communication with the public
- Determine best way to get the residents into the parks
- Feeling of insecurity in parks

Public Survey

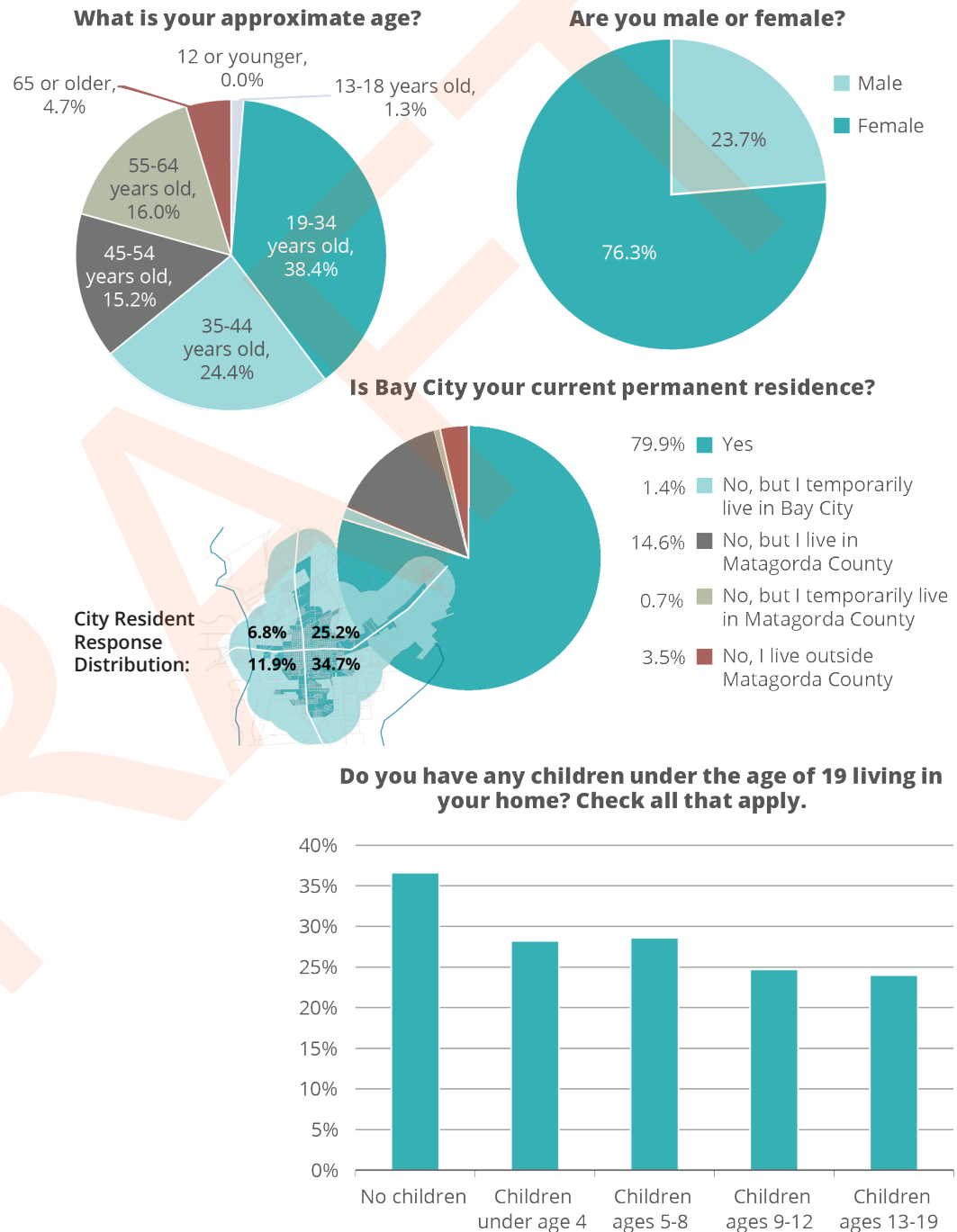
Survey Respondent Demographics

A public survey, provided online and in print, was used as an inclusive way to solicit feedback from the residents and community members of Bay City. The heavily advertised survey was open for one and one-half months and received a total of 871 respondents. 80 percent of respondents currently resided within Bay City. Of the permanent resident respondents, responses were received from each quadrant of the City, with the greatest percentage from people being those who live south of Highway 35 and east of Highway 60 (see City Resident Response Distribution in Figure 3.5, *Survey Respondent Demographics*).

Over 75 percent of respondents were female and while there was a wide distribution in age range of respondents, almost 40 percent were between the ages 19 and 34.

A majority of survey respondents did have children under the age of 19 living in their home, with the children's' ages being evenly distributed among the age groups. There were also approximately 36 percent of respondents who did not have children living at home.

Figure 3.5, Survey Respondent Demographics

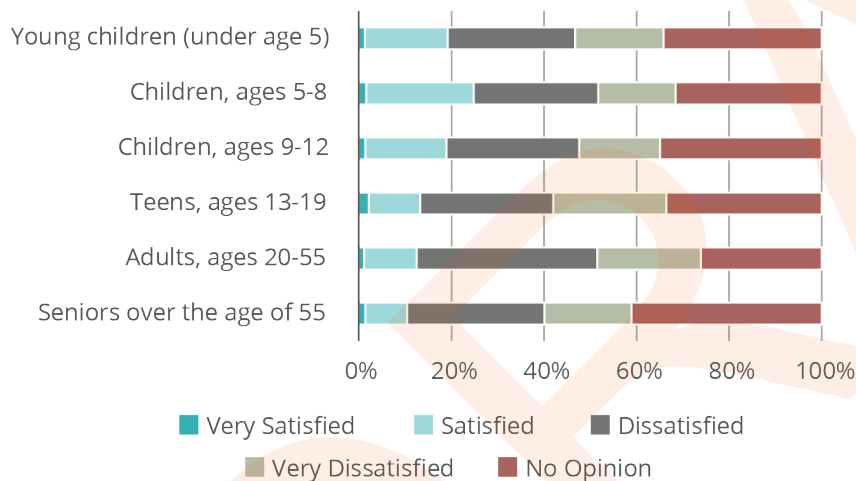


Athletic & Recreational Programming

Survey respondents were asked about their level of satisfaction with athletic and recreational programming in Bay City. Overall, there were very few respondents that were very satisfied or satisfied with the current athletic and recreational programming provided in Bay City (see Figure 3.6, *Athletic/Recreational Programming Satisfaction*). A large portion had no opinion on the matter, however, for those that did, most were dissatisfied or very dissatisfied with current programming.

Respondents were also asked to rank the age groups they felt were most in need of recreational programming moving forward. Teens, ages 13 to 19, were the top choice, with children, ages nine to 12, coming in second.

Figure 3.6, Athletic/Recreational Programming Satisfaction



Favorite Recreation Activities

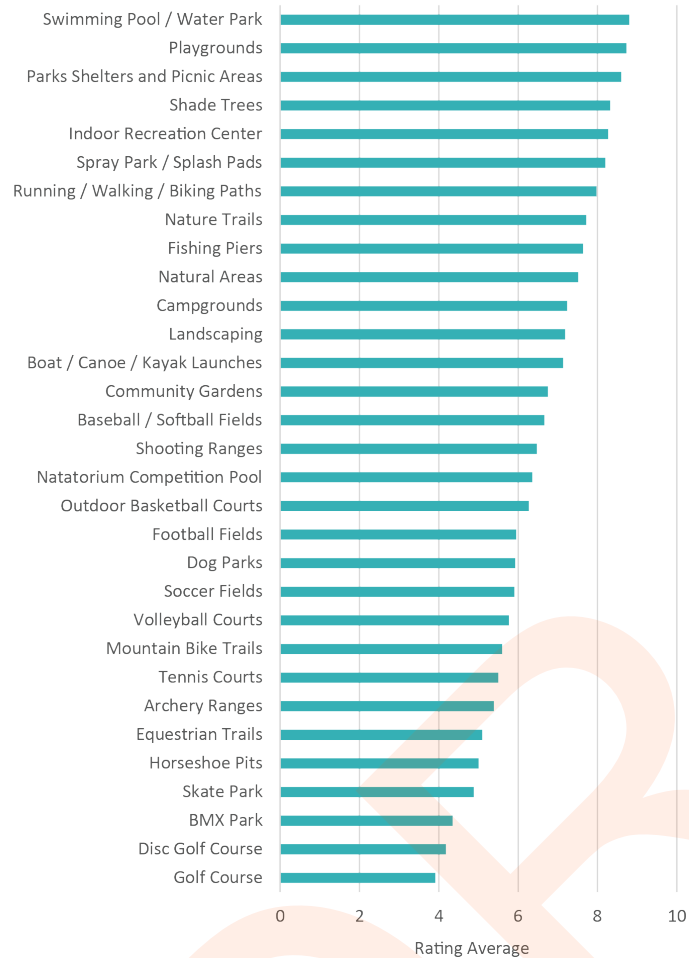
The public survey asked respondents to identify their top five favorite recreation activities. As illustrated in Figure 3.7, *Top 10 Favorite Recreation Activities*, the top favorite activity for respondents was water parks, facilities with splash pads, and/or swimming pools. It is important to note that all of the top 10 activities included family-friendly, passive recreation.

Figure 3.7, Top 10 Favorite Recreation Activities

Rank	Recreation Activity	Percent of Respondents Which Chose Activity as One of Their Top Five
1	Water park (facility with splash pad, swimming pool, etc.)	48%
2	Going to festivals or special events	35%
3	Fishing	27%
4	Swimming for leisure / fitness	26%
5	Playing on playgrounds	24%
6	Walking / hiking on trails	23%
7	Camping	21%
8	Art / crafts classes	18%
9	Splash pad	14%
10	Viewing nature / wildlife / birding	14%

Figure 3.8, Importance of Park Facilities and Elements

Please rank the importance of the following park facilities/elements
(10 Extremely Important - 1 Unimportant)

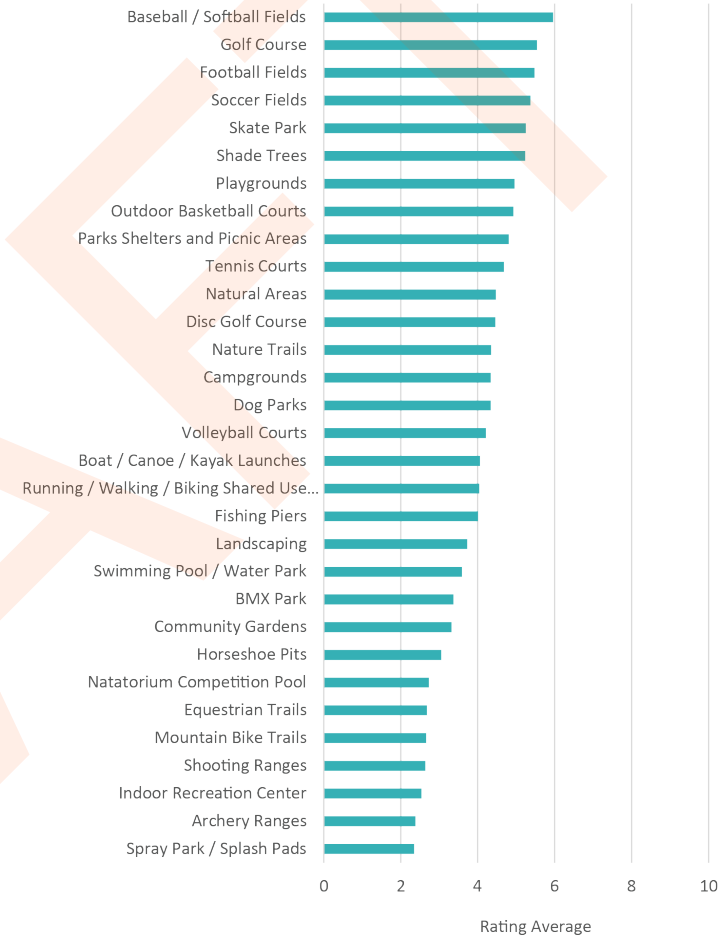


Importance of Park Facilities and Elements

Respondents were asked to rate the level of importance they associate with a number of park facilities and elements. The elements ranked as most important included swimming pool / water park, playgrounds, parks shelters and picnic areas, shade trees, and an indoor recreation center.

Figure 3.9, City's Performance on Park Facilities and Elements

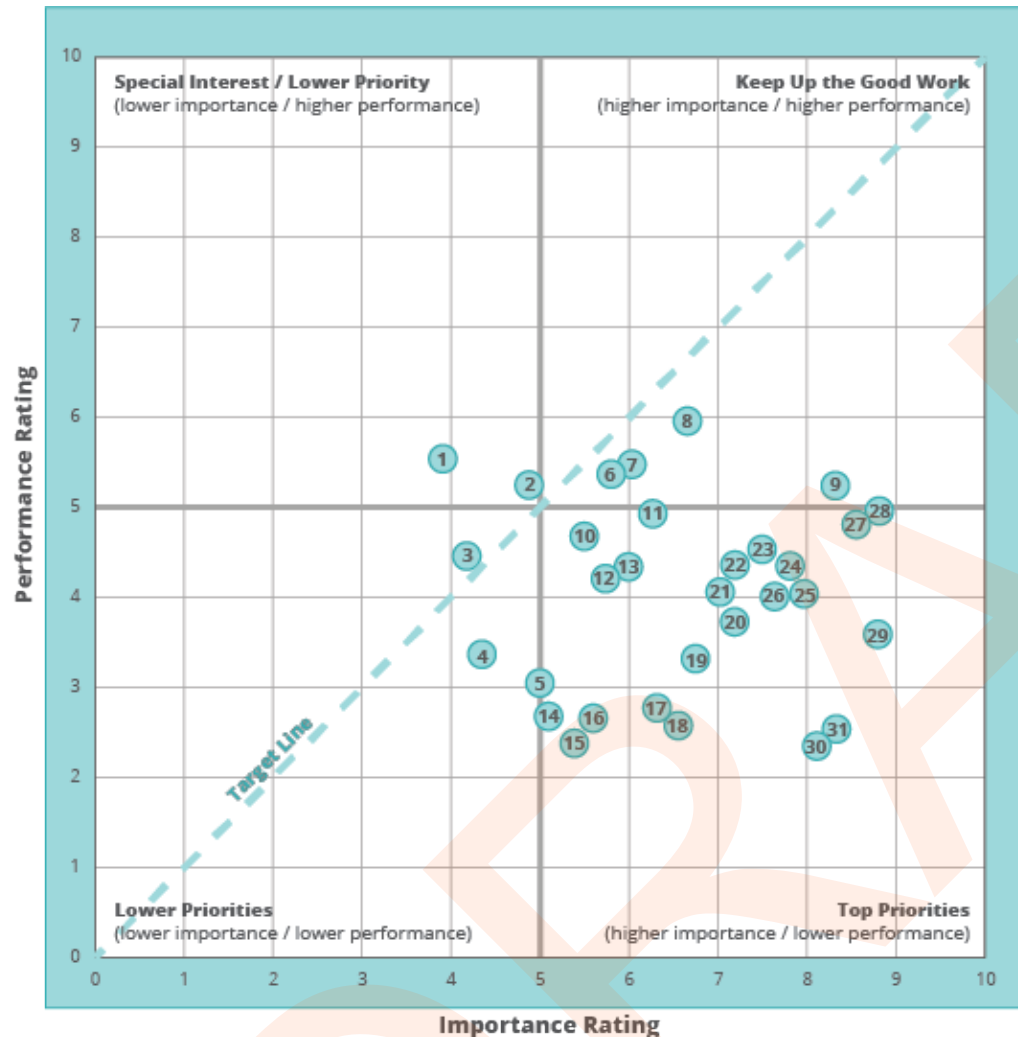
Please rank the City's performance in providing the
following park facilities/elements:
(10 Superior - 1 Poor)



City's Performance on Park Facilities and Elements

In addition to rating the level of importance, respondents were asked to rate the City's performance in providing the same park facilities and elements. Some of the elements are not currently provided by the City, and thus a low performance is expected. As illustrated in Figure 3.9, *City's Performance on Park Facilities and Elements*, respondents felt that the City was performing poorly (i.e., ranked under five) on many of the elements which were ranked as most important (e.g., swimming pool / water park), and no facilities were ranked above a six on a scale of one to 10.

Figure 3.10, Satisfaction With Current State of Parks (cont.)



Satisfaction With Current State of Parks

When comparing the responses in the previous two Figures, the facilities can be categorized based on how important it is for the City to address improvements to them. Each of the facilities or elements listed was placed within the associated quadrant of the graph in Figure 3.10, *Satisfaction With Current State of Parks*. The quadrants are described at the right.

The quadrants can be described as:

- **Top Priorities** (higher importance / lower performance): Items in this quadrant should be given the highest priority for improvement. Respondents placed a high level of importance on these items, and ranked the City's performance lowest. Improvements to items in this quadrant will likely have positive benefits for a great number of Bay City residents.
- **Keep Up the Good Work** (higher importance / higher performance): Items in this quadrant should be given secondary priority for improvement. Respondents placed a high level of importance on these items, but the City's performance is also ranked higher.
- **Special Interest / Lower Priority** (lower importance / higher performance): Elements in this quadrant represent those which may be frequented by a more specialized user base. Respondents ranked these items as less important, but the City is also performing well.
- **Lower Priorities** (lower importance / lower performance): The City's performance was ranked low on these items, but they were also ranked as less important. These items may be a lower priority for improvement.

[illegible]

Survey respondents were asked whether they travel outside of Bay City to participate in recreational activities. Those that answered positively were then asked what activity they primarily participate in outside of the City. The activities identified are illustrated in Figure 3.11, *Participation in Athletics/ Recreation Outside of City* (note that the larger the word, the greater number of responses it received). The top activity that people left the City for was swimming. Other frequently identified activities that respondents participated in outside of Bay City included soccer, fishing, basketball, softball, parks, camping and movies.

[illegible]

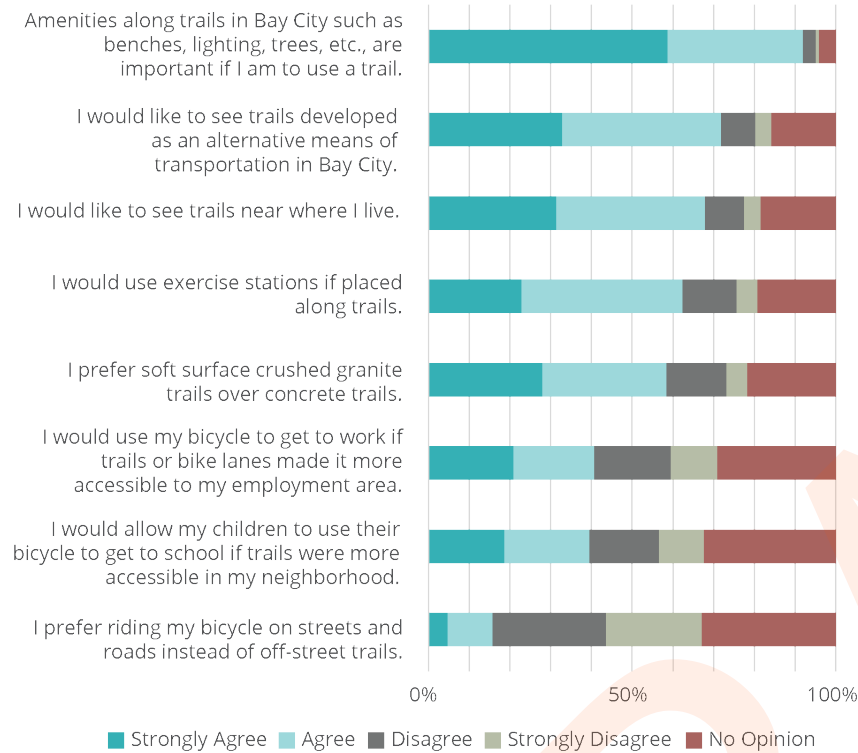
After identifying their favorite park, survey respondents were asked what they liked about it. The parks most frequently chosen as favorites were Le Tulle Park (42.5%), Riverside Park (25%), and Highland Park (8.2%). Elements that respondents liked most about their favorite parks included primarily passive amenities such as playgrounds, trees, a pond, and trails, as illustrated in Figure 3.12, *What People Like About Their Favorite Park*.

