# CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, February 14, 2023 at 6:00 PM COUNCIL CHAMBERS | 1901 5th Street

# **COUNCIL MEMBERS**

Mayor: Robert K Nelson Mayor Pro Tem: Jim Folse

Council Members: Floyce Brown, Bradley Westmoreland, Becca Sitz, Blayne Finlay

Vision Statement

Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.

# **AGENDA**

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT (TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE).

# CALL TO ORDER AND CERTIFICATION OF QUORUM

#### **INVOCATION & PLEDGE**

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

Councilwoman Becca Sitz

# **MISSION STATEMENT**

The City of Bay City is committed to fostering future economic growth by collaborating with our citizens, employers, current and future businesses, as well as the Community and Economic Development Centers. We strive to deliver superior municipal services and to invest in quality-of-life initiatives such as housing, businesses, jobs and activities for all citizens. We make a concerted effort to respond to resident's concerns in a timely and professional manner in order to achieve customer satisfaction.

Councilwoman Becca Sitz

# **APPROVAL OF AGENDA**

# **PUBLIC COMMENTS**

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

# ACKNOWLEDGEMENT FROM CITY MANAGER

1. Parks and Natural Areas award from H-GAC

#### CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

- 2. Accounts Payable, Direct Payable and Utility Refunds for October, November, and December 2022
- **3.** Council Workshop Meeting minutes of January 10, 2023.
- 4. Regular Council Meeting minutes of January 10, 2023.
- 5. Regular Council Meeting minutes of January 24, 2023.

# REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 6. Ordinance ~ Discuss, consider, and/or recommend approval of the Final Project and Financing Plan to the City Council. David Pettit, DPED
- 7. Presentation ~ Discuss, consider, and/or approve CityByApp. P. Darve Smith, Tourism Manager
- 8. Grant ~ Discuss, consider, and/or approve Bay City's authorization to issue request for proposals for Administrative Services (RFP) and request for qualification (RFQ) for the Transportation Alternatives-Set aside Program funded through the Texas Department of Transportation. Gabriel Lopez, Engineering Tech
- <u>9.</u> Discuss, consider, and/or approve a Resolution granting a Supplemental Easement and Right Away to AEP Texas Inc. Gabriel Lopez, Engineering Tech
- 10. Report ~ Discuss, consider, and/or approve the City's Quarterly Financial and Investment Report for the quarter ending December 31, 2022. Scotty Jones, Finance Director
- 11. Bid ~ Discuss, consider, and award bid to Target Roofing for Armory Building Re-Roof project. Scotty Jones, Finance Director
- 12. Procurement ~ Discuss and take any action to approve emergency procurement by City Manager for repair of Grace Water Plant well. Shawna Burkhart, City Manager

13. Settlement ~ Consider and take action deemed necessary on Opioid Settlement Participation Agreements with Allergan, CVS, Walgreens and Walmart. Anne Marie Odefey, City Attorney

# **CLOSED / EXECUTIVE SESSION**

- 14. Executive Session pursuant to Texas Government Code Section 551.072 (Deliberation regarding Real Property).
- 15. Legal ~ Executive Session pursuant to Section 551.071 of the Texas Government code (Consultation with Counsel on legal matters).

#### RECONVENE AND ACTION

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

16. Policy ~ Discuss, consider, and/or approve the re-acquisition of procedures, reviews, permitting and approval for drainage projects with the City of Bay City and ETJ. Jessica Russell, Executive Director of Bay City Community Development Corporation

# ITEMS / COMMENTS FROM THE MAYOR, COUNCIL MEMBERS AND CITY MANAGER

# **ADJOURNMENT**

#### **AGENDA NOTICES:**

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

# **CERTIFICATION OF POSTING**

This is to certify that the above notice of a Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, February 10, 2023 before 6:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.

# AGENDA ITEM REQUEST FOR CITY COUNCIL APPROVAL

PER CHARTER SECTION 4.10 (C) - AT LEAST ONCE A QUARTER, COUNCIL SHALL VOTE TO APPROVE THE CITY EXPENDITURES MADE SINCE THE LAST QUARTER. EXPENDITURE DETAIL CAN BE FOUND ON THE CITY'S WEB. <a href="https://cityofbaycity.mygovcenter.com">https://cityofbaycity.mygovcenter.com</a>

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RESPECTFULLY SUBMITTED

FINANCE DIRECTOR January 18, 2023

SCOTTY JONES

# **CITY OF BAY CITY**

MINUTES • JANUARY 10, 2023

COUNCIL CHAMBERS | 1901 5th Street

**City Council Workshop** 

5:00 PM

**1901 5TH STREET BAY CITY TX,77414** 



Mayor

Robert K. Nelson

Councilman

Councilman

Councilwoman

Blayne Finlay

**Bradley Westmoreland** 

Becca Sitz

**Mayor Pro Tem** 

Jim Folse

Councilwoman
Floyce Brown

Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.