Attachment: draft3a (2900 : Parks Master Plan)



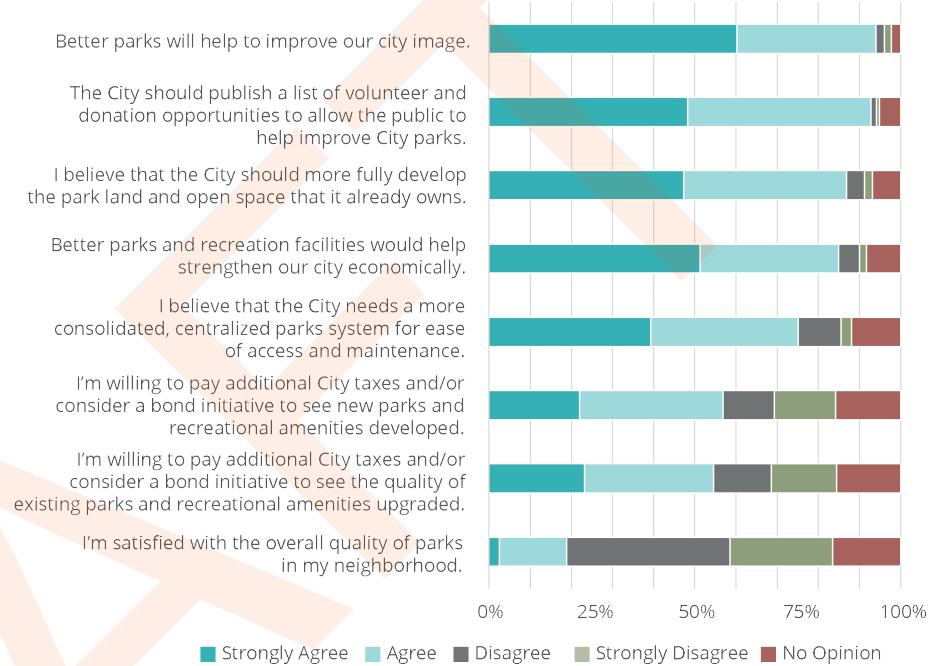
Attachment: draft3a (2900 : Parks Master Plan)

As a follow up question, respondents were asked what they did not like, or what they would change about their chosen park. As displayed in Figure 3.13, *What People Would Change About Their Favorite Park*, better, well-maintained parks and park elements were very important to survey respondents. Elements such as playground equipment, lighting, and restrooms were brought up frequently.

Figure 3.14, Trail-Related Statements

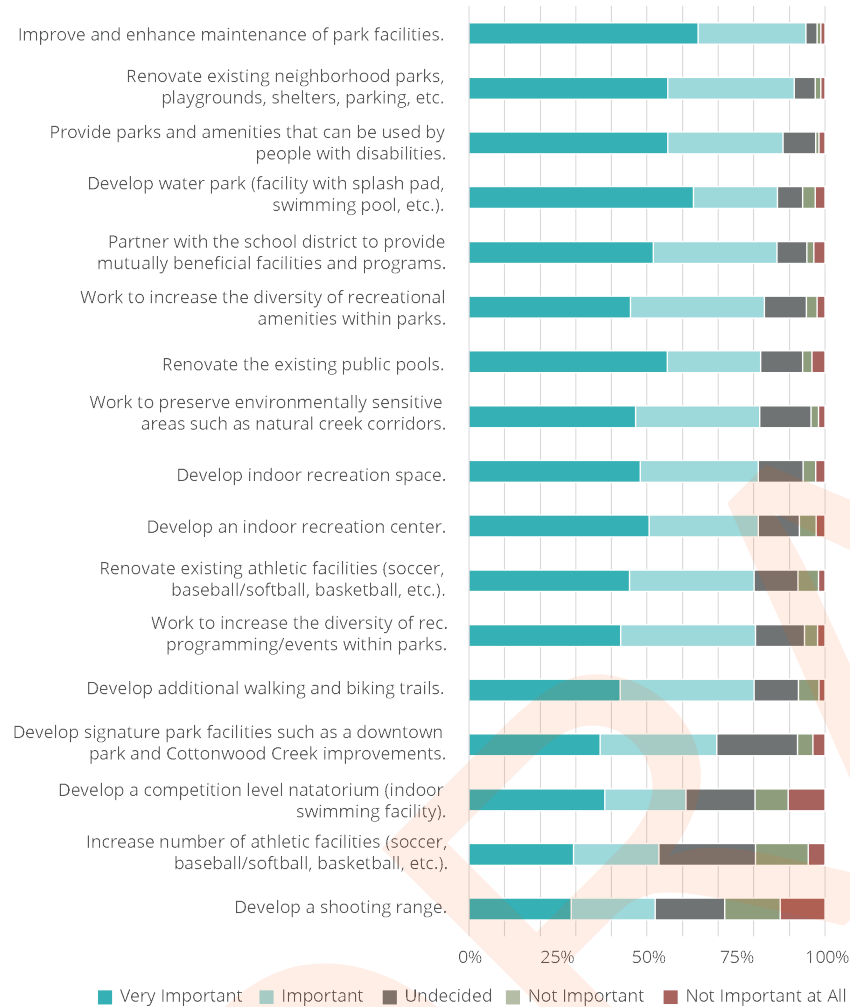
Trail Systems and Linear Parks

Given a list of statements related to trail systems or linear parks that connect destinations, respondents were asked to rate how strongly they agreed or disagreed with each. Over 90 percent of respondents strongly agreed or agreed that amenities along trails in Bay City, such as benches and lighting, were important if they were to use a trail. Additionally, a large percentage of respondents strongly agreed or agreed that they support the idea of trails being developed as an alternative means of transportation (71%) and for trails being located near their homes (67%) (see Figure 3.14, *Trail-Related Statements*).

Figure 3.15, Park-Related Statements

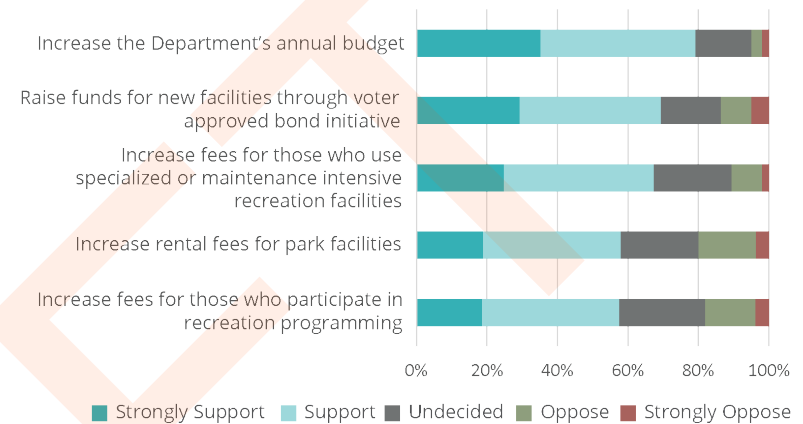
Park Statements

Survey respondents were asked to rate how strongly they agreed or disagreed with a list of statements related to Bay City parks. An overwhelming amount of respondents strongly agreed or agreed that better parks would help improve Bay City's image (93%). There was a large percentage of respondents who agreed that the City should publish a list of volunteer and donation opportunities to allow the public to help improve City parks (92%), and that better parks and recreation facilities would help to strengthen the economy in Bay City (84%) (see Figure 3.15, *Park-Related Statements*).

Figure 3.16, Parks and Recreation Department Action Items

Parks and Recreation Department Action Items

The survey asked respondents to rate the importance of a number of actions the PARD could take. A majority (93%) felt that improving and enhancing the maintenance of park facilities was of utmost importance. Other items that respondents believed to be very important and important were renovating existing neighborhood parks, playgrounds, shelters, parking, etc. (90%); providing parks and amenities that can be used by people with disabilities (87%); developing a water park (86%); and partnering with the school district to provide mutually beneficial facilities and programs (85%).

Figure 3.17, Funding Strategies

Funding Strategies

In order to meet the wants and needs of the community, the PARD may require additional funding. Therefore, the public was asked to indicate their level of support for a variety of financing strategies that would increase funding for the City's parks and recreational programming. The top strategy strongly supported or supported by respondents to this question was increasing the Department's annual budget (79%). Raising funds for new facilities through a voter approved bond initiative also garnered a significant amount of support (69%).

Open House Public Workshop



In order to solicit community wide feedback, a public open house was held in June of 2017. A brief introductory presentation was given at the open house and a series of boards presented an overview of the planning process, a summary of public input heard so far, and parkland analysis results. Attendees were also given the opportunity to participate in a variety of exercises to provide input regarding the goals of the Plan, improvements to parks, and programming and connectivity throughout the City. A total of 34 people attended the event. A majority of attendees lived east of Highway 60, however, there was representation from throughout the entire City, ETJ, and nearby surrounding areas.

Goals

Based on the community survey feedback and other early public engagement results, a series of seven goals were developed to guide the planning process and potential near- and long-term implementation actions (see Park Master Plan Goals in Chapter 2). Open house attendees were asked to indicate which goals they supported. The results of this exercise showed that the community strongly supported all of the goals, with an emphasis of support on Goal 1: Renovate, develop, and construct diversified park and recreation facilities based on the changing needs of the community; as well as, Goal 2: Provide a diversified multigenerational offering of recreation programs, events, facilities, and amenities to serve residents and attract regional users and visitors.

A presentation at the Open House Public Workshop introduced attendees to the Parks Master Plan planning process.



Park Improvements

Provided a map of existing developed parks within the City and its ETJ, attendees were asked to choose the three parks they felt were most in need of improvement by placing a sticky dot next to the park(s) of their choice. They were also asked to provide written feedback regarding how they believed each of their chosen parks should be improved. Le Tulle Park received 56 percent of attendee's votes, with improvement suggestions such as lighting, covered restrooms, and an updated and covered playscape. Riverside Park was also supported heavily as a park in need of improvements, with 47 percent of attendees choosing this as one of their three parks. Suggestions included improvements to the boat ramp, beach and water area, a stage for music, and new picnic facilities.

Other strongly supported parks for improvement included the Valiant Street Park and Pool (26%), with recommendations to replace the pool, add lighting, and improve maintenance; and the Sports Complex (24%), with suggestions to revitalize the complex, fix the lights and fields, and either move it or demolish it.

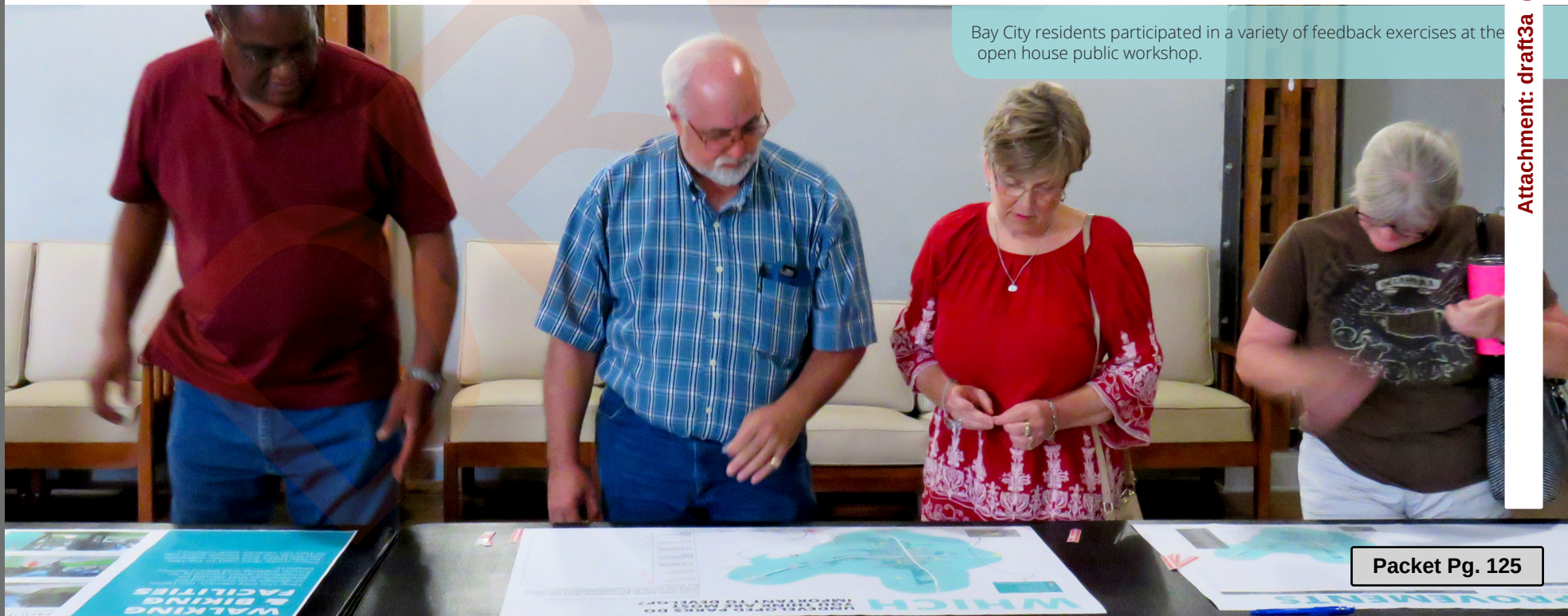
Undeveloped Parks

Open house attendees were also asked to select the two undeveloped parks they thought were most important to develop in the future. Of the seven parks listed, the most support was shown for Recycling Park (56%) and both Avenue I Parks (47% and 44%).

Walking and Biking Facilities

Based on the community's desire for an increased trail network, an important part of the parks planning process includes gaining an understanding of preferences for walking and biking facility types and materials. A pictorial list of facility types and materials was presented and attendees were asked to identify the types and materials they felt the City would most benefit from. While there was strong support for all of the options illustrated, the community showed a preference for short distance off-street pathways connecting neighborhoods to parks, and concrete as the preferred material.

Bay City residents participated in a variety of feedback exercises at the open house public workshop.



Water-Based Recreation

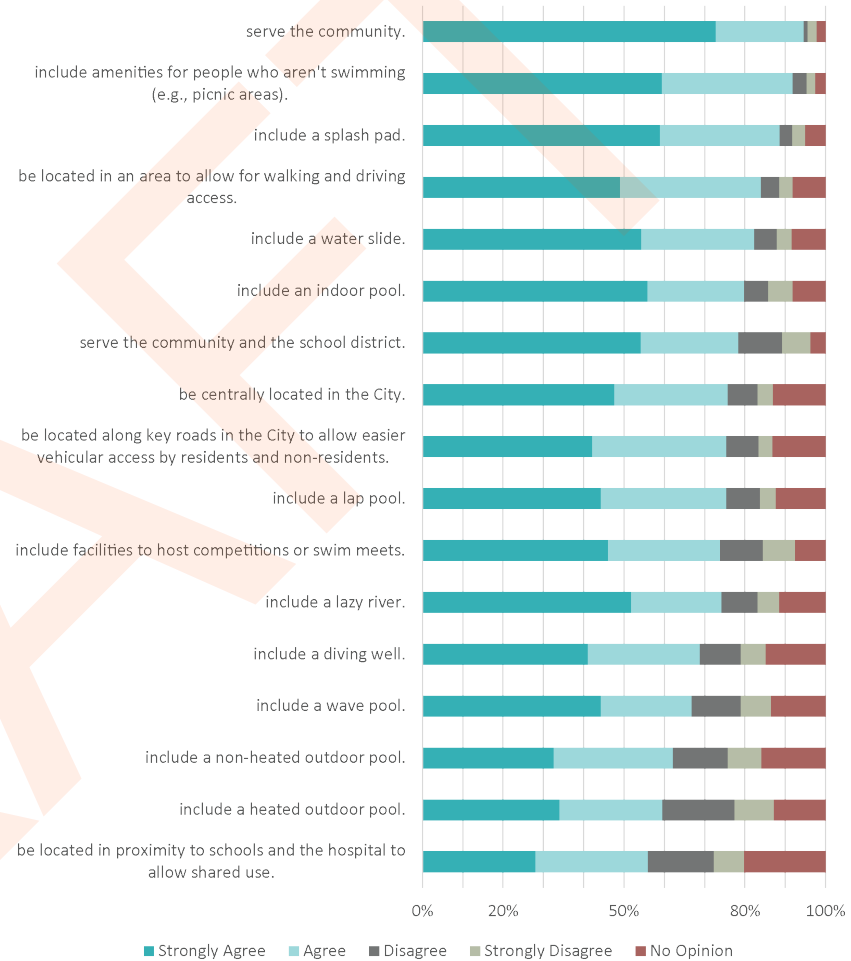
Based on public survey results (see Figure 3.18, *Water Park/Swimming Facility Survey Preferences*), providing water-based recreation which serves the entire community is a high priority for Bay City. With that in mind, it was essential to solicit further feedback on the community's wants and needs in this regard. Given a pictorial list of aquatic amenities and activities, open house participants were asked to choose three amenities they felt should be prioritized for incorporation into an aquatic complex. Results of this exercise showed that the top preferred amenity to consider in planning the future of Bay City's aquatics is an adventure water play park (82%). The attendees also voiced strong support for splash pads (65%), competitive swimming (59%), recreational swimming (53%), and aquatic fitness (53%).



Image courtesy: City of Round Rock

Figure 3.18, Water Park/Swimming Facility Survey Preferences

A water park / swimming facility in Bay City should...

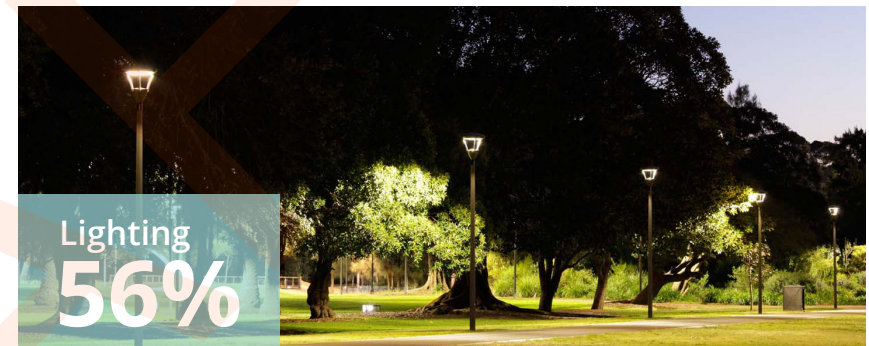


Recreation Programs

Open house attendees were asked which recreation programs they are most interested in. Youth sports was the top choice (53%), with music-related events (47%), entertainment (44%), and family-oriented events (38%) as other highly-selected activities.

Park Design Elements

As the City considers developing new parks and updating existing parks, it is key to understand the residents' priorities for various park design elements. Attendees felt that restrooms (62%) and lighting (56%) were most important to include during future parks planning. Trail connections to pedestrian routes outside of parks (41%) and internal park loop trails (38%) were additional priority elements.



Park Design Policies

Attendees were asked to voice whether or not they supported a list of park design policies. Three-quarters of attendees believed using water-efficient and native landscaping in park landscape designs was a top priority. Using durable, long-lasting materials in park design was the second highest selected design policy, however, respondents showed strong support for all policies listed.

Other policy options included:

- design park facilities using sustainable, efficient "green" design solutions (68%);
- design parks and facilities to require minimal maintenance (62%); and
- use Crime Prevention Through Environmental Design (CPTED) techniques (e.g., increase natural surveillance, control access, management and maintenance) to increase safety of parks and recreation facilities (47%).



Le Tulle Park

Le Tulle Park was selected as Bay City's favorite and most-used park based on results from the public survey. The park is a large, tree-covered beauty with great potential. For these reasons, this park was chosen as one of the park concepts to be developed during this planning effort. A preliminary concept depicting some ways to maximize the potential of this park was developed and presented at the open house. Attendees were asked to write what they liked and did not like about the concept. Features that respondents liked about the concept included the amphitheater, bridges, beaches, sculpture garden, and the canoe/kayak launch, among others. Some concerns about the concept included questionable space for event parking, the zip line, maintenance of a volleyball court, and the lack of splash pad.

This exercise also asked for attendees to select recreation amenities they would be most interested in for Le Tulle Park. The top choices included a pedestrian bridge to the Birding Nature Center (62%), an all abilities playground (59%), and an amphitheater/event space (56%).



Amistad Park

As an underused and underdeveloped space with a lot of potential, Amistad Park was chosen as the second park concept to be developed during this planning effort. This park, which also includes the Parks and Recreation Department Office and maintenance areas, provides an opportune space to create a enhanced neighborhood park and a concept that would guide the quality of development in other neighborhood parks in Bay City. Attendees were again asked to describe what they liked and disliked about the presented concept. Notably, most were happy with the design. Dislike comments suggested that this concept might be better purposed at Recycling Park or just closer to the downtown development.

Attendees also selected recreation amenities that they felt should be a high priority in the development of the park. Approximately 88 percent chose a splash pad, with picnic pavilion with grills (65%), and a shaded playscape (65%) following as second and third top choices.

Resource-Based Assessment

The resource-based assessment identifies key physical features within Bay City and its ETJ that may provide potential recreational opportunities. These areas may include both man-made features, such as railroad corridors and utility rights-of-way, and natural features, such as creeks and drainage corridors. These areas can be used to either support active recreational pursuits or create areas for passive enjoyment, such as greenways.

Bay City is also known as the “Gateway to the Great Outdoors.” As such, there are a few key features within the City and its ETJ that may be further adapted for recreational use or open space preservation.

- The **Colorado River** is an 862-mile river running from Lubbock to the Gulf of Mexico. The river provides opportunities for water-based recreation such as fishing and kayaking. With two City parks (Le Tulle and Riverside Parks) sitting adjacent or nearly adjacent to the river, there may be opportunities to further enhance access to this natural amenity.
- **Cottonwood Creek** is a smaller waterway which runs through the center of Bay City. While the creek is not currently developed for recreational purposes, it and its floodplain could potentially be preserved and enhanced to provide passive recreation, access to nature, and trail connectivity throughout the community. The City has already begun to preserve some areas adjacent to the creek as parkland (i.e., both Avenue I parks, Community Park, Girls Softball Fields, Little League Fields, Recycling Park, and Liberty Park).
- **Le Tulle Park** is a developed park which provides opportunities for passive recreation, access to natural beauty, and shaded spaces to relax. Cited by many as their favorite City park, further development of this park could have a positive impact on many residents.
- **Riverside Parks** is the City's second regional park and includes large areas of preserved natural land. Through further enhancement, this park can provide even greater amenities amidst the preserved natural areas.
- The **Southern Pacific Railroad Corridor** runs in an east-west direction through the City. The rails are no longer in operation, and thus the corridor provides an excellent opportunity for trail connectivity. The City has already begun to take advantage of this opportunity through development of the Southern Pacific Trail. Expansion of this trail corridor would help to improve connectivity throughout the City.
- The **Matagorda County Birding Nature Center** is an example of a non-City owned natural resource. The Center is situated adjacent to Le Tulle Park and the Colorado River. Its location provides an excellent opportunity for improved access to nature for Le Tulle visitors. Coordination with the County to provide a pedestrian connection between the two areas would further enhance the draw to both sites.



Riverside Park

Access-Based Assessment

The access-based assessment analyzes existing parkland and facilities to determine if the quantity and distribution of park facilities and acreage is meeting the needs of residents today and in the future. Three types of access-based level of service determinations are made as described below.

Level of Service - Park Acreage

The park acreage level of service analysis defines the quantity of parkland acreage in the City, expressed as a ratio of acreage to population. It analyzes whether there is sufficient acreage to serve the population today and in the future.

Level of Service - Access to Parkland

The access to parkland analysis examines the location and distribution of parkland throughout Bay City to determine how easy it is for residents to access parkland, and determines where parkland may be needed to meet the City's target level of service.

Level of Service - Park Facilities

The facility level of service analysis defines the number of facilities recommended to serve each particular recreation need. Facility standards are usually expressed as a ratio of units of one particular facility per population size (e.g., one basketball court per 3,000 people).

Parkland Acreage

The purpose of acreage levels of service for parks and recreational areas is to ensure that sufficient area is allocated for all the outdoor recreation needs of a community. They allow a city to plan ahead so that parkland can be targeted and acquired (if deemed necessary) before it is otherwise developed. To help determine an appropriate level of service for Bay City, unique "target" levels were developed and incorporated into this Plan. These targets were established to provide the level of service that Bay City believes is the most responsive to the amount of use and the interest of its citizens.

The City's population is projected to increase slowly over the coming years. Based on the City's challenges with maintaining its current level of parkland, "target" levels were developed to respond to current and future needs, while striving to address the maintenance workload.

There are currently a total of approximately 348 acres of parkland in Bay City (see Figure 3.1, *Bay City Park Inventory*). Based on this, the City's current parkland level of service is 19.9 acres per 1,000 residents. Moving forward to 2030 and considering the projected population growth, if no additional parkland is acquired, the City's parkland level of service will reduce to 17.6 acres per 1,000 people.

Current and recommended levels of service for Bay City parkland are displayed in Figure 3.19, *Parkland Level of Service in Bay City*. Based on analysis of the community and existing parkland, recommended target levels of service have been developed for pocket, neighborhood, community, and regional parks. When each park type is reviewed individually, the City currently has adequate parkland acreage for all types of parks except for pocket parks. By the year 2030, a neighborhood parkland deficit would develop and the pocket park deficit would grow.

The current level of service for parkland is 19.9 acres per 1,000 people.

Figure 3.19, Parkland Level of Service in Bay City

Park Classification	Existing Level of Service (LOS)		Recommended LOS (2017)			Recommended LOS (2030)	
	Existing Acreage (2017)	Current LOS (based on 17,499 population)	Recommended Target LOS (2017 - 2030)	Recommended Acreage (2017)	Surplus / Deficit Acreage (2017)	Recommended Acreage (2030)	Surplus / Deficit Acreage (2030)
Pocket Parks	1.8	0.1 Ac./1,000 Residents	0.25 Ac./1,000 Residents	4.4	2.6 Ac. Deficit	4.9	3.1 Ac. Deficit
Neighborhood Parks	19.1	1.1 Ac./1,000 Residents	1.0 Ac./1,000 Residents	17.5	1.6 Ac. Surplus	19.8	0.7 Ac. Deficit
Community Parks	72.5	4.1 Ac./1,000 Residents	3.5 Ac./1,000 Residents	70.0	11.3 Ac. Surplus	69.3	3.2 Ac. Surplus
Overall Cumulative Target Acreage (Pocket, Neighborhood, and Community Parks)	93.4 (cumulative total)	5.3 Ac./1,000 Residents	4.75 Ac./1,000 Residents	91.9	10.3 Ac. Surplus	94.0	0.6 Ac. Deficit
Regional Parks	147.80	8.4 Ac./1,000 Residents	6.0 Ac./1,000 Residents	105.0	42.8 Ac. Surplus	118.7	29.1 Ac. Surplus
Linear Parks	3.6	0.2 Ac./1,000 Residents	Varies	N/A	N/A	N/A	N/A
Special Use Parks	99.8	5.7 Ac./1,000 Residents	Varies	N/A	N/A	N/A	N/A

An overall **cumulative** target level of service (4.75 acres per 1,000 people) for pocket, neighborhood, and community parks, representing the total of their separate targets, is also listed in Figure 3.19. The City's regional parks are situated outside the City limits and are thus not included in the overall target acreage. When considering all of the City's existing parkland, it becomes clear that the City has a sufficient amount of parkland to meet the community's needs today and a marginal increase in parkland may be needed by 2030.

However, a number of parks remain undeveloped. Rather than seek out large areas of additional parkland in the future, the City would be better served by ensuring that the parkland it has is developed and maintained at a high quality, and that parkland is adequately distributed throughout the City.

If properly developed with trail facilities to facilitate bicycle and pedestrian travel, linear parks can greatly contribute to citywide connectivity to parks, schools, and other key destinations. No specific target level of service applies to linear parks other than that they should be large enough to adequately accommodate the resources they contain and their distribution should ideally allow for walking or biking access by all residents.

Special use parks are areas that are designated for a special purpose. Since they vary by size, type, and from city to city, there are no specific recommended levels of service.



Access to Parkland

In addition to overall acreage, the location of parks is equally as important. While the City owns over 348 acres of parkland, not all residents have access to these parks. Different types of parks and recreation amenities serve different functions and consequently have different service areas. As such, neighborhood, community, and regional parks will be analyzed separately on the following pages.

Neighborhood Park Accessibility

Neighborhood parks are typically centrally located within a neighborhood or central to several smaller neighborhoods which they are meant to serve. Due to their close-to-home location, neighborhood parks are frequently accessed by foot. Neighborhood parks should be accessible to residents within a one-quarter-mile (ideal) or one-half-mile (standard) radius. These distances correlate to reasonable walking distances for all ages. These parks should be generally located away from major arterial streets and should be accessible without requiring residents to cross major roadways. As such, service areas shown on Map 3.2, *Neighborhood Park Service Areas*, for these parks do not extend beyond the City's arterial roadways (Highway 60 and Highway 35).

Additionally, if developed with neighborhood level amenities (e.g., playground, picnic amenities), community parks can serve the function of neighborhood parks for nearby residents. Consequently, the City's community parks are also illustrated with a one-quarter-mile and one-half-mile service area on Map 3.2, *Neighborhood Park Service Areas*.

Current and Future Need Areas

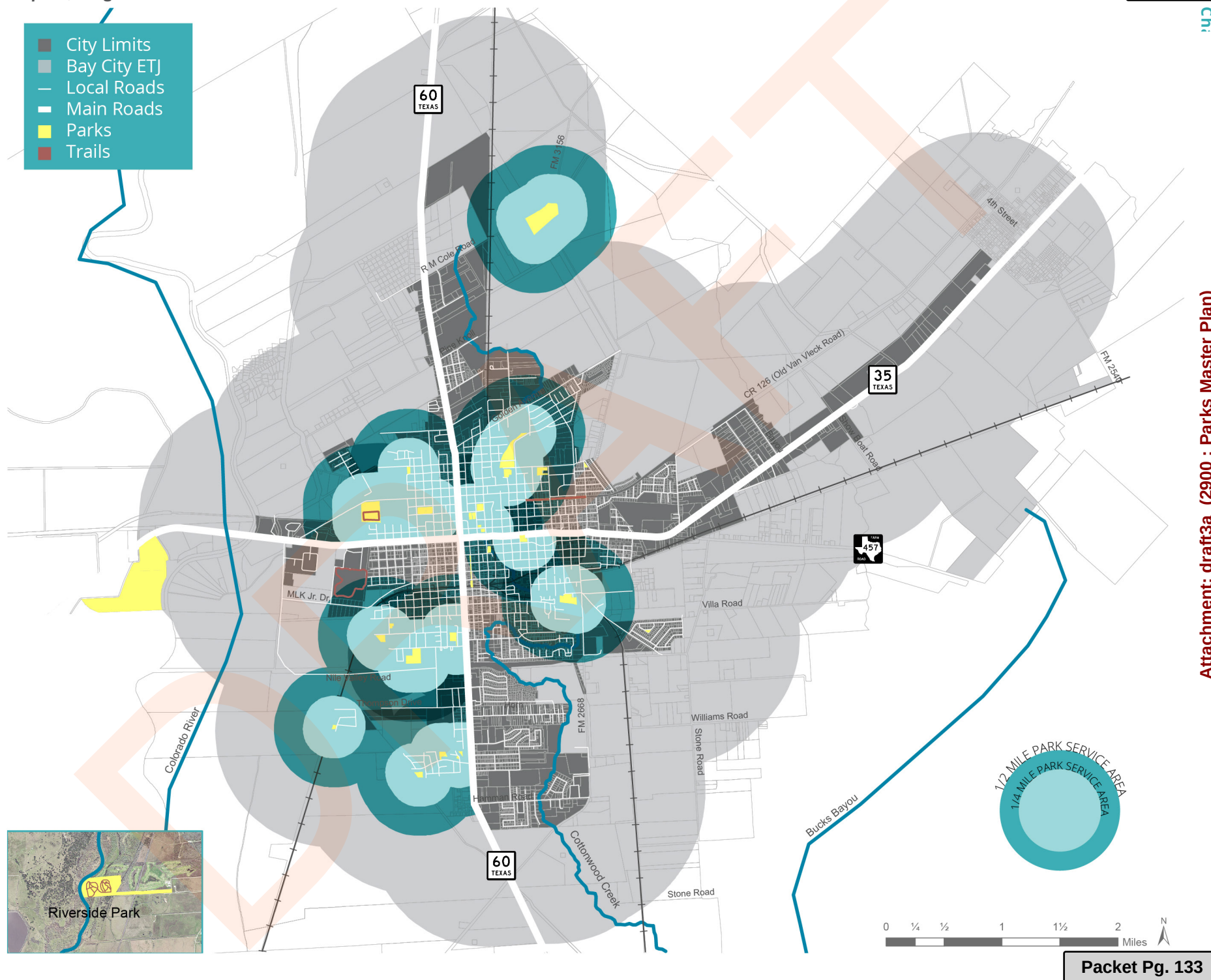
As illustrated on Map 3.2, *Neighborhood Park Service Areas*, there are many areas within Bay City that are not currently served by neighborhood parks. A majority of these unserved areas are east of Highway 60 and south of Highway 35. Through the individual park analysis process, it was evident that access to the existing neighborhood parks needs to be improved. Many parks currently lack sidewalks and crosswalks which would provide a safe and direct connection to the park.

Despite the results of the parkland acreage analysis, the locational analysis illustrates that there is inadequate distribution of neighborhood parkland throughout certain areas of the City. While the area east of Highway 60 and south of Highway 35 lacks adequate neighborhood parkland, areas west of Highway 60 (e.g., the Bay Ridge neighborhood) are more saturated with parkland, some of which is not truly accessible or usable. If some of the existing undeveloped parkland throughout the City were to be developed, inaccessible parkland sold, and additional parkland acquired and developed in the southeast and northeast quadrants of the City, the neighborhood park need areas would diminish substantially. Potential parkland could include both neighborhood and community parkland, which may serve as neighborhood parks for the residents in the area.

City Field is one of the neighborhood parks located in the southwest quadrant of the City.



- City Limits
- Bay City ETJ
- Local Roads
- Main Roads
- Parks
- Trails



Community Park Accessibility

Community parks are large parks which serve several neighborhoods or a portion of a city. Community parks are intended to serve users who may walk or drive to the park within a one-mile service area.

Current and Future Need Areas

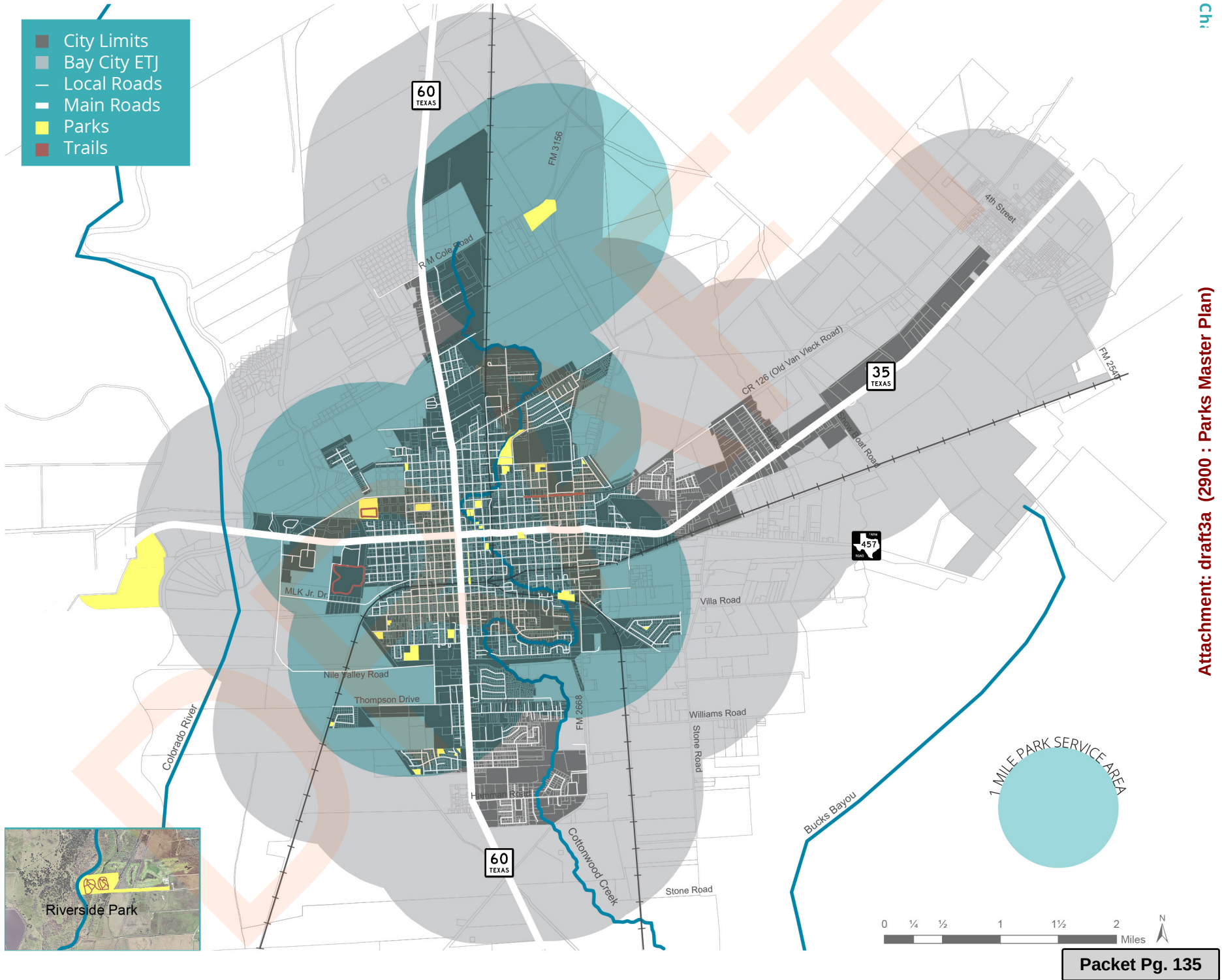
Due to the larger service area of community parks, a majority of Bay City residents are adequately served. However, as illustrated on Map 3.3, *Community Park Service Areas*, the eastern and southern extents of the City lie outside of the current service area.

Community parks are an important part of the city which they serve. They provide a variety of recreational activities with the potential to host tournaments and events that can attract people from areas outside of Bay City. Baseball, softball, soccer, football, and tennis programs are all examples of community park-based programs that have the opportunity to host tournaments. However, most of the existing park facilities are in poor condition and in need of improvements. This, in turn, makes them insufficient to support such events. The addition of another park to the southeast corner of the City that includes a combination of amenities may be essential in developing a network of parks that adequately serves all residents of Bay City while also attracting visitors from other areas.

Hardeman Park is located in the northwest quadrant of the City and contains the Bay City Lions Club Teen Center.



Map 3.3, Community Park Service Areas



Regional Park Accessibility

Regional parks are generally intended to serve an entire city and surrounding region. Similar to community parks, regional parks act as locations for larger community events, tournaments, or activities. Taking into account their large size, variety of amenities, and access challenges due to location beyond the City limits, Bay City's regional parks have a service area of five miles.

Current and Future Need Areas

Bay City has two regional parks located beyond the City limits; Le Tulle Park and Riverside Park. As shown on Map 3.4, *Regional Park Service Areas*, these two parks are adequately serving over half of the City. With over 67 percent of survey respondents choosing these parks as their favorite park, it is clearly evident that these parks are greatly valued by the community. However, while these parks are highly valued, they are not easily accessible to residents, and especially those without access to a vehicle.

Like community parks, regional parks have the potential to attract visitors from other areas outside of Bay City. In fact, the majority of Riverside Park revenue and extended use is from non-residents. According to public input, residents have stated that these parks have become run down and need safety improvements. With improved amenities, entry signage, and bicycle and pedestrian access, these parks could more conveniently serve a greater portion of the Bay City community.