# **CALL TO ORDER**

The meeting was called to order by Mayor Robert K. Nelson at 5:04 pm.

#### CERTIFICATION OF QUORUM

Quorum certified.
PRESENT
Mayor Robert K. Nelson
Councilwoman Floyce Brown
Mayor Pro Tem Jim Folse
Councilwoman Becca Sitz
Councilman Brad Westmoreland
Councilman Blayne Finlay

#### **PUBLIC COMMENTS**

There were no public comments.

# REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND / OR APPROVAL

1. Discuss updates on arsenic project.

Barry Calhoun, Public Works Director, discussed December 20th meeting with local engineers and that the meeting was informative. Action items from the meeting were: 1) We have 180 days to submit plan to TCEQ. 2) Reach out to TCEQ on use of emergency well only. 3) Maintenance and concerns to not waste money. 4) Locate property for 3rd new well and increase gallons per minute. 5) Objective that 2 new plants match in production. 6) Drill test wells to test quality. 7) TWDB was good on change of scope.

2. Discuss an update on the Wastewater Treatment Plant rehabilitation project.

Barry Calhoun, Public Works Director, hopes to have more information next meeting.

# **ADJOURNMENT**

Motion made by Councilwoman Brown to adjourn, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried and Council adjourned at 5:35 pm.

PASSED AND APPROVED, this 14th day of February 2023.			
ROBERT K. NELSON, MAYOR	JEANNA THOMPSON		
CITY OF BAY CITY, TEXAS	CITY SECRETARY		

# **CITY OF BAY CITY**

MINUTES • JANUARY 10, 2023

COUNCIL CHAMBERS | 1901 5th Street

**City Council Regular Meeting** 

6:00 PM

# **1901 5TH STREET BAY CITY TX,77414**



# Mayor

Robert K. Nelson

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Blayne Finlay

# **Mayor Pro Tem**

Jim Folse

# Councilman

**Bradley Westmoreland** 

# Councilwoman

Becca Sitz

# Councilwoman

Floyce Brown

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# CALL TO ORDER AND CERTIFICATION OF QUORUM

The meeting was called to order by Mayor Robert K. Nelson at 6:01 pm.

#### **INVOCATION & PLEDGE**

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

Mayor Pro Tem Jim Folse

#### MISSION STATEMENT

The City of Bay City is committed to fostering future economic growth by collaborating with our citizens, employers, current and future businesses, as well as the Community and Economic Development Centers. We strive to deliver superior municipal services and to invest in quality-of-life initiatives such as housing, businesses, jobs and activities for all citizens. We make a concerted effort to respond to resident's concerns in a timely and professional manner in order to achieve customer satisfaction.

Mayor Pro Tem Jim Folse

# APPROVAL OF AGENDA

Motion made by Councilwoman Brown to approve the agenda, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

# **PUBLIC COMMENTS**

Chief of Police, Christella Rodriguez, requested recognition of a citizen who witness a crime in progress. The citizen reported to the police and gave descriptions that led to arrest and saving the business over \$40,000 worth of equipment. Chief Rodriguez awarded Mayor Pro Tem Jim Folse a Chief Challenge Coin for his bravery and involvement.

#### CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

# 1. Regular Council Meeting minutes of December 20, 2022.

Motion made by Councilman Finlay to approve the consent items, Seconded by Councilwoman Brown. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

# **DEPARTMENT REPORTS**

# 2. Tourism reports:

1) Final report on Day of the Dead Event

January 10, 2023

Susie Brito, Day of the Dead Committee, provide the final report regarding the Day of the Dead Event. The event had a \$40,000 budget and spent \$38,664 and total revenue of \$3162

# 2) Sign update

Darve Smith, Tourism Manager, stated that he has been having trouble reaching the sign company.