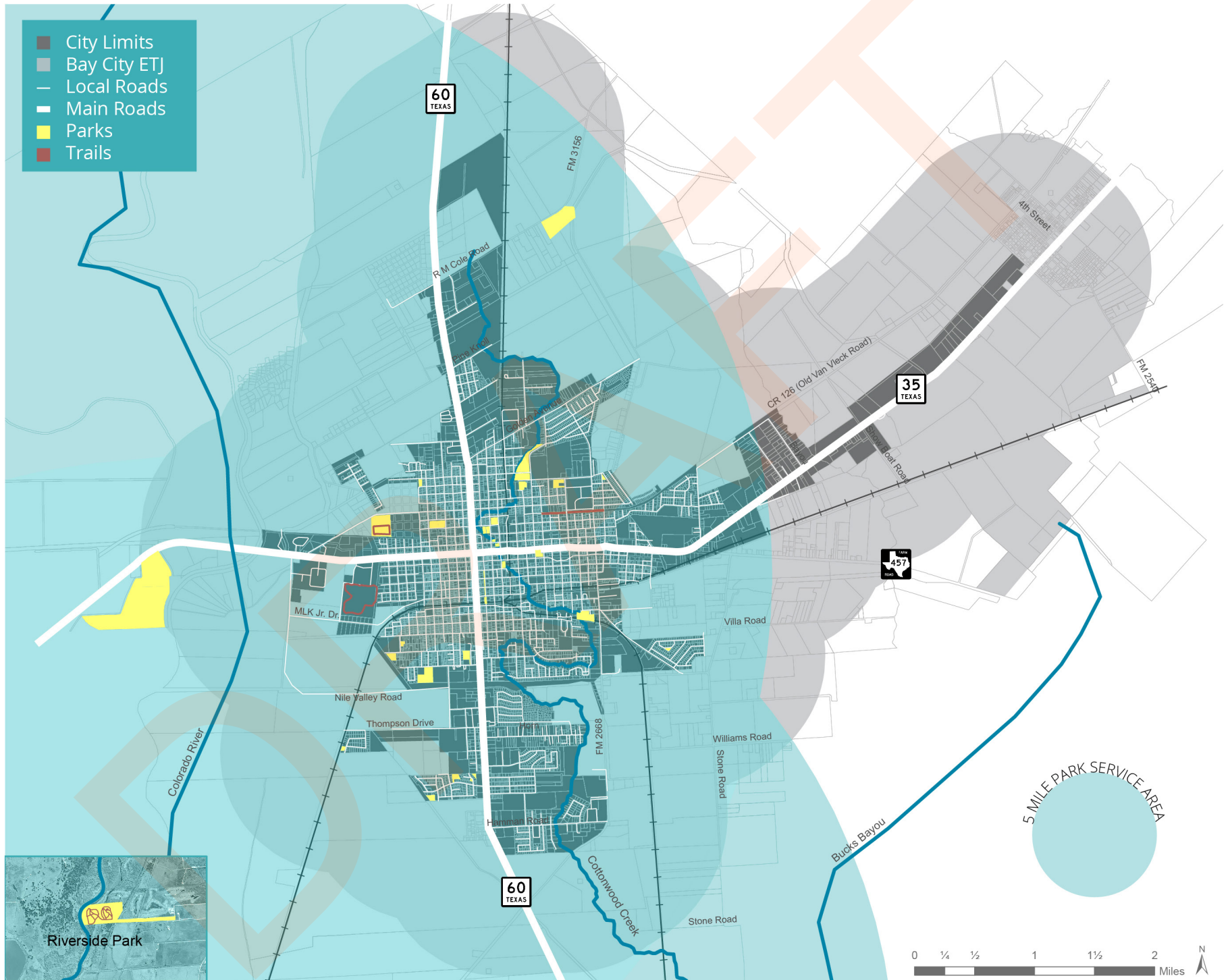
The trees in Le Tulle Park, and the associated shaded picnicking areas, are one of the park's many draws for residents and other visitors.

Map 3.4, Regional Park Service Areas

7.7.c

Ch:

Attachment: draft3a (2900 : Parks Master Plan)



Trail Accessibility

Trails create multigenerational recreation opportunities, promote health, improve the overall quality of life, and provide non-vehicular transportation alternatives. Having close access to trails has become important for communities all over the country as people are gaining more interest in pursuing a healthier lifestyle. As facilities intended for pedestrian and bicycle access, walking trails have a service area of one-quarter-mile to one-half-mile.

Current and Future Need Areas

As illustrated on Map 3.5, *Trail Service Areas*, it is evident that walking trails are sparse within the City and a vast majority of residents do not have access to these trails. With trail access limited to small areas in the City, and Riverside Park (beyond the City limits), it is essential that key segments are identified and provided to create greater connectivity.

There are two trails on the west side of Highway 60; the first is behind Bay City High School and the second is located in Hardeman Park. These two trails are closed loop trails and are only used and accessed within their designated site. These trails provide a path to walk or bike around, but do not create a connection outside of that site. The

Southern Pacific Trail is located on the east side of Highway 60 and north of Highway 35. Today, this trail is in poor condition and does not provide a connection to any key areas of the City. However, if this trail is extended and properly maintained, it could provide greater community-wide connectivity of parks, schools, neighborhoods, and to downtown. Further details about expansion of the Southern Pacific Trail are found in Chapter 4, *Plan Recommendations*.

Lastly, there is approximately one mile of trails located throughout Riverside Park. The park includes a wilderness trail and the paved roads throughout the park which are often used by campers as a walking loop. There are also exercise equipment stations along the trail in Riverside Park.



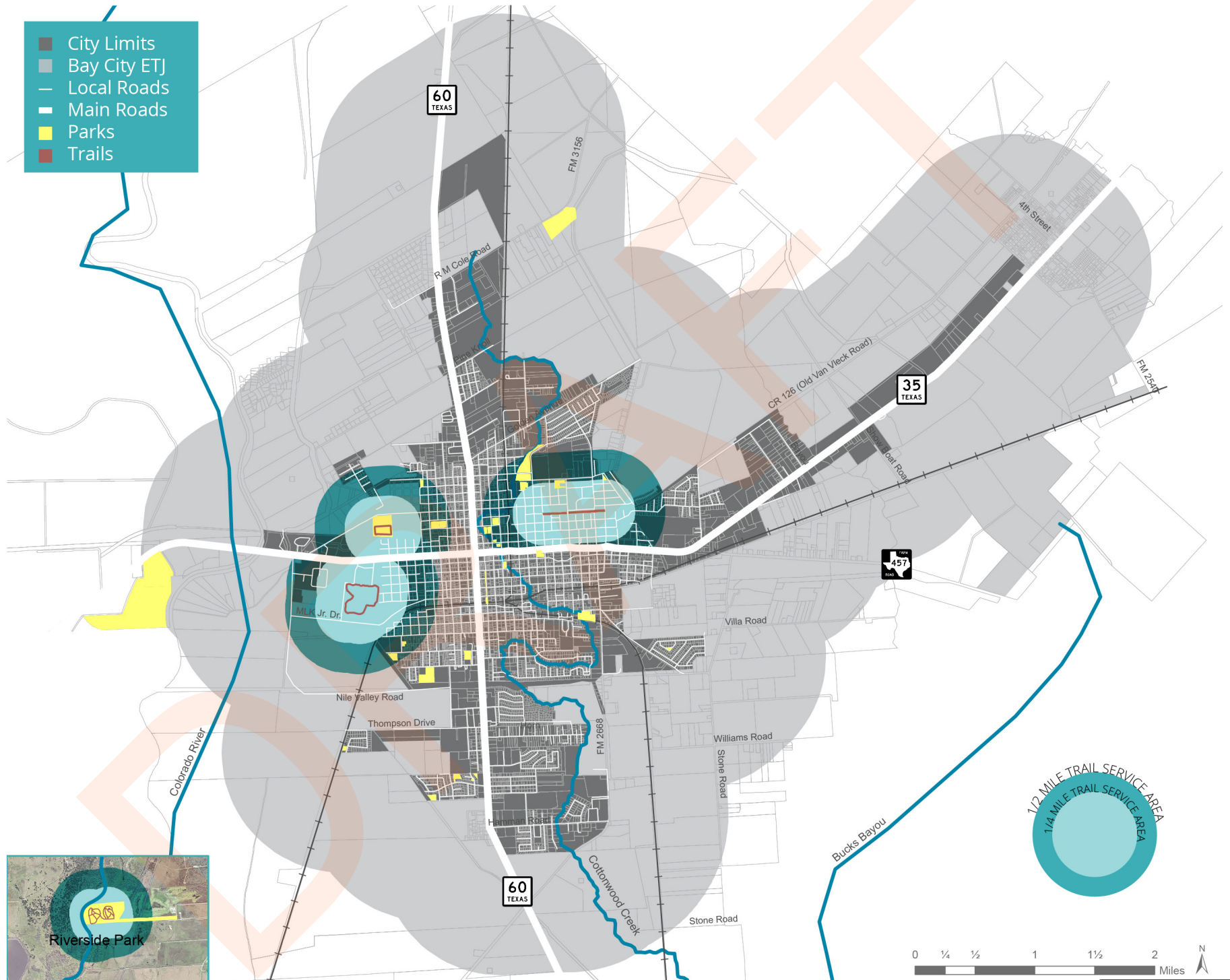
The Wellness Matagorda County Hike & Bike Trail, located behind the Bay City High School, is a loop trail with associated fitness stations.

Map 3.5, Trail Service Areas

7.7.c

Ch:

Attachment: draft3a (2900 : Parks Master Plan)



Park Facilities

In addition to evaluating the quantity and location of parkland throughout the City, comparing the current and target levels of service for recreation facilities helps to evaluate the need for improvements to the park system (see Figure 3.20, *Target Level of Service for Park Facilities*). As population growth occurs, this evaluation will help to ensure that a variety of recreational opportunities are adequately provided throughout the City.

Summary of Park Facility Needs

Some of the more notable deficiencies in the current park system include standalone baseball backstops for unprogrammed pick-up games, miles of trail, multipurpose practice fields, basketball courts, and picnic facilities. Also, living in Texas warrants the need for an adequate number of activities involving water play. There are currently two swimming pools in Bay City, both of which are in need of improvements. Based on the strong public desire for water-based recreation, the target number of swimming pools is three for the community. Also, a splash pad is another family-friendly amenity that is gaining popularity across the nation. Currently, Bay City does not have any splash pads, and based on the existing population, it is recommended to have three. By the year 2030, that number increases to four.

The addition of a community recreation center would provide indoor athletic, fitness, and other programming opportunities, all of which residents are currently traveling beyond the City limits to access.

If no additional recreational facilities are developed by the year 2030, the majority of the facility needs will stay the same with the exception of growing needs for more trails, playgrounds, soccer fields, and splash pads.

Although the number of facilities may not meet the recommended level of service, Bay City does currently provide a wide variety of recreational opportunities. However, after reviewing public survey results and completing the needs assessment, a major cause for concern is park and facility maintenance and upkeep. In some instances, the need for maintenance may be rendering a facility essentially unusable.



Additional trail mileage, such as an extension of the Southern Pacific Trail, is one of the key facility needs in the City.

Figure 3.20, Target Level of Service for Park Facilities

	Facility	Current Avail.	Current LOS (1 Facility per # Residents)	Target LOS (Per Residents)	2017 Need Based on 17,499 Pop.	2017 Deficit or Surplus	2030 Need Based on 19,786 Pop.	2030 Deficit or Surplus
Active Recreation	Baseball/Softball Fields	10	1,750	1 per 5,000	4	Surplus of 6	4	Surplus of 6
	Backstop	2	8,750	1 per 4,000	5	Deficit of 3	5	Deficit of 3
	Basketball Courts	4	4,375	1 per 3,000	6	Deficit of 2	7	Deficit of 3
	Community Recreation Center	0	none	1 per city	1	Deficit of 1	1	Deficit of 1
	Disc Golf (18-hole)	1	17,499	1 per city	1	No deficit	1	No deficit
	Dog Park	1	17,499	1 per city	1	No deficit	1	No deficit
	Fitness Equipment Circuit	1	17,499	1 per city	1	No deficit	1	No deficit
	Football Fields	1	17,499	1 per city	1	No deficit	1	No deficit
	Golf Course (public)	0	none	Varies	Varies	Varies	Varies	Varies
	Skate Park	1	17,499	1 per city	1	No deficit	1	No deficit
	Soccer Fields	11	1,591	1 per 2,000	9	No deficit	10	Deficit of 1
	Tennis Courts	4	4,375	1 per 5,000	4	No deficit	4	No deficit
	Trails (miles)*	3	6,481	1 per 2,000	9	Deficit of 6.0	10	Deficit of 7.2
	Multipurpose Practice Fields	0	none	1 per 5,000	4	Deficit of 4	4	Deficit of 4
	Volleyball Courts (Outdoor)	2	8,750	1 per 5,000	4	Deficit of 2	4	Deficit of 2
Passive Recreation	Amphitheater or Outdoor Event Space	0	none	1 large outdoor facility	1	Deficit of 1	1	Deficit of 1
	Horseshoe Pits	1	17,499	2 per city	2	Deficit of 1	2	Deficit of 1
	Picnic Pavilions	11	1,591	1 per 3,000	6	Surplus of 5	7	Surplus of 4
	Picnic Facilities (Tables, Benches, BBQ Grills, Fountains, Trash Bins)	11 parks	1,591	In all parks	In all parks	Deficit in 19 parks	In all parks	Deficit in 19 parks
	Playgrounds	7	2,500	1 per 2,000	9	Deficit of 2	10	Deficit of 3
Water Rec.	Canoe/Kayak Launch	1	17,499	2 per city	2	Deficit of 1	2	Deficit of 1
	Fishing Piers	1	17,499	Varies	Varies	Varies	Varies	Varies
	Swimming Pool	2	8,750	3 per city	3	Deficit of 1	3	Deficit of 1
	Boat Ramp	1	17,499	Varies	Varies	Varies	Varies	Varies
	Splash Pad	0	none	1 per 6,000	3	Deficit of 3	4	Deficit of 4
	Restrooms/Portable	15 parks & facilities	1,167	Where feasible	Where feasible	Feasible	Where feasible	Feasible

*Including Wellness Matagorda County Trail

Summary of Park and Recreation Needs

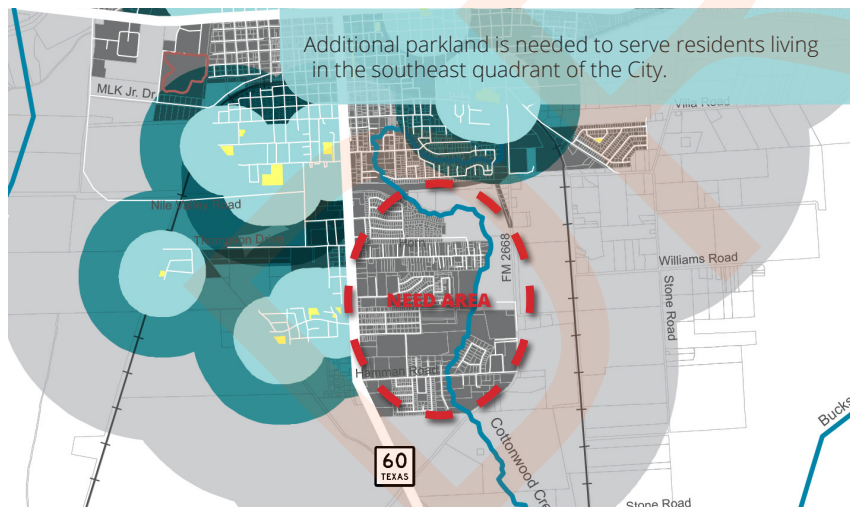
Through the needs analysis and public engagement process, the need for a redistribution of parkland, and increased connectivity, recreational facilities, and programming was identified.

Parkland Acreage

While the City generally meets the parkland acreage targets, a number of acres remain undeveloped. Additionally, the public voiced a desire for a more consolidated parks system. Evaluating opportunities to sell parkland in certain areas and develop at least one park in the southeast quadrant of the City, would help provide a more equally distributed parks system.

Parkland Connectivity

Based on public input, the community largely supports the idea of trails being developed as an alternative means of transportation. However, in its current state, the City is largely lacking pedestrian and bicycle trails, and especially those that can function as transportation routes. In the coming years, there is a need for Bay City to continue to develop key trail segments to provide citywide access to parks, schools, downtown, and other key areas. At a minimum, this should include primary east-west and north-south connectivity routes.



Facility Needs

Based on public feedback, residents would prefer to have existing facilities improved upon before adding any new ones. Bay City provides a variety of recreational opportunities, but the condition of the facilities is inadequate for the demand. New field lighting, spectator seating, designated recreational fields, swimming pools, and updated playgrounds are examples of areas for improvement.

Additionally, throughout the public engagement process, the desire for an aquatic complex has continually been brought up. Provision of such a facility could provide water-based recreation options for the entire community, while also helping to improve the community's health (e.g., aquatic fitness) and safety (e.g., swimming lessons).

Recreational Program Needs

It is apparent from the stakeholder meetings and public survey results that Bay City residents desire additional recreational programming and lack awareness of the current opportunities. There is a desire for multigenerational, family-friendly recreation. The provision of additional community events and an indoor facility that houses various programs would provide for this need.

Additionally, survey respondents indicated that teens, ages 13 to 19, and children, ages nine to 12, had the greatest need for programming. Through additional partnerships with third-party organizations, the City's recreational program offering could be expanded.



Chapter 4: Plan Recommendations

4

Attachment: draft4a (2900 : Parks Master Plan)

Goal 1: Renovate, develop, and construct diversified park and recreation facilities based on the changing needs of the community.

Objective 1.1. Renovate and replace existing facilities and amenities to improve and/or enhance accessibility, connectivity, facilities, amenities, and programming.

■ **ACTION 1.1.1. Improve and further develop Le Tulle Park.**

Le Tulle Park is the most highly frequented park in the Bay City parks system. As part of this planning process a Master Plan has been created for improvements to the park (see Figure 4.1, *Le Tulle Park Master Plan*, on the following page). Recommended improvements to Le Tulle Park include:

- Install a highly visible park entrance monument.
- Prune the trees and mow the lawn at the park entrance to promote an inviting park.
- Remove the existing play structure and replace it an inclusive structure for children of all abilities.
- Add an amphitheater with an event lawn and a beach area to provide a large entertainment venue for events.
- Add a zip line, sculpture garden, beaches, and an overhead pedestrian walkway (i.e., tree village) to provide unique recreation amenities in the park.
- Add three additional disc golf holes for a total of 21.
- Add pavilions, picnic shelters with tables, an open fitness space, and a walking trail for additional passive recreation opportunities.
- Coordinate with the Birding Nature Center to provide a pedestrian bridge connection between Le Tulle Park and the Center.
- Provide additional parking spaces to accommodate the anticipated influx of park users.
- Provide traffic calming devices along the driveway to deter speeding motorists.

■ **ACTION 1.1.2. Prepare a Riverside Park Redevelopment Master Plan.**

Riverside Park was severely damaged during Hurricane Harvey. With record level flooding greater than the City has ever seen, significant repairs to the park will be required. Some key necessary repairs include, but are not limited to:

- Redesign and construct a new septic leach field.
- Reclaim all RV camping spaces.
- Rebuild roadways.
- Reset or rebuild the boat launch.
- Rebuild the boat dock.
- Convert the damaged Ranger building back into a park shop.
- Build or install a new Ranger residence.
- Install flood resistant playground surfacing.

To plan for repairs and the rebuilding of the park in a more resilient manner, it is recommended that the City prepare a Riverside Park Master Plan.

In addition to addressing necessary repairs, it is recommended that the following elements be considered as part of the Master Plan:

- Relocate or construct a monument sign at the park entrance for increased visibility.
- Relocate the ranger house and office away from the flood zone.
- Remodel existing store and shower rooms.
- Add a small pavilion in front of the office.
- Pursue trail connectivity from the City limits to Riverside Park to provide pedestrian access.
- Replace or add new picnic tables, barbecue grills, fire pits to accommodate more park patrons.
- Redesign Parks Office
- Pursue a designated paddling trail

Figure 4.1, Le Tulle Park Master Plan



Attachment: draft4a (2900 : Parks Master Plan)

■ ACTION 1.1.3. Improve Community Park.

Recommended improvements to Community Park include:

- Replace the existing park sign with a citywide standard sign for park system cohesiveness (see Action 3.1.5).
- Remove the tennis courts and replace them with basketball courts or a skate park.
- Remove the unused press box and replace the scoreboard, the covered bleachers, and perimeter fence.
- Add security and field lighting for safety and ball field usage.

■ ACTION 1.1.4. Improve Frahms Field.

Recommended improvements to Frahms Field include:

- Add a park sign compliant with citywide standards (see Action 3.1.5).
- Add field lighting to promote evening use and provide security.
- Add shaded bleachers to provide a more comfortable spectator experience.

■ ACTION 1.1.5. Improve the Girls Softball Fields.

Recommended improvements to the Girls Softball Fields include:

- Add lights to promote evening use and provide security.
- Repair the buildings and create uniformity between the buildings and other structures.
- Add additional scoreboards.
- Add signs that denote the names of each field.
- Provide additional improved parking.

■ ACTION 1.1.6. Improve Hardeman Park.

Recommended improvements to Hardeman Park include:

- Replace the roads and restrooms to address safety concerns.
- Add amenities such as pavilions with picnic tables and sports facilities such as bleachers and lighting to allow for evening use.
- Provide additional tree cover in appropriate areas throughout the park.

■ ACTION 1.1.7. Improve the Little League Fields.

Located adjacent to the Girls Softball Fields, the Little League Fields share similar characteristics and needs. Recommended improvements to the Little League Fields include:

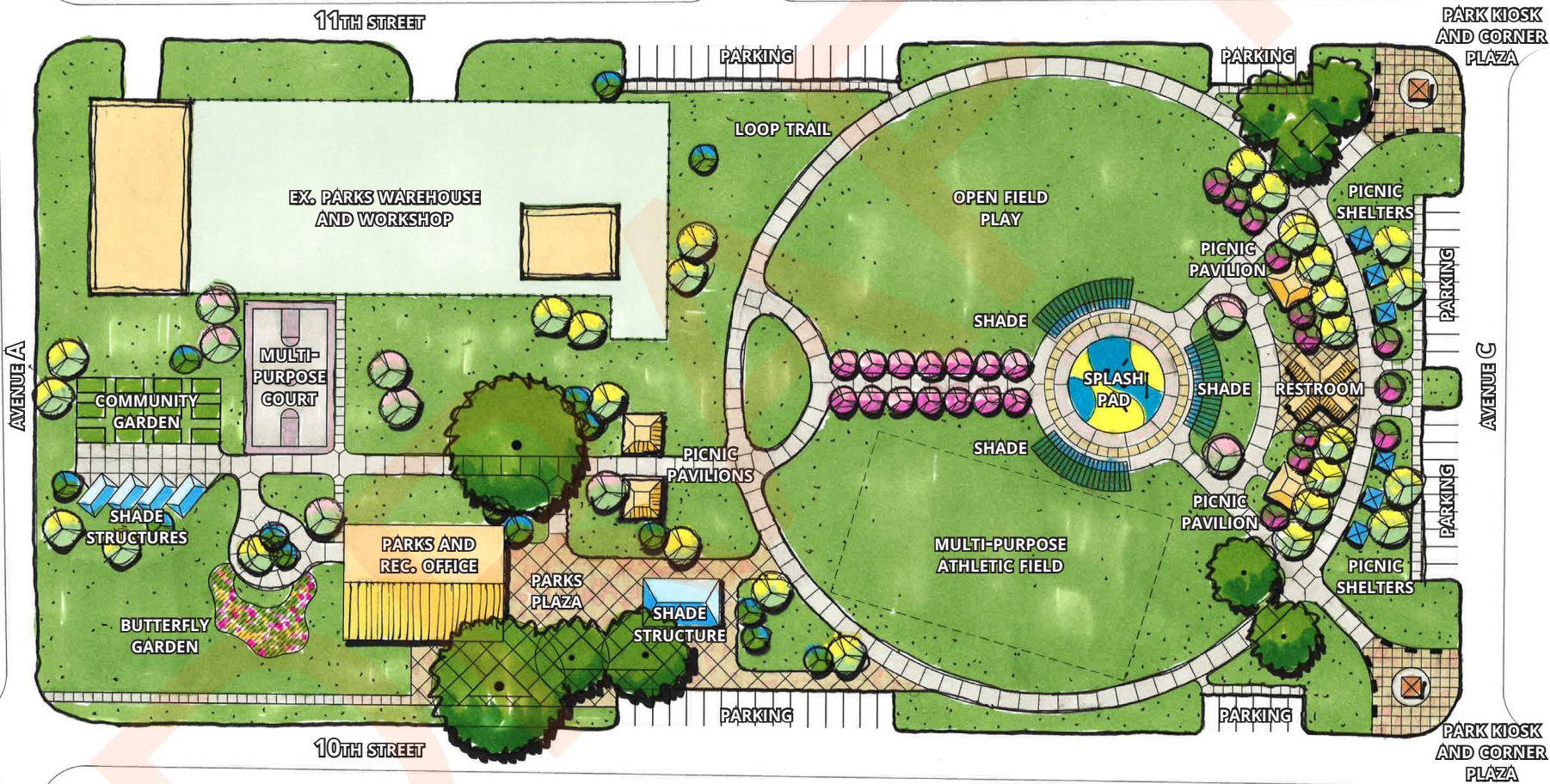
- Add lights to promote evening use and provide security.
- Repair the buildings and create uniformity between the buildings and other structures.
- Update the park with new scoreboards.
- Add signs that denote the names of each field.
- Provide additional improved parking.

■ ACTION 1.1.8. Consolidate and improve Amistad Park and the National Guard/Parks Office.

Located directly adjacent to each other and remaining largely undeveloped, Amistad Park and the National Guard/Parks Office property provide a unique opportunity for the City to create an enhanced neighborhood park to serve the adjacent neighborhood and guide the quality of development in other neighborhood parks. As part of this planning process a Master Plan has been created for improvements to the park (see Figure 4.2, *Amistad Park Master Plan*, on the following page). Recommended improvements to Amistad Park include:

- Add a park monument and plaza to create a park identity.
- Add a splash pad and ADA accessible playground.
- Add a multi-purpose court and a multi-purpose publicly accessible athletic field to promote active recreation.
- Add shade pavilions, picnic shelters, a butterfly garden, community gardens, a loop trail, and an open play field for passive recreation.
- Provide additional pavilions with picnic tables, restrooms, and vehicular parking spaces to attract park patrons.

Figure 4.2, Amistad Park Master Plan



Attachment: draft4a (2900 : Parks Master Plan)

■ **ACTION 1.1.9. Guide improvements to Avenue I Parks (north and south) as part of the North Downtown Plan.**

Avenue I Parks (north and south) are part of the North Downtown Plan park and open space. During implementation of the North Downtown Plan, the City should ensure that elements developed in the parks are those that best meet the needs the community (e.g., addressing citywide deficiencies) and that perpetual maintenance of this parkland is provided by the developer.

■ **ACTION 1.1.10. Improve Bay Ridge Park.**

Recommended improvements to Bay Ridge Park include:

- Replace the playground and add a splash pad for children's activities.
 - Add a community garden to promote resident involvement and interaction.
-

■ **ACTION 1.1.11. Improve Chateaux Oaks Park.**

Recommended improvements to Chateaux Oaks Park include:

- Add a pavilion with picnic tables and barbecue grills.
 - Resurface the existing basketball court.
-

■ **ACTION 1.1.12. Improve City Field.**

Recommended improvements to City Field include:

- Add signage to improve park visibility.
 - Convert the existing baseball field into soccer fields.
 - Add site lighting and a higher law enforcement presence to promote safety.
 - Install an improved parking lot surface.
-

■ **ACTION 1.1.13. Improve Duncan Park.**

Recommended improvements to Duncan Park include:

- Add signage to delineate the park.
 - Add physical barriers to prevent vehicular trespassers on the lawn area.
 - Resurface the basketball court.
 - Remove the volleyball court.
 - Remove and replace the benches and picnic tables to encourage use of the lawn areas.
-

■ **ACTION 1.1.14. Improve Henderson Park.**

Now that all park amenities have been removed from Henderson Park, it is recommended that the City wait until adequate funding for development and continual maintenance is available before developing any major improvements in the park. Once funding is available, the following improvements are recommended for Henderson Park:

- Add new park amenities such as a playground with swings, a basketball court, and benches.
 - Add picnic amenities such as a pavilion with picnic tables, and barbecue pits.
-

■ **ACTION 1.1.15. Improve Mary Withers Park.**

Recommended improvements to Mary Withers Park include:

- Delineate the volleyball court boundaries and add additional sand in the court.
 - Create physical barriers to prevent parking on the grass.
 - Provide additional picnic tables and benches.
 - Add lighting and fencing for security.
 - Add a fence around the tennis courts.
-

■ ACTION 1.1.16. Improve Highland Park.

Recommended improvements to Highland Park include:

- Add a new park sign to replace the existing damaged sign.
- Add a parking area.
- Add additional picnic tables, benches, and a pavilion to promote multigenerational use of the park.

■ ACTION 1.1.17. Improve Liberty Park.

Recommended improvements to Liberty Park include:

- Clean the adjacent creek to enhance its natural value.
- Provide a fence along the ditch bank and vegetation to screen the chain link fences.
- Add a sidewalk along the street frontage with access to the picnic tables.

■ ACTION 1.1.18. Improve Wickersham Park.

Recommended improvements to Wickersham Park include:

- Implement a landscape pruning program and maintain a mowed lawn to promote open field recreation.
- Remove and replace the existing benches and Crape Myrtle trees with covered picnic tables and low maintenance hedges.

■ ACTION 1.1.19. Improve existing segments of the Southern Pacific Trail.

Recommended improvements to the Southern Pacific Trail include:

- Add lighting, benches, drinking fountains, trash receptacles, and shade trees to encourage trail greater trail usage.
- Continue to extend the trail for greater citywide connectivity (see Action 3.1.3).

■ ACTION 1.1.20. Improve the Barkway.

Recommended improvements to the Barkway include:

- Reestablish the lawn.
- Add lighting for security and to allow evening use.
- Provide a shade pavilion and benches for pet owners.
- Consider a water feature for dogs.

■ ACTION 1.1.21. Improve the Caboose and Train Depot.

Recommended improvements to the Caboose and Train Depot include:

- Renovate the Caboose reflect its original design. The facility can be utilized as a public attraction and for special events.
- Add security lighting, trash receptacles, and benches to provide an outdoor gathering area associated with the Caboose.
- Add interpretive signage at the Caboose to educate visitors on its history.
- Return the Train Depot to its historical appearance with dormers and shutters.

■ ACTION 1.1.22. Improve the Country Club.

Recommended improvements to the Country Club include:

- Add a non-motorized kayak launch with the necessary access to create a water connection to Riverside Park.
- Consider developing the southwest corner of the property as no program elements currently exist.
- Provide additional parking to address parking shortages.
- (See related improvements proposed in the Le Tulle Park Master Plan (Action 1.1.1)).

■ ACTION 1.1.23. Improve Gusman Park.

Recommended improvements to Gusman Park include:

- Add a monument in the first block (between 4th and 5th Streets) to identify the area as a park.
- Plant a low maintenance hedge or other plantings along the street to beautify the area.
- Provide trash receptacles at key locations to discourage people leaving pet waste.

■ ACTION 1.1.24. Improve Hilliard Pool.

There are a number of improvements needed at Hilliard Pool. It is recommended that the City develop a comprehensive list (including costs) of all improvements needed to get the pool and entire property back into good working order. Then implement necessary improvements using a phased approach, as necessary.

In addition to the necessary renovations, some improvements to consider include:

- Add picnic tables near existing barbecue pits for outdoor dining.
- Provide a splash play area.
- Add shaded areas and a party / rental area.

■ ACTION 1.1.25. Improve the USO Building.

Recommended improvements to the USO Building include:

- Update the name of the facility to "USO" rather than "Bay City Service Center."
- Add an electronic sign along the Highway 35 street frontage to allow for public announcements.
- Utilize the building for City sponsored events and programs.
- Update the guest tables and seating.
- Provide an ADA compliant exit ramp in the auditorium.
- Implement necessary building repairs.
- Provide outdoor security lighting.

■ ACTION 1.1.26. Improve Valiant Park and Pool.

The Valiant Pool is in need of significant repairs. It is thus recommended that the City consider replacing the pool. The City should also develop a comprehensive list of repairs and/or reconstruction needs, and associated costs, required throughout the remainder of the property. As a joint use facility with Bay City ISD, the City should coordinate with the school district on planning and funding pool improvements.

In addition to the replacing the pool, some improvements to consider for Valiant Park and Pool include:

- Add a concession stand, spectator seating, shade structures, trash receptacles, and lighting for Bay City and Van Vleck ISD swim competitions.
- Provide a splash play area and seating areas.
- Either clearly identify the property as Valiant Park and Pool or construct two entry signs to establish a separate park identity from the pool.
- Provide trash cans in Valiant Park.
- Consider allowing food truck access to the park during key times.

Objective 1.2. Provide general park upgrades throughout the system to improve user experiences.

■ **ACTION 1.2.1. Improve the parking areas in each park where parking is provided.**

The parking areas in a number of City parks are currently either in poor condition, remain unpaved, or provide insufficient spaces for the level of use of the park. It is recommended that the City provide parking improvements in each park where parking is provided to improve ease and efficiency of vehicular access. This could include repaving and striping existing lots and providing new paving and striping in unpaved areas. As parking improvements are made, the City will need to comply with applicable requirements regarding the provision of ADA accessible parking spaces.



Curbed and paved parking areas help to restrict vehicular access to appropriate locations within parks, thus providing protection of adjacent park amenities and natural areas.

■ **ACTION 1.2.2. Provide additional shade opportunities in the parks and along trails.**

Park shelters/picnic areas and shade trees were ranked as two of the top five most important park elements by survey respondents. In order to improve user comfort throughout the parks and trail system, and thus encourage greater use, it is recommended that the City provide additional shade opportunities throughout parks and along the trails. This includes additional tree coverage as well as shade structures (e.g., covered benches and picnic pavilions).

■ **ACTION 1.2.3. Identify opportunities to beautify existing parks (e.g., improved landscaping, signage, etc.).**

In addition to increased maintenance, enhancing the visual aesthetic of the parks system would help to improve the community's opinions of the parks, foster greater civic pride, and improve the City's overall image. The City should evaluate opportunities to beautify and enhance existing parks through improved landscaping, high-quality signage, upgrading amenity materials for durability and aesthetics (e.g., pavilion materials), and repairing and replacing amenities as needed. Landscaping improvements can also provide opportunities for local organizations and residents to volunteer.



Upgrading amenity materials can both beautify a park and help to reduce long-term maintenance requirements due to increased durability.

Image courtesy: <http://custompark.com/shelters/picnic-shelters.php>

Goal 2: Provide a diversified, multigenerational offering of recreational programs, events, facilities, and amenities to serve residents and attract regional users and visitors.

Objective 2.1. Provide increased programming and event options which serve the public and meet the needs of the community.

■ **ACTION 2.1.1. Conduct a Recreational Programming and Event Assessment.**

A Recreational Programming and Event Assessment can be used to help staff gain a comprehensive understanding of the recreational needs of the community and identify the resources necessary in order to provide a diversified event calendar and full recreation program. This assessment involves collecting information on all of the City's public, private, or public/private recreational program offerings and existing events. This includes an inventory of Bay City's programs, services, facilities, and events, as well as those offered by other organizations within the City or extraterritorial jurisdiction (ETJ). Analysis of the collected inventory data will identify gaps and overlaps and potential additional event opportunities which could have added recreation and economic benefits for the City. If hired, a dedicated Recreation Coordinator could be responsible for this analysis (see Action 5.1.2).



Regularly scheduled events, such as painting in the park, can bring the community together for social events they can look forward to.

Image courtesy: <http://mfastpete.org/event/painting-in-the-park-2-2/>

■ **ACTION 2.1.2. Expand multigenerational recreation opportunities through additional City-provided and third-party programming.**

Based on the results of the Recreational Programming and Event Assessment, it is recommended that the City provide or coordinate with third-party organizations to provide additional recreation opportunities for youth, adults, and seniors. During the public survey a variety of program requests were made by respondents. Ideas voiced by the community included such programs as:

- Youth athletics (e.g., soccer, baseball)
- Adult athletics (e.g., basketball, softball)
- Senior programming (e.g., dances, game night)
- Arts programming (e.g., theater, painting)
- Health and fitness (e.g., yoga, self defense)

■ **ACTION 2.1.3. Provide additional community-wide family-friendly events in the City.**

The Bay City community highly values the community-wide events the City hosts. It is recommended that the City continue to diversify its event calendar to include additional family-oriented events. Some events to consider include live concerts, kids days, and art in the park (e.g., painting in the park), among others. The Recreational Programming and Event Assessment will help to identify other events that could benefit the community.

■ **ACTION 2.1.4. Consider providing smaller, park-specific events to encourage greater use of all parks throughout the community.**

In order to encourage greater use of all the parks in Bay City and to address the community's desire for additional special events, it is recommended that the City consider providing smaller events at different parks. This could include events such as movies in the park, community picnics, etc.

■ **ACTION 2.1.5. Implement additional public outreach to ensure residents are aware of the recreational opportunities in the City.**

During the public survey, a majority of respondents indicated that they most frequently receive information about City programming and events from social media sites and word of mouth. When asked how they prefer to receive updates, the greatest amount of people selected Facebook and the newspaper. The PARD recently created a Facebook page specifically for their department. In order to better publicize recreation opportunities, PARD staff should regularly use its newly developed Facebook page to provide timely updates on programs and events.

■ **ACTION 2.1.6. Update the City's website on a regular basis to provide complete, accurate information about the parks system.**

The City's website currently provides minimal information about the parks system. It is recommended that the website be updated to include information about all City parks, including a map, list of amenities, and photos. There should also be regular, timely updates to include complete and accurate information about recreational programming throughout the year.



Image courtesy: City of Round Rock

To maximize the potential of the website, the City should consider increasing the site's visual appeal, the ease of navigation, and incorporating interactive features for such elements as pavilion reservations, RSVPs to recreation events, etc.

Objective 2.2. Plan and develop additional high-quality recreational facilities and amenities to serve residents, attract outside users, and take advantage of unique opportunities.

■ **ACTION 2.2.1. Develop an aquatics center/water park feasibility study and locational analysis in coordination with Wellness Matagorda County and the Bay City ISD.**

The community has strongly voiced a desire for an aquatics center/water park in the City. An ongoing effort championed by Wellness Matagorda County has already been looking into the potential for this project. The aquatics center/water park would best serve the community as a partnership between the City, Wellness Matagorda County, and the Bay City ISD. As such, it is recommended that the three organizations partner to proceed with a feasibility study and locational analysis for the complex. The study should evaluate financial feasibility today and into the future, the best location for the development, and staffing and organizational structure options. The study should also evaluate the potential to allow sufficient space for a future expansion to include a recreation center.

Throughout the public engagement process, the community voiced a number of priorities. These include, but are not limited to, the fact that the complex should:

- serve the community.
- include amenities for people who aren't swimming.
- include an adventure water play park (splash pad, water slide, etc.).
- be located in an area that allows for walking and driving access.
- include an indoor pool.
- accommodate competitive swimming, recreational swimming, and aquatic fitness.

■ ACTION 2.2.2. Develop a shooting range feasibility study.

The City and surrounding Matagorda County residents have a long history of outdoor and indoor shooting activities. To continue the growth, promotion, and education of hunting and shooting, a safe and accessible facility is needed to continue the sound education and practice of novice and experienced hunters and shooters in a safe environment. In order to determine the viability of developing a shooting range in the City or ETJ, it is recommended that the City develop a shooting range feasibility study. The study should evaluate location; level of demand; and the technical, economic, legal, and operational feasibility of such a facility.



A shooting range feasibility study will help to determine the economic, environmental, legal, and operational feasibility of an outdoor shooting range in Bay City.

Image courtesy: <http://shootingfield.com/shooting-places/>

■ ACTION 2.2.3. Provide at least one all abilities playground in the City.

When asked to rate a number of potential PARD actions, providing parks and amenities that can be used by people with disabilities was ranked in the top three by survey respondents. It is recommended that the City provide at least one “all abilities” playground in the community. An all abilities playground provides equipment and experiences which can be enjoyed by children of all abilities, including those with physical disabilities, autism, sensory disorders, vision impairments, etc. During the late summer of 2017, the City conducted a FundYourParkSM campaign to raise funds for an all abilities playground in Le Tulle Park. It is recommended that the City use the funds raised to bring the playground to fruition.



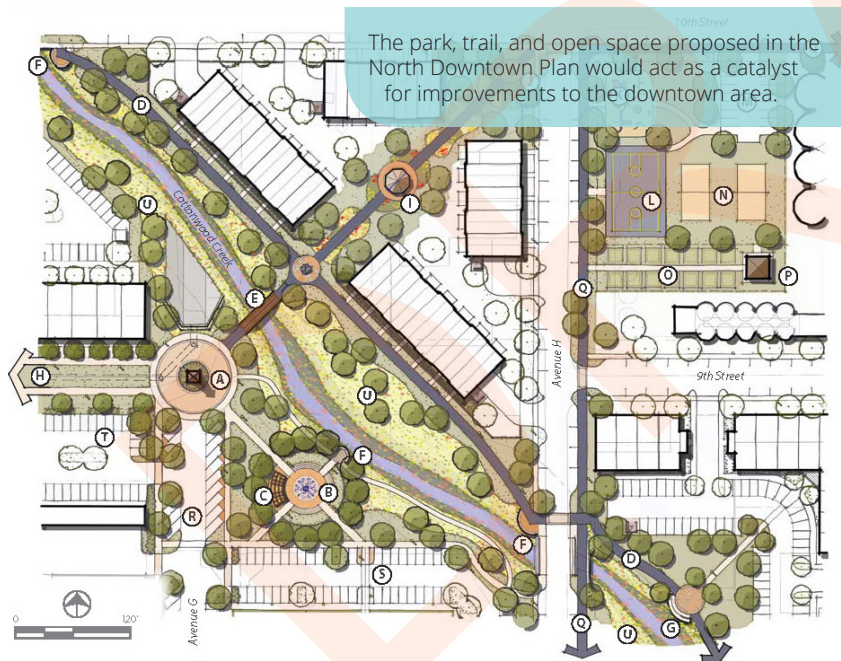
The residents have voiced strong support for an all abilities playground.

The creation of an all abilities
Inclusive playground helps to create
a world that reminds our children
that **EVERYONE BELONGS** and
ALL ARE WELCOME!

Image courtesy: <https://www.facebook.com/BCPAR/>

■ **ACTION 2.2.4. Support development of a downtown park network as part of the City's North Downtown Plan.**

The City's 2013 North Downtown Plan lays out the framework for a multi-phased high-quality mixed-use housing district. As part of the plan, a downtown park, open space, and trail network is proposed. It is recommended that the City support development of this area and ensure that the final design for the space includes family-friendly gathering areas, trail connectivity, and an event space. It is recommended that the North Downtown developer be required to provide perpetual maintenance for the park, trail, open space, and amenities.

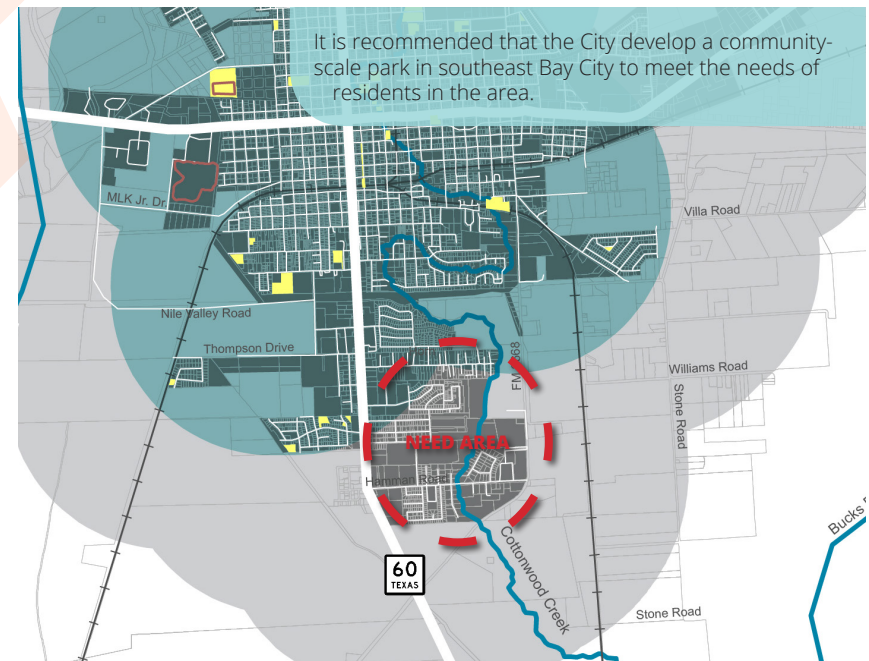


North Downtown Plan by Kendig Keast Collaborative

■ **ACTION 2.2.5. Consider developing a community-scale park in the southeast quadrant of the City.**

The City owns land adjacent to the wastewater treatment plant. If dedicated as parkland (see Action 4.1.3), it is recommended that the City develop a master plan for the park and proceed with development as funding becomes available. Amenities to consider for development could include:

- Alternate access to the property;
- Walking and biking trails (both an internal loop trail and connectivity to a greater citywide trail network);
- Picnic facilities;
- Age appropriate play areas;
- Splash pad;
- Multipurpose athletic field; and
- Basketball court; among others.



Goal 3: Increase connectivity and accessibility in the parks system.

Objective 3.1. Enhance bicycle, pedestrian, and transit connectivity throughout the community.

■ ACTION 3.1.1. Develop a citywide Bicycle and Pedestrian Master Plan to increase connectivity and accessibility to parks and other key destinations throughout the community.

Based on resident demand, the City should prioritize the development of a non-vehicular transportation network. As a first step, the City should prepare a detailed comprehensive citywide Bicycle and Pedestrian Master Plan to address the need for both cyclists and pedestrians and identify specific alignments of new and improved sidewalks, multi-use trails, and on-street bicycle facilities.

As set out on Map 4.1, *Target Connectivity Corridors*, there are several segments that should be considered as a starting point for the Bicycle and Pedestrian Master Plan.



The City has a unique opportunity for trail development as it already owns the Southern Pacific railroad corridor.

■ ACTION 3.1.2. Prioritize acquisition and development of trail segments throughout the City.

Based on the results of the citywide Bicycle and Pedestrian Master Plan, the City should prioritize and develop the expanded bicycle and pedestrian network. Depending on the location, additional acquisition of property or easements may be necessary. To ensure that the network best serves the needs of the community today, prioritization should include a public input component. At a minimum, key north-south and east-west connectors should be prioritized.

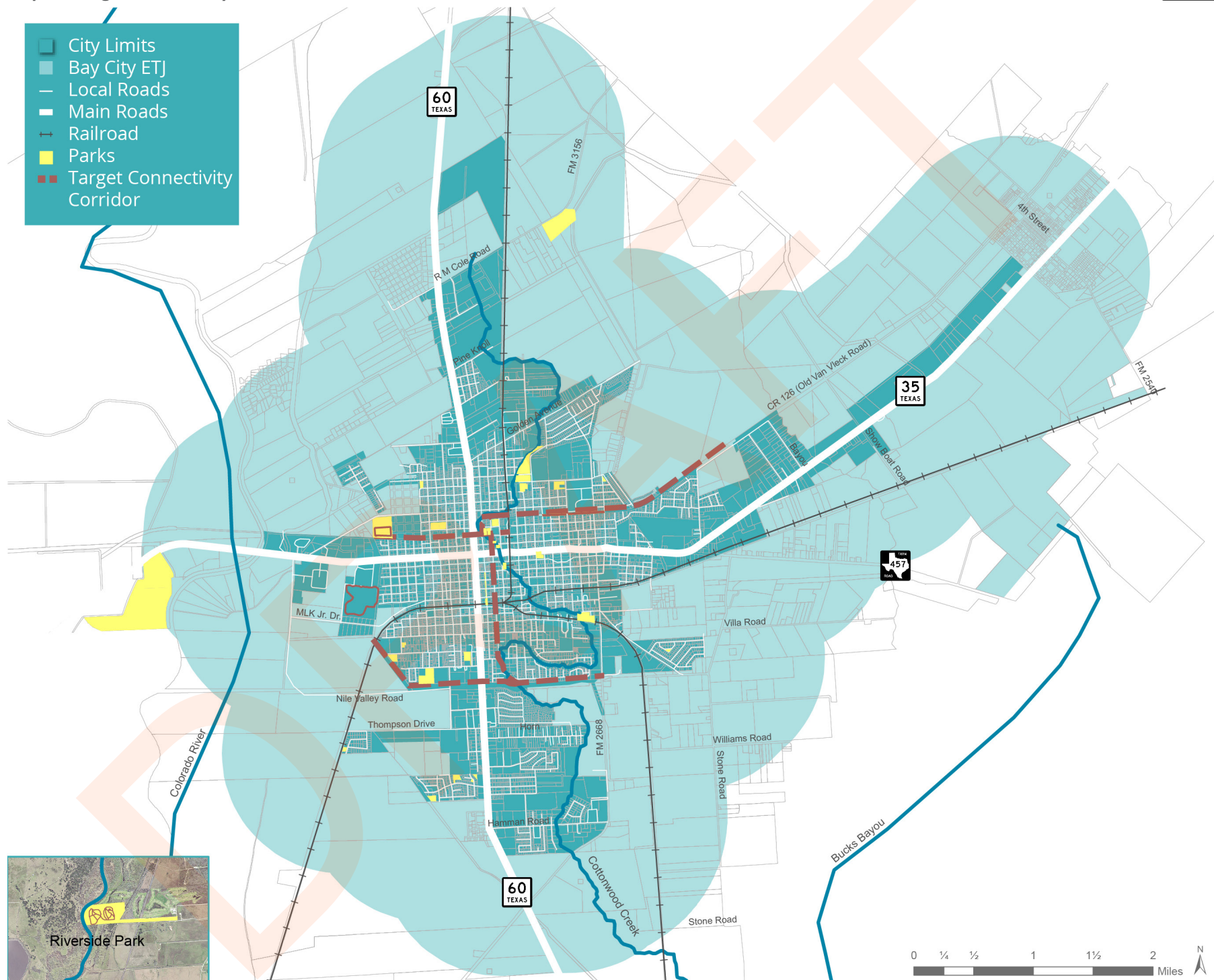
■ ACTION 3.1.3. Continue development and extension of the Southern Pacific Trail.

The City currently owns the Southern Pacific railroad corridor. In an effort to expand the trail opportunities in the community today, it is recommended that the City take advantage of the land they already own to continue development of the Southern Pacific Trail. The City should evaluate material options and weigh the upfront and long-term maintenance costs. Amenities, such as trash cans, benches, and trees, should be provided along the trail.

■ ACTION 3.1.4. Coordinate with the County transit provider to determine if improved connectivity can be made to the City's parks and trail system.

Residents have requested public transit options to increase access to parks. Currently the Friends of Elder Citizens, Inc. (FOEC) provides a ride voucher program. Once individuals pick up a voucher at a designated social service location, they can call the R-Transit Bus Service to schedule a ride anywhere within the City limits. As a number of the City's parks (including many residents' favorite park — Le Tulle Park) are beyond the City limits, access to these areas is not possible. It is recommended that the City approach FOEC to determine if improved connectivity to the parks and trail system can be provided.

- City Limits
- Bay City ETJ
- Local Roads
- Main Roads
- Railroad
- Parks
- Target Connectivity Corridor



■ **ACTION 3.1.5. Provide consistent wayfinding and park entry signage to increase public awareness of park locations.**

A well-planned, consistent signage and wayfinding system helps both residents and visitors navigate to the parks and trail system and visually recognize City-owned parkland. Parks and trail signage throughout Bay City today can be hard to see or in disrepair. It is recommended that the City provide consistent park entry signage, as well as wayfinding signage in key locations to make the parks system more easily recognizable and navigable.



Objective 3.2. Improve ADA accessibility in the parks system.

■ **ACTION 3.2.1. Conduct an ADA accessibility assessment of all developed parks to identify, prioritize, and address accessibility issues in the parks system.**

Many amenities throughout the City's parks are currently inaccessible to those who use a wheelchair, walking aid, or are otherwise mobility challenged. To ensure that all residents and park users have equal access to park facilities and amenities, the City should conduct a park accessibility assessment of parking areas, picnic facilities, playgrounds, trails, seating areas, etc. Following a system-wide assessment, the required accessibility improvements should be funded and implemented based on a prioritized list.

Goal 4: Provide a consolidated parks system which preserves the City's unique physical and natural assets.

Objective 4.1. Consolidate and redistribute parkland throughout Bay City.

■ **ACTION 4.1.1. Adopt a Parkland Dedication and Development ordinance.**

Over the years, the City has received areas of parkland through developer dedication. To date, no regulatory measures are in place to guide the location and criteria of land suitable for dedication. It is thus recommended that the City adopt a parkland dedication and development ordinance to ensure that any lands that are dedicated are suitable and create additional mechanisms (i.e., fee-in-lieu) with which the City can refuse dedication where fee-in-lieu creates a better benefit for the community.

The purpose of a parkland dedication and development ordinance is to allow new growth to contribute their fair share to the overall park and recreation system. In this regard, the ordinance allows for the dedication of land and/or the collection of money for the acquisition, development, and improvement of neighborhood parks within respective park benefit zones. The ordinance should also provide for allocating resources across all park benefit zones for such things as establishing or improving community parks which serve a greater area than just individual park zones.

In addition, a portion of the collected funds (if required instead of dedication) should also be able to be used for the revitalization and/or enhancement of any existing parks which may be located within the same park benefit zone.

The following components should be considered when developing a parkland dedication and development ordinance as part of the City's subdivision regulations:

Establishment

- Adopt a parkland dedication and development ordinance which integrates this requirement as part of the City's overall new residential development review and approval process.
- Establish a park benefit zone map that includes zones made up of both developed and undeveloped areas. This allows fee-in-lieu resources to be used for the expansion and/or improvement of other existing parks within the same park benefit zone. The park benefit zone map should be developed with the intent of providing equitable distribution of resources over time.
- Establish different dedication and development requirements for single-family and multifamily residential development. In this regard, separate requirements would be created for per dwelling unit land dedication, fee-in-lieu of land dedication, and fee for parkland development.
- Establish an independent Parkland Dedication and Development Fund in which all received monies are placed. Criteria should be developed indicating how the funds can be spent. In addition, there should be a requirement which specifies that all funds must be spent within a specified maximum number of years of being received.

Dedication

- Establish minimum criteria for determining suitable sites for dedication (e.g., at least 50% of the site being dedicated must be able to accommodate active recreation such as sports fields). This includes ensuring adequate public access. It should also provide for the right of refusal by the City Council.
- Establish requirements which apply both within the City limits and in the City's ETJ. For proposed dedication within the ETJ, the City should be given first right of refusal, followed by dedication to a public and/or non-profit receiving entity, followed by fee-in-lieu dedication.
- Adopt provisions which allow private amenities to account for only a portion of the requirements. In other words, a new development cannot fulfill all of its requirements solely by providing private amenities to just its own residents.

- Accept the dedication of undevelopable floodplain as a prorated component of the overall dedication (e.g., it takes X acres of floodplain to equal 1 acre of dedication).

Development

- Establish minimum design criteria for park, trail, or other public use improvements which are used to satisfy the requirements of the parkland dedication and development ordinance. In this regard, City staff will need to review and approve all proposed improvements during the planning and design stage of development.
- Ensure that all proposed off-site improvements are located within the same park benefit zone.

■ ACTION 4.1.2. Consider converting the Sports Complex property to an alternate use and reestablishing its athletic amenities in closer proximity to City residents.

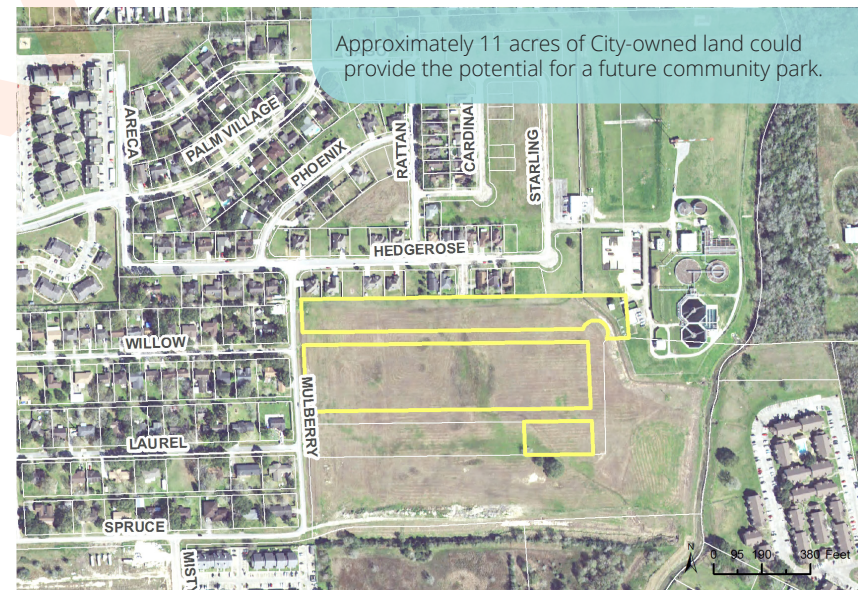
The Sports Complex is located well outside the City limits and more heavily populated residential areas. In its current condition and location, this site is not likely to get adequate use to fully justify the dollars spent on maintenance and repairs. The community would be better served with a sports complex located in closer proximity to residents. It is recommended that the City consider converting the current Sports Complex property into an alternate use (e.g., a shooting range, see Action 2.2.2) and evaluate opportunities to redevelop athletic amenities closer to town (see Action 4.1.3 and 4.1.4).

■ ACTION 4.1.3. Consider dedicating City-owned land adjacent to the wastewater treatment plant as parkland.

The City currently owns approximately 11 acres of land adjacent to the wastewater treatment plant. In order to meet parkland needs in this area, it is recommended that the City consider dedicating this land as parkland. Once dedicated, it is recommended that the City evaluate the feasibility of developing the land into a passive and active park (see Action 2.2.5). If the City is considering applying for a grant to fund improvements, it may be prudent to use the land as “in kind” collateral as part of fulfilling matching requirements. As such, land dedication should only take place in connection with a grant award to serve as a match.

■ ACTION 4.1.4. Consider future acquisition of additional non-City-owned land adjacent to the wastewater treatment plant to increase the recreation potential of the City-owned land in the area.

In order to maximize the recreation potential of the City-owned land next to the wastewater treatment facility, it is recommended that the City consider future acquisition of additional adjacent lands. If sufficient land is assembled, this property may have potential to serve as a replacement sports complex.



■ **ACTION 4.1.5. Consider selling select areas of parkland to consolidate and further enhance a high-quality Bay City parks system.**

The City has a large amount of fragmented parkland which is widely distributed throughout the community. Throughout the planning process, the community voiced a desire for a more consolidated parks system. There are currently four undeveloped parks which offer minimal recreation benefit or potential and are located in areas already served by developed parks. It is recommended that the City consider selling the following areas of parkland to consolidate the parks system and allow for greater maintenance of existing developed parks which see greater use. The City should evaluate strategies to ensure that the PARD sufficiently benefits from the sale of the land. The four undeveloped parks include:

- Bay Ridge Park (Block 1)
- Bay Ridge Park (Block 4 East)
- Bay Ridge Park (Block 5)
- Recycling Park (slated for sale as part of the North Downtown Plan)

If the City is unable to sell the land, it is recommended that strategies be considered to naturalize the properties in order to minimize the maintenance burden on PARD staff.

Objective 4.2. Promote natural resource preservation and conservation practices throughout the parks system.

■ **ACTION 4.2.1. Continue to preserve and protect areas along Cottonwood Creek.**

Cottonwood Creek runs through the center of Bay City and holds potential to provide natural open space amidst the more developed suburban and downtown areas. As part of the North Downtown Plan, the creek is proposed as a central element to the district. In support of that plan, it is recommended that the City continue to preserve and protect areas along Cottonwood Creek throughout the City in order to maximize the environmental, ecological, and recreational potential of the waterway.

Goal 5: Enhance the function, safety, and appearance of City parkland through the provision of sufficient resources.

Objective 5.1. Provide adequate staffing, equipment, and funding to allow for a well-maintained parks and trails system.

■ **ACTION 5.1.1. Ensure adequate funding and staffing are provided to allow for improved park system maintenance.**

Through discussions with the public and PARD staff, it was evident that additional staffing is necessary to better maintain the existing parks and trails system. Additionally, as the parks and recreation system continues to diversify, it is important that sufficient staffing and increased departmental funding are planned for to allow adequate upkeep of the system. A poorly maintained parks system is frequently viewed in a worse light than no park system at all. At a minimum, there is a current need for the following additional staff:

- Two additional Riverside Rangers
- One full time Administrative Assistant
- One additional Park Specialist



It is important that sufficient staffing and funding is provided to adequately maintain the parks system.

■ **ACTION 5.1.2. Consider hiring a dedicated full- or part-time Recreation Coordinator.**

The public has clearly voiced a desire for additional recreational programming and special events. With the current level of staffing, coordination of City-provided and third-party recreation programming is handled by multiple people. To streamline coordination, and allow adequate manpower to take on additional coordination efforts, it is recommended that the City consider hiring a Recreational Coordinator. This position would be the point person for athletic leagues, Bay City ISD coordination, use agreements, senior programs, contract coordination, and event and activity planning and publicity. This position could also be responsible for undertaking an in depth Recreational Programming and Event Assessment.

■ **ACTION 5.1.3. Evaluate the need for additional equipment to increase efficiencies with regard to park maintenance operations.**

The PARD staff are responsible for the maintenance of over 348 acres of parkland. The efficiency of maintenance is largely impacted by the types and quality of equipment used by staff. In order to improve efficiency, it is recommended that the City undertake a comprehensive evaluation of the equipment needs

compared to equipment currently available. Based on the results of the evaluation, the City should prioritize acquisition of additional and updated equipment. Some needs already identified by staff include new weed eaters, blowers, and updated mowing equipment. Moving forward, the City should include an annually budgeted replacement program to ensure that maintenance equipment remains up-to-date.

Objective 5.2. Provide upgrades to improve the safety and security of the City parks and trails system.

■ **ACTION 5.2.1. Develop an energy-efficient lighting plan for the parks and trails system.**

A need for additional park and trail lighting was identified through the public engagement process. When asked what would make them feel safer in City parks, 70 percent of survey respondents indicated additional lighting. It is thus recommended that, as part of a capital program, the City develop an energy-efficient lighting plan which addresses the need for security lighting and lighting of athletic fields, trails, etc. The plan should identify preferred lighting types and locations, and prioritize implementation over the coming years.

■ **ACTION 5.2.2. Install call boxes at appropriate locations throughout the parks and trails system.**

City staff have identified the need for additional safety measures in the parks and trails system. In addition to lighting, it is recommended that the City install call boxes at appropriate locations throughout the parks and along trails.

■ **ACTION 5.2.3. Install park rules signs.**

The City should consider installing signs in a prominent location (e.g., in or near the parking lot or entrance) at all City parks indicating the park hours, prohibited uses, and a phone number and email address where visitors can report maintenance issues or concerns. This will allow citizens and visitors to take more ownership over the use and quality of their park system and to allow the City to respond to safety or maintenance concerns with greater efficiency.



Park rules signs should include hours of operation, prohibited uses, and contact information.

■ **ACTION 5.2.4. Develop and implement a phasing plan to upgrade playgrounds in need of replacement.**

A number of playgrounds are or will be in need of replacement in upcoming years. To proactively plan for this need, it is recommended that the City develop and implement a phasing plan for needed upgrades. This would involve creating a playground replacement program and including it as part of the yearly operational budget.

■ **ACTION 5.2.5. Evaluate opportunities to provide an enhanced security presence in the parks system.**

In order to further improve safety and discourage illicit activities and vandalism in the parks and trails system, it is recommended that the City evaluate opportunities for a more consistent security presence. This could include solutions such as a park ranger, coordination with the Bay City Police Department for increased park patrol time, and the addition of strategically located security cameras.

Goal 6: Maintain, improve, and enhance existing park and recreation facilities in Bay City.

Objective 6.1. Enhance park design and maintenance practices to improve the overall quality and aesthetics of City parks.

■ **ACTION 6.1.1. Remove non-parkland from the maintenance responsibilities of the PARD to allow adequate resources (e.g., staffing, funding, equipment) for maintenance of the parks and trails system.**

As described in Chapter 3, the PARD's maintenance responsibilities have grown over the years to include lands which do not fall easily under another departments' jurisdiction. This, in turn, inhibits the provision of adequate maintenance in the parks system. When asked to rank the importance of a variety of PARD actions, improved park maintenance was ranked as the most important item by 93 percent of survey respondents. In order to allow the enhanced maintenance the community so strongly desires, it is recommended that all non-parkland be removed from the maintenance responsibilities of the PARD. To do this, the City may need to consider additional staffing in other departments or contracting for third-party maintenance. The City should also consider formalizing an "adopt-a-park" program to allow residents and local organizations to contribute to the upkeep of parkland.

■ **ACTION 6.1.2. Develop a parks system management plan and maintain an inventory of park system assets.**

The quality of a parks and recreation system is critically linked to the appearance of the facilities and amenities which it is comprised of, and of the appearance and professionalism of the staff who represent it. As such, it is recommended that the PARD adopt and adhere to the following parks facility and maintenance guidelines which will help establish and maintain high quality facilities and amenities and help develop the specialized skill sets to maintain it over time. These policies can be used to assist in the development of training and operational schedules and are intended to promote pride and ownership over the City's park properties.

- All permanent parks staff to be knowledgeable and experienced in their assigned duties;
- All temporary or seasonal staff to be assigned to a crew with permanent parks staff at all times;
- All personnel to be uniformed, provided protective gear as needed, and presented in a professional manner;
- All parks maintenance equipment and vehicles to be properly maintained, washed, and identified as a City Parks Department vehicle;
- Perform all scheduled work that will utilize acceptable horticultural practices for the exterior landscape maintenance (see Figure 4.3, *Recommended Routine Landscape and Facility Maintenance Schedule*);
- Perform all work necessary to inspect, maintain, repair, and replace park amenities on a routine basis;
- Assign trained park maintenance personnel to athletic field maintenance in order to establish and maintain a consistent, playable, and safe condition to all fields;
- Assign park maintenance personnel to large field mowing, utilizing trained personnel for the safe operation and transport of large maintenance equipment;
- Allow Highway 35 to subdivide the City into a north and south region. Assign park maintenance personnel to parks in each region to increase productivity and efficiency;

- Assign specialized park maintenance personnel for irrigation inspections and repairs. All personnel to have and maintain all required State of Texas licenses. Implement a policy of all irrigation components to be of same manufacture to minimize the diversity of inventory of replacement parts;
- Assign specialized park maintenance personnel for chemical maintenance programs. All personnel to have and maintain all required State of Texas licenses;
- Assign park maintenance personnel for facility building, sidewalk, parking lot, playground, fencing, lighting, and furnishings maintenance, upkeep, and repairs. If a skilled tradesman is employed, such as a plumber or electrician, then all personnel to have and maintain State of Texas license;
- Cross-train park maintenance personnel to perform alternative maintenance tasks during times of need or employee absences;
- Institute and adhere to an equipment replacement rotation program where mowers are replaced routinely in the off-season, vehicles are replaced after a City-determined mileage life span; and
- Train all parks personnel annually on safety procedures and expectations.

Set out in Figure 4.3, *Recommended Routine Landscape and Facility Maintenance Schedule*, on the next page, is a recommended annual maintenance schedule which focuses on standard routine maintenance practices which are intended to keep facilities and amenities in good condition and to minimize or prevent major issues from developing incrementally over time.

Figure 4.3, Recommended Routine Landscape and Facility Maintenance Schedule

	CONTRACT TASK / FUNCTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
		FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	
GENERAL														
1	General site cleanup (not including pond water surface management)	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	
IRRIGATION														
2	Irrigation inspections	1	1	1	1	1	1	1	1	1	1	1	1	12
TREE MAINTENANCE														
3	Prune shade trees	1												1
4	Prune native trees	1												1
5	Prune spring flowering ornamental trees					1								1
6	Prune Crape Myrtles		1											1
7	Tree trimming (misc. trimming for clearance over paths/walks, minor limb breaks, etc.)				1	1	1	1	1	1				6
8	Maintain tree wells/Round-up band	1		1		1		1		1		1		6
9	Replenish tree well mulch, trees installed less than 1 year			1						1				2
10	Treat insects & disease control				1			1						2
11	Replenish mulch						1				1			2
TURF														
12	Aerification (except athletic fields)			1										1
13	Aerification of athletic fields			1		1					1			3
14	Mowing, edging, trimming of summer turf (bermuda, St. Augustine)	1	1	2	3	5	4	5	4	4	5	3	1	38
15	Mowing, edging, trimming of Buffalo turf				1	1	2	2	2	1	1			10
16	Fertilizer application to Bermuda and St. Augustine turf athletic fields			1		1		1			1			4
17	Apply post-emergent herbicide		1			1				1				3
18	Apply pre-emergent herbicide		1							1				2
19	Insect/pesticide control (fire ants included)				1				1			1		3
20	Disease control						1							1

(continued on next page)

Figure 4.3, Recommended Routine Landscape and Facility Maintenance Schedule (cont.)

	CONTRACT TASK / FUNCTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
		FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	FREQ	
POND MANAGEMENT														
21	General policing of floating debris and removal of debris	2	2	3	2	2	2	2	2	3	2	2	2	26
22	Clean out-fall structures	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	15
23	Maintain edges		1	1	2	3	3	3	2	2	1			18
24	Aquatic weed control		1		1	1	1	1	1	1	1		1	9
JOGGING AND BIKE TRAILS/CONCRETE PAVERS/CONCRETE WALKS														
25	Clean/Sweep trails and paths	1	1	1	1	1	1	1	1	1	1	1	1	12
DEBRIS AND TRASH COLLECTION														
26	Empty trash receptacles	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	DAILY	
DRAINAGE WAYS, INLETS, CULVERTS														
27	Remove trash/debris	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	AN	12

AN = As needed

■ **Action 6.1.3. Pursue CAPRA accreditation for the Bay City PARD.**

The Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredits park and recreation agencies for excellence in operation and service. CAPRA accreditation is a multi-step process including a preliminary application, self-assessment, on-site evaluation, accreditation, and an annual report. The self-assessment phase is an important task which involves the entire PARD in a detailed assessment of its efficiency and effectiveness. In addition to gaining accreditation and public recognition, CAPRA accreditation can lead to increased efficiency, accountability, teamwork, and regular review of the PARD's operations, policies, and procedures, thus continually improving the provision of parks and recreation in Bay City. It is recommended that the PARD take the necessary steps to pursue CAPRA accreditation.

■ **ACTION 6.1.4. Implement overall park design guidelines.**

As the City considers improvements to its park system, it should consider adopting a series of park design guidelines. These guidelines would guide the design and construction of new and improved parks and recreation facilities and amenities and should be geared towards attractive, high-quality, low maintenance design. The guidelines should indicate that new and improved park facilities and amenities be:

- designed using water-efficient and native landscaping;
- designed and constructed of durable, long-lasting materials;
- designed using sustainable, efficient "green" design solutions;
- designed to minimize maintenance requirements;
- designed using Crime Prevention Through Environmental Design (CPTED) techniques (e.g., increase natural surveillance, control access, management and maintenance) to increase safety;
- designed to maximize shade opportunities;
- designed for flexibility of use; and
- designed with a cohesive system of styles and materials to create a "brand" within all City parks.

■ **ACTION 6.1.5. Publish a list of volunteer and donation opportunities to allow the public to help improve City parks.**

The City's residents have voiced a strong desire for an improved parks and recreation system, as well as a desire to be involved. It is recommended that the City develop a formalized Park Amenities Foundation and Donation Program to set minimum standards and processes for donations.

This could include creation of a long-term park donation and endowment program for both financial and land donation offerings. It could also include the programmatic identification of specific park amenity needs (e.g., shade structures, benches, water fountains, trees, monument signs, etc.) which could be advertised on the City's website for solicitation of volunteers. This could include the request for a specific need and location and cost for purchasing and installation. For example, the need for a playscape shade structure could be advertised showing the project location and costs. A volunteer could donate the money for materials and installation so that the City could get it installed. Small donations could be recognized on the City's website, on a small plaque on site, and during an annual recognition program. Large donations (e.g., entire parks) could be given the opportunity for naming rights. This could also be used for solicitation of other community park wish lists items (e.g., community service clean up day volunteers, materials, and equipment, etc.).

Objective 6.2. Proactively plan for the continuation of a high-quality parks and recreation system into the future.

Action 6.2.1. Update the Bay City Parks Master Plan.

As the City's population grows and demographics shift, parks and recreation needs will also change. To ensure that the City continues to provide the parks and recreation opportunities and facilities to best serve its residents, the City should update the Bay City Parks Master Plan periodically. As suggested by the Texas Parks and Wildlife Department (TPWD), the Plan should be updated after a five-year period, or before any major developments occur which significantly impact the recreation needs of the City. While the TPWD does not require a parks master plan update, it does place a higher point value (during grant funding evaluation) on submittals that demonstrate that a plan has been updated within the past five years.

The following steps are recommended for periodic review of this Plan:

- An annual review by City staff should be conducted to review progress and successes.
- An annual report should be provided to the City Council.
- More frequent updates may be required if special needs or occurrences require modifications to the Plan.



With parks situated along and near waterways, it is crucial that staff understand how best to prepare for a flooding event.

- In all cases, public involvement through citizen meetings, interviews, and workshops should be included in any update process.

Action 6.2.2. Develop an Emergency Preparedness and Management Plan for the parks system.

In recent months, the City was severely impacted by Hurricane Harvey. In order to ensure that all City staff know how to prepare for such an event in the future, it is recommended that the City develop an Emergency Preparedness and Management Plan. The document should include a comprehensive list of tasks for staff to complete in order to prepare the parks, facilities, maintenance areas, and equipment to best weather an emergency event. To maximize the efficiency of recovery efforts, the document should also include a list of staff responsibilities during an emergency, as well as tasks for staff to complete after an emergency (i.e., identifying the level of impact and addressing any damage to the parks system and facilities).

It would be best if the tasks for the PARD are included in a greater citywide Emergency Preparedness and Management Plan, meant to address necessary preparation and management tasks for all City staff before, during, and after an emergency or natural disaster.



Disaster recovery requires help from all City staff. An Emergency Preparedness and Management Plan can help staff understand their role and the most efficient order of recovery operations.

Goal 7: Explore funding and partnering opportunities to further leverage parks and recreation facility enhancements and program offerings.

Objective 7.1. Actively pursue additional funding, partnerships, and sponsorships to support the provision of a high quality parks and recreation system in Bay City.

■ **ACTION 7.1.1. Consider approaching the citizens with a bond election to fund identified larger-scale capital improvements for the parks system.**

The community desires an improved and enhanced parks system. In order to provide this over the coming years, additional funding will be needed. When asked about funding strategies during the public survey, 69 percent of respondents to the question supported or strongly supported raising funds for new facilities through a voter approved bond initiative (see *Figure 3.15, Funding Strategies*, in Chapter 3). Additionally, 56 percent of respondents indicated willingness to pay additional City taxes or consider a bond initiative to see the quality of existing parks upgraded (see *Figure 3.14, Parks and Recreation Department Action Items*, in Chapter 3). As such, the City should consider approaching the citizens with a bond election to fund larger-scale capital improvements in the parks system. This includes preparing a series of bond-ready projects (with detailed design plans) and vetting them through a broadly represented citizen bond committee.

■ **ACTION 7.1.2. Consider pursuing a partnership to develop a community recreation center in Bay City.**

The desire for additional recreational programming (both indoor and outdoor) and establishing a community recreation center were identified as community desires during this planning process and during development of the City's Vision Bay City 2040 plan. In order to provide a variety of indoor multipurpose facilities and increased recreational programming, it is recommended that the City establish a community recreation center. This could include pursuing a partnership with Wellness Matagorda County, the YMCA or another third-party organization. The facility should ultimately be centrally located in the City to maximize ease of access by all residents.

■ **ACTION 7.1.3. Evaluate the need to update existing joint-use agreements with Bay City ISD to ensure that City facilities are adequately maintained.**

The City currently has joint-use agreements with Bay City ISD for the Valiant Street (16th Street) Pool and the intermediate school gym. It is recommended that the City reevaluate the Valiant Street Pool agreement to determine what improvements should be made to the facility, and who is responsible for funding, implementing, and maintaining the improvements.

■ **ACTION 7.1.4. Pursue development of additional joint use agreements with Bay City ISD to maximize sharing of mutually beneficial park amenities (e.g., playscapes, basketball courts).**

There are a number of Bay City ISD facilities which have potential to serve the greater public during non-school hours. In order to maximize the potential of a relationship between the City of Bay City and Bay City ISD, it is recommended that the City pursue development of additional joint-use agreements for facilities which have mutually beneficial park amenities. This could include playscapes, athletic facilities, and general open space. Additionally, coordination should include discussions about the intended future use of non-operational Bay City ISD buildings and/or properties to determine the viability of joint use and development of these facilities.



Image courtesy: Yelp.com

■ **ACTION 7.1.5. Initiate discussions with local athletic leagues to reevaluate partnership responsibilities.**

A number of the City's athletic fields are used by third-party leagues. It is recommended that the City reevaluate these use agreements to ensure that properties are adequately maintained, that partnership responsibilities are clear, and that league fees are adequately offsetting the City's costs. If hired, this coordination could be handled by the designated Recreation Coordinator.

■ **ACTION 7.1.6. Evaluate and pursue public-private partnerships for development and maintenance of parks and recreation facilities.**

Public-private partnerships (PPPs) that operate under a private management framework, yet are subsidized with public funding are becoming more common in cities. These partnerships can enable the development of amenities and facilities such as a community recreation center (see Action 7.1.2), athletic fields, and event spaces, as well as diversify park activities through the provision of rentals (e.g., canoe/kayak rentals). Partnerships can range from large-scale private development funding with ongoing public staffing or maintenance, to corporate sponsorships, to shared-use agreements and concessionaires. In an effort to diversify funding sources and maximize the parks and recreation potential in the City, it is recommended that the City pursue additional partnerships for the development and continued maintenance of parks and recreation facilities.

■ **ACTION 7.1.7. Evaluate the City's park-related fee structure to ensure that users are adequately offsetting cost of maintenance.**

City parks and facilities can be rented for both small and large gatherings and events. In order to ensure that parks and facilities are maintained in a cost-effective, adequate manner, it is recommended that the City evaluate its rental fee structure to ensure that users are sufficiently covering the cost of maintenance required by their use of the property. This includes events in parks, at the USO Building, and the Train Depot. This also includes field use by athletic leagues.

■ **ACTION 7.1.8. Coordinate with the Matagorda County Convention & Visitors Bureau to publicize City events.**

The Matagorda County Convention & Visitors Bureau (MCCVB) publishes an events calendar on their website. In order to further publicize Bay City events, it is recommended that the City coordinate with the MCCVB to add City events to the online calendar.



Chapter 5: Implementation

5



Coordinated Implementation

Successful implementation of Plan recommendations will need to be a coordinated effort on part of the City and community leaders, such as residents, elected and appointed officials, and outside agencies. In order to most effectively provide high-quality parks and recreation to the community of Bay City, the City has a responsibility to partner with all local, state, and federal entities that can be of assistance in expanding and refining Bay City's parks, recreation, and open space system today and in the future. At a minimum, this includes:

- Bay City elected and appointed officials;
- City Administration and staff;
- Bay City Friends of the Park Advisory Board;
- Matagorda County;
- Texas Department of Transportation (TxDOT);
- Texas Parks and Wildlife Department (TPWD);
- Lower Colorado River Authority (LCRA);
- Bay City Independent School District (BCISD);
- Bay City Community Development Corporation;
- Matagorda County Economic Development Corporation;
- Athletic leagues;
- Abutting local municipalities (on projects that benefit both jurisdictions);
- Area land and business owners and the development community;
- Interested community volunteers and stakeholders; and
- Other affected agencies and entities.

Texas Parks and Wildlife Department Compliance

In addition to guiding parks and recreation actions over the coming years, this Plan also serves as a parks, recreation, and open space master plan as defined by the Texas Parks and Wildlife Department (TPWD). This is because “qualified” plans increase the City's competitiveness when applying for TPWD grant funding.

High Priority Needs

The top priorities for parks, recreation, open space, and trails, listed in Figure 5.1, *Summary of High Priority Needs in Bay City* on the following page, are consistent with Texas Parks and Wildlife Department (TPWD) requirements. Priorities have been determined based on community input, needs assessments, site visits, and input from City staff and elected and appointed officials. The set of actions described in Chapter 5, *Plan Recommendations*, and prioritized in this Chapter, have been recommended to enhance quality of life in the community and may require the use of grant money in the future.

The identified priorities illustrated in Figure 5.1, *Summary of High Priority Needs in Bay City* have been categorized into two lists: outdoor facilities/amenities and indoor facilities/amenities.

Figure 5.1, Summary of High Priority Facility Needs in Bay City

New or additional facilities needed based on <u>citizen input</u>	
1. Splash pad 2. Water park 3. Indoor swimming pool 4. Picnic facilities 5. Accessible playground	
New or additional facilities needed based on <u>level of service</u>	Upgraded facilities needed based on <u>existing condition</u>
1. Trails 2. Picnic facilities 3. Multipurpose practice fields 4. Splash pad 5. Swimming pool	1. Boat launch 2. Enclosed restrooms in parks 3. Lighting 4. Swimming pool 5. Upgraded picnic facilities
Top 10 cumulative outdoor facility needs based on above summaries	Top cumulative indoor facility needs based on above summaries
1. Splash pad 2. Water park 3. Picnic facilities 4. Trails 5. Lighting 6. Enclosed restrooms in parks 7. Accessible playground 8. Multipurpose practice fields 9. Upgraded, covered playscapes 10. Shade structures/trees	1. Indoor swimming pool 2. Community recreation center



Prioritized Action Plan

Implementation Tools

There are a few overarching types of implementation tools which help define post-adoption actions taken by the City. These include:

- **Operational Change.** New or changed programs, staffing, or operational procedures.
- **Policy.** Official procedures or policies used to guide City decisions. In some cases, it includes a movement towards a general direction which may involve a combination of other implementation tool types.
- **Regulation.** Council adopted regulations used to guide development or other actions within the City.
- **Study.** Further study or investigation needed to determine the most appropriate solution.
- **Capital Investment.** Larger scale capital improvements incorporated into the greater Capital Improvement Program or five-year capital improvement plan (CIP).
- **Non-Capital Investment.** Smaller scale improvements which may more likely be funded through the annual budgeting process.

Prioritization

The actions of this Park Master Plan can be further delineated into three levels of priority. These include:

- **High Priority Actions.** Actions which need to be initiated within the next one to two years (2018 - 2020). In many cases, these actions will be initiated and completed during this time frame. In other cases, these actions may be initiated during this time frame, but completed over time. These are the City's highest priorities for implementation.
- **Moderate Priority Actions.** Actions which need to be initiated within the next three to five years (2021- 2023). Some of these actions may become the highest priorities identified during the City's next Parks Master Plan update. These actions may also be ongoing extensions of high priority actions.

- **Longer-Term Priority Actions.** Actions which are intended to continually guide the City towards its ideal future parks and recreation vision. Most of these actions are intended to be implemented over the long term (2023+) and will be further prioritized in subsequent Plan updates. These actions are consequently not listed with a numbered ranking.

Prioritization Criteria

Note that the prioritization shown in this Plan is intended to guide staff and Council actions, and any item may be initiated sooner than recommended if unique circumstances or opportunities arise. Prioritization of the action items is presented in Table 5.2, *Prioritized Implementation Action Plan* (starting on the next page), using the criteria below. Needs meeting all of the criteria were ranked as high priority elements and are to receive the highest level of attention over the next one to five years.

- Level of need based on citizen input (online survey results, stakeholder interviews, public open house meetings, prioritization survey, etc.);
- Level of need based on the needs assessment; and
- Site assessments of existing park facilities in the City.

Reach Projects

While all of the recommended actions are categorized as high, moderate, or longer-term priorities, there are a number of actions which are considered "reach projects." These are actions which may be high-cost endeavors which would greatly improve the City's recreation offerings and provide larger economic opportunities. Many of these projects would likely require bond funding, partnerships, and many years to complete.

Order of Magnitude Costs

Order of magnitude potential cost ranges are provided in Table 5.2, *Prioritized Implementation Action Plan*. Costs for actions whose cost ranges would be dependent on further decisions from the City are indicated as "TBD." Costs for longer-term actions are based on a current understanding of the industry. The ultimate costs of these actions would be dependent on industry trends, and in many cases, design and construction plans, at the time of implementation.

Figure 5.2, Prioritized Implementation Action Plan

Rank	Action ID	Action	Initiation Time Frame (years)				Potential Cost Range	Action Type
			1-2	3-5	6-10+	Reach		
Goal 1 Actions: Renovate, develop, and construct diversified park and recreation facilities based on the changing needs of the community.								
1	1.2.3	Identify opportunities to beautify existing parks (e.g., improved landscaping, signage, etc.).	■				TBD	Non-Capital Investment
2	1.1.1	Improve and further develop Le Tulle Park.	■		■	✗	\$4,750,000 - \$5,000,000	Capital Investment
3	1.1.26	Improve Valiant Park and Pool.	■			✗	\$3,500,000 - \$4,000,000	Capital Investment
4	1.1.8	Consolidate and improve Amistad Park and the National Guard/Parks Office.	■			✗	\$2,000,000 - \$2,250,000	Capital Investment
5	1.2.2	Provide additional shade opportunities in the parks and along trails.	■				\$25,000 - \$100,000 per shade structure	Capital Investment
6	1.1.19	Improve existing segments of the Southern Pacific Trail.	■				\$100,000 - \$150,000	Capital Investment
7	1.2.1	Improve the parking areas in each park where parking is provided.	■				\$1,000 per parking space	Non-Capital Investment
8	1.1.24	Improve Hilliard Pool.	■				\$400,000 - \$600,000	Capital Investment
9	1.1.5	Improve the Girls Softball Fields.	■				\$575,000 - \$650,000	Capital Investment
10	1.1.21	Improve the Caboose and Train Depot.	■				\$225,000 - \$300,000	Capital Investment
11	1.1.25	Improve the USO Building.	■				\$125,000 - \$175,000	Capital Investment
12	1.1.17	Improve Liberty Park.	■				\$75,000 - \$125,000	Non-Capital Investment
13	1.1.20	Improve the Barkway.	■				\$150,000 - \$225,000	Capital Investment
14	1.1.15	Improve Mary Withers Park.	■				\$175,000 - \$250,000	Capital Investment
15	1.1.2	Prepare a Riverside Park Redevelopment Master Plan.		■			\$35,000 - \$50,000	Study
16	1.1.9	Guide improvements to Avenue I Parks (north and south) as part of the North Downtown Plan.		■			N/A	
17	1.1.6	Improve Hardeman Park.		■			\$400,000 - \$475,000	Capital Investment
18	1.1.14	Improve Henderson Park.		■			\$225,000 - \$325,000	Capital Investment
19	1.1.16	Improve Highland Park.		■			\$100,000 - \$150,000	Capital Investment
	1.1.4	Improve Frahms Field.			■		\$350,000 - \$400,000	Capital Investment
	1.1.7	Improve the Little League Fields.			■		\$575,000 - \$650,000	Capital Investment

Figure 5.2, Prioritized Implementation Action Plan (cont.)

Rank	Action ID	Action	Initiation Time Frame (years)				Potential Cost Range	Action Type
			1-2	3-5	6-10+	Reach		
	1.1.3	Improve Community Park.			■		\$325,000 - \$375,000	Capital Investment
	1.1.13	Improve Duncan Park.			■		\$120,000 - \$150,000	Non-Capital Investment
	1.1.22	Improve the Country Club.			■		\$275,000 - \$350,000	Capital Investment
	1.1.12	Improve City Field.			■		\$225,000 - \$275,000	Capital Investment
	1.1.10	Improve Bay Ridge Park.			■		\$300,000 - \$350,000	Capital Investment
	1.1.23	Improve Gusman Park.			■		\$75,000 - \$125,000	Non-Capital Investment
	1.1.11	Improve Chateaux Oaks Park.			■		\$75,000 - \$125,000	Non-Capital Investment
	1.1.18	Improve Wickersham Park.			■		\$70,000 - \$125,000	Non-Capital Investment
Goal 2: Provide a diversified, multigenerational offering of recreational programs, events, facilities, and amenities to serve residents and attract regional users and visitors.								
1	2.1.6	Update the City's website on a regular basis to provide complete, accurate information about the parks system.	■				By Staff	Policy / Operational Change
2	2.2.2	Develop a shooting range feasibility study.	■				\$52,200	Study
3	2.2.3	Provide at least one all abilities playground in the City.	■				\$200,000 - \$1,000,000	Capital Investment
4	2.1.5	Implement additional public outreach to ensure residents are aware of the recreational opportunities in the City.	■				By Staff	Policy / Operational Change
5	2.1.2	Expand multigenerational recreation opportunities through additional City-provided and third-party programming.	■				TBD	Policy / Operational Change / Non-Capital Investment
6	2.1.3	Provide additional community-wide family-friendly events in the City.	■				TBD	Policy / Operational Change / Non-Capital Investment
7	2.2.1	Develop an aquatics center/water park feasibility study and locational analysis in coordination with Wellness Matagorda County and the Bay City ISD.	■				\$70,000	Study
8	2.1.1	Conduct a Recreational Programming and Event Assessment.	■				By Staff - \$25,000	Study

Figure 5.2, Prioritized Implementation Action Plan (cont.)

Rank	Action ID	Action	Initiation Time Frame (years)				Potential Cost Range	Action Type
			1-2	3-5	6-10+	Reach		
9	2.1.4	Consider providing smaller, park-specific events to encourage greater use of all parks throughout the community.	■				TBD	Policy / Operational Change / Non-Capital Investment
10	2.2.5	Consider developing a community-scale park in the southeast quadrant of the City.		■		✗	\$5,000,000 (dependent on design)	Capital Investment
11	2.2.4	Support development of a downtown park network as part of the City's North Downtown Plan.		■			TBD	Policy
Goal 3: Increase connectivity and accessibility in the parks system.								
1	3.1.5	Provide consistent wayfinding and park entry signage to increase public awareness of park locations.	■				\$500 - \$5,000 per sign (dependent on sign design)	Non-Capital Investment
2	3.2.1	Conduct an ADA accessibility assessment of all developed parks to identify, prioritize, and address accessibility issues in the parks system.	■				By Staff	Study / Non-Capital Investment
3	3.1.3	Continue development and extension of the Southern Pacific Trail.	■				\$540,000	Capital Investment
4	3.1.4	Coordinate with the County transit provider to determine if improved connectivity can be made to the City's parks and trail system.	■				By Staff	Policy
5	3.1.1	Develop a citywide Bicycle and Pedestrian Master Plan to increase connectivity and accessibility to parks and other key destinations throughout the community.		■			\$75,000 - \$125,000	Study
6	3.1.2	Prioritize acquisition and development of trail segments throughout the City.		■		✗	\$750,000 - \$1,500,000 per mile	Capital Investment
Goal 4: Provide a consolidated parks system which preserves the City's unique physical and natural assets.								
1	4.1.1	Adopt a Parkland Dedication and Development ordinance.	■				By Staff	Regulation
2	4.1.5	Consider selling select areas of parkland to consolidate and further enhance a high-quality Bay City parks system.	■				By Staff	Policy / Operational Change
3	4.2.1	Continue to preserve and protect areas along Cottonwood Creek.	■				By Staff	Policy / Regulation
4	4.1.2	Consider converting the Sports Complex property to an alternate use and reestablishing its athletic amenities in closer proximity to City residents.		■		✗	TBD	Capital Investment

Figure 5.2, Prioritized Implementation Action Plan (cont.)

Rank	Action ID	Action	Initiation Time Frame (years)				Potential Cost Range	Action Type
			1-2	3-5	6-10+	Reach		
5	4.1.3	Consider dedicating City-owned land adjacent to the wastewater treatment plant as parkland.		■			N/A	Policy / Operational Change
6	4.1.4	Consider future acquisition of additional non-City-owned land adjacent to the wastewater treatment plant to increase the recreation potential of the City-owned land in the area.		■		✗	TBD	Capital Investment
Goal 5: Enhance the function, safety, and appearance of City parkland through the provision of sufficient resources.								
1	5.1.1	Ensure adequate funding and staffing are provided to allow for improved park system maintenance.	■				TBD	Operational Change / Non-Capital Investment
2	5.1.3	Evaluate the need for additional equipment to increase efficiencies with regard to park maintenance operations.	■				TBD	Operational Change / Non-Capital Investment
3	5.2.4	Develop and implement a phasing plan to upgrade playgrounds in need of replacement.	■				By Staff (Upgrade costs TBD)	Study / Capital Investment
4	5.2.5	Evaluate opportunities to provide an enhanced security presence in the parks system.	■				TBD	Operational Change / Non-Capital Investment
5	5.2.3	Install park rules signs.	■				\$500 - \$1,000 per sign	Non-Capital Investment
6	5.2.1	Develop an energy-efficient lighting plan for the parks and trails system.	■				\$25,000	Study
7	5.2.2	Install call boxes at appropriate locations throughout the parks and trails system.	■				\$10,000 per call box	Non-Capital Investment
8	5.1.2	Consider hiring a dedicated full- or part-time Recreation Coordinator.		■			\$30,000 - \$35,000	Operational Change / Non-Capital Investment
Goal 6: Maintain, improve, and enhance existing park and recreation facilities in Bay City.								
1	6.1.2	Develop a parks system management plan and maintain an inventory of park system assets.	■				By Staff	Policy / Operational Change
2	6.1.1	Remove non-parkland from the maintenance responsibilities of the PARD to allow adequate resources (e.g., staffing, funding, equipment) for maintenance of the parks and trails system.	■				N/A	Policy / Operational Change

Figure 5.2, Prioritized Implementation Action Plan (cont.)

Rank	Action ID	Action	Initiation Time Frame (years)				Potential Cost Range	Action Type
			1-2	3-5	6-10+	Reach		
3	6.2.2	Develop an Emergency Preparedness and Management Plan for the parks system.	■				\$25,000 (for park-related facilities only, excluding personnel management)	Study / Policy
4	6.1.5	Publish a list of volunteer and donation opportunities to allow the public to help improve City parks.	■				By Staff	Policy / Operational Change
5	6.1.4	Implement overall park design guidelines.	■				By Staff	Policy
6	6.1.3	Pursue CAPRA accreditation for the Bay City PARD.	■				By Staff	Operational Change
7	6.2.1	Update the Bay City Parks Master Plan.		■			By Staff - \$50,000	Study
Goal 7: Explore funding and partnering opportunities to further leverage parks and recreation facility enhancements and program offerings.								
1	7.1.2	Consider pursuing a partnership to develop a community recreation center in Bay City.	■			✗	TBD	Policy / Operational Change / Capital Investment
2	7.1.8	Coordinate with the Matagorda County Convention & Visitors Bureau to publicize City events.	■				By Staff	Policy
3	7.1.7	Evaluate the City's park-related fee structure to ensure that users are adequately offsetting cost of maintenance.	■				By Staff	Study / Policy / Operational Change
4	7.1.3	Evaluate the need to update existing joint-use agreements with Bay City ISD to ensure that City facilities are adequately maintained.	■				By Staff	Policy / Operational Change
5	7.1.4	Pursue development of additional joint use agreements with Bay City ISD to maximize sharing of mutually beneficial park amenities (e.g., playscapes, basketball courts).	■				By Staff	Policy / Operational Change
6	7.1.5	Initiate discussions with local athletic leagues to reevaluate partnership responsibilities.	■				By Staff	Policy / Operational Change
7	7.1.6	Evaluate and pursue public-private partnerships for development and maintenance of parks and recreation facilities.	■				By Staff	Study / Operational Change
8	7.1.1	Consider approaching the citizens with a bond election to fund identified larger-scale capital improvements for the parks system.		■			TBD	Study

Plan Update

After an extensive public engagement process, the Bay City Parks Master Plan identifies the community's long-term vision for moving forward. It includes a 10-year strategy of prioritized implementation actions which, if implemented, will achieve the envisioned future. In other words, it ensures the City is incrementally responding to the community's needs and desires.

However, this does not mean that this Plan will serve the City for the next 10 years. To the contrary, it is intended to provide specific guidance for implementation actions that are prioritized in the near- and mid-term. In this regard, the following recommendations are intended to keep this Plan current and up to date:

- **Annual Progress Report and Update.** Prior to the start of the annual budget process, City staff should prepare and present an annual progress report on the status of the actions identified in the Implementation Action Plan. In addition, they should work with elected and appointed officials to determine which recommendations should move up in prioritization.
- **5-Year Update.** While not required by the Texas Parks and Wildlife Department (TPWD) to remain eligible for grant funding, undertaking an official plan update every five years helps the City to remain competitive in a very competitive grant process as TPWD places a higher point value (during grant funding evaluation) on submittals that demonstrate a plan update has been done within the past five years. Plan updates can be published in short report format and attached to this Parks Master Plan for easy use.

Potential Funding Sources

Since funding is the overarching prerequisite necessary to implement any of these actions, this Plan identifies a series of potential funding sources which may be helpful in achieving the recommended action items in the most cost effective manner possible. Due to potential limitations of funding, it is recommended to pursue outside sources whenever possible (see Appendix D, *Potential Funding Sources*). Outside sources include grants, partnerships with public agencies (e.g., BCISD), and partnerships with private entities.

City Generated Funding Sources

General Fund expenditures (i.e., non-capital expenditures) are primarily used for improvements or repairs to existing parks and facilities. Typical general fund expenditures are for smaller repair and replacement efforts.

Municipal Bonds

Debt financing through the issuance of municipal bonds is the most common way in which to fund park and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. General obligation bonds – the most common form of municipal bond – is the primary bond type for park and open space projects.

Tax Increment Financing/Public Improvement Districts

These related tools allow a development district to divert a portion of its property taxes to fund infrastructure improvements within its area. This can include plazas, pocket parks, linear parks, and other types of facilities.

Electric Utility Partnerships

This type of partnership can be established for the purpose of providing and enhancing linear parks and trails along utility easements. This partnership typically does not involve monetary contributions. However, through use agreements and/or easements, it makes land for trail corridors accessible at little or no cost to the community.

Park Improvement Fee Funds

For many cities, this funding received from developers is a very helpful revenue source for park development. The requirement for such a fee needs to be written into the City's Parkland Dedication and Development Ordinance.

Cash in Lieu of Conveyance of Land

As part of many cities' Parkland Dedication and Development Ordinance, subject to specific prescribed conditions, a cash amount may be accepted in lieu of the conveyance of land. The goal is for the city to have the option to purchase land of an equal amount that was to be conveyed, elsewhere in the city.

Utility Bill Contributions

In many cities, residents are allowed to electively add a small amount to their utility collection bills to fund park improvements. As an example, the City of Colleyville has a Voluntary Park Fund, which allows citizens to donate \$2.00 per month contribution through their water utility bills. This results in approximately \$150,000 per year, which is used to fund park improvements throughout their community.

Tree Restoration Funds

The source of this type of fund is typically derived from cities that levy fines against developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate City properties enhancing the City.

Private Donations

Private donations from interested citizens, businesses, and organizations can support the improvement of the parks and recreation system. A formalized long-term park donation and endowment program can be used to collect land and monetary donations for use throughout the City.



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Presentation
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2908

DISCUSSION ITEM (ID # 2908)

**~ DISCUSS, CONSIDER, AND/OR APPROVE THE SALE OF
CITY PROPERTY FOR DEVELOPMENT.**

PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.071, 551.072,
AND 551.087, CITY COUNCIL WILL CONVENE IN CLOSED SESSION TO
CONSULT WITH THE CITY ATTORNEY, DISCUSS THE VALUE OF REAL
PROPERTY, AND DELIBERATE ON FINANCIAL AND OTHER INCENTIVES
FOR DEVELOPMENT OF CITY PROPERTY.



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 11/16/17 07:00 PM
Department: City Secretary
Category: Report
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 2907

DISCUSSION ITEM (ID # 2907)

**~ CITY COUNCIL SHALL RECONVENE IN OPEN SESSION
AND MAY DISCUSS, CONSIDER, AND/OR TAKE ACTION ON
ANY ITEM LISTED ABOVE THAT WAS CONSIDERED AND
DISCUSSED IN EXECUTIVE SESSION (IF NECESSARY).**

COMMENTS - Current Meeting:

Councilwoman Becca Sitz made a motion that the City survey and work toward a 380 agreement on two properties. One on Mulberry Street and the other on Spruce Street. The motion was unanimously approved. Seconded by Councilwoman Julie Estlinbaum.

Councilwoman Becca Sitz made a motion that the City partner with the Bay City Community Development Corporation to purchase and develop the vacant lot on the corner of 5th street and Ave. F in Bay City. The motion was unanimously approved. Seconded by Councilwoman Julie Estlinbaum.