# 3. Parks & Recreation presentation ~ Scenic Texas and Bay City Tree Give Away

Shawn Blackburn, Parks and Recreation Director, announced that the city was awarded the Scenic Texas Grant that provides 2000 trees to give away to the public. Mayor Nelson added that HGAC has recognized us for summer programs and it will be announce in February.

# 4. Public Works reports:

# 1) Patch Truck

Barry Calhoun, Public Works Director, provided an update on the patch truck and he has been in contact with the vendor and finding a compatible truck. Mr. Calhoun added that they are using ARPA funds and trying to find bust purchasing Co-op and looking at TIPS.

# 2) Hamman Road Drainage

Mr. Calhoun summarized the Hamman Road Drainage project. Stating that JTM is doing good work and staying on schedule. First Change Order was due to a conflict with the water line and had to lower the line. The second Change Order has three inlets added that were left out and an increase of \$107,849. Shawna Burkhart added that due to Nile Valley, was able to cut \$7000 and double booking of engineering expenses.

# REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

5. Contract ~ Discuss, consider, and/or approve committing \$107,849.20 in additional ARPA funds towards the construction cost of Hamman Road Drainage Phase 1B Revised Project. Gabriel Lopez, Engineering Tech

Gabriel Lopez, Engineering Tech, presented to Council. Anne Marie Odefey, City Attorney, recommended holding the Change Order until credit of \$7000 is in writing.

Motion made by Mayor Pro Tem Folse to approve the change order pending credit, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

# ITEMS / COMMENTS FROM THE MAYOR, COUNCIL MEMBERS AND CITY MANAGER

Councilwoman Floyce Brown thanked those who attended New Hope Baptist Church's event honoring First Responders.

Mayor Pro Tem Folse commended the police officers for being prompt and professional and the dispatchers for getting the license plate out immediately.

Councilman Westmoreland commented on the condition of the 600 block of 4th, gave thanks for the work at Tennie Holmes school and asked why the potholes at Le Tulle Park were filled with dirt and rocks instead of asphalt. Mayor Nelson replied that there is a shortage of asphalt.

Councilwoman Floyce Brown stated that the construction/concrete trucks have torn up Spruce Street.

# **ADJOURNMENT**

Motion made by Councilwoman Brown to adjourn, Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried and the meeting adjourned at 6:38 pm.

PASSED AND APPROVED, this 14th day of February 2023.			
ROBERT K. NELSON, MAYOR	JEANNA THOMPSON		
CITY OF BAY CITY, TEXAS	CITY SECRETARY		

# **CITY OF BAY CITY**

MINUTES • JANUARY 24, 2023

COUNCIL CHAMBERS | 1901 5th Street

**City Council Regular Meeting** 

6:00 PM

# **1901 5TH STREET BAY CITY TX,77414**



# Mayor

Robert K. Nelson

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Blayne Finlay

# **Mayor Pro Tem**

Jim Folse

# Councilman

**Bradley Westmoreland** 

# Councilwoman

Becca Sitz

# Councilwoman

Floyce Brown

Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.

# CALL TO ORDER AND CERTIFICATION OF QUORUM

The meeting was called to order by Mayor Robert K. Nelson at 6:00 pm.

#### **PRESENT**

Mayor Robert K. Nelson Councilwoman Floyce Brown Mayor Pro Tem Jim Folse Councilwoman Becca Sitz Councilman Brad Westmoreland Councilman Blayne Finlay

#### **INVOCATION & PLEDGE**

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Councilman Brad Westmoreland

# **MISSION STATEMENT**

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Councilman Brad Westmoreland

# APPROVAL OF AGENDA

Mayor Nelson requested that item 15 be removed.

Motion made by Mayor Pro Tem Folse to approve the agenda with the removal of item 15, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

#### **PUBLIC COMMENTS**

Tina Israel, Main Street Manager, provided updates on Camofest and schedule of activities that will take place on Saturday.

#### ACKNOWLEDGEMENT FROM CITY MANAGER

There were no acknowledgements from the City Manager.

# CONSENT AGENDA ITEMS FOR CONSIDERATION AND/OR APPROVAL

1. Easement ~ Discuss, consider, and approve and amendment to Easement Agreement dated July 9, 1993.

Motion made by Councilwoman Brown to approve the consent item, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

# **DEPARTMENT REPORTS**

2. Public Works reports.

Barry Calhoun, Public Works Director, provided work order stats stating that production was down due to the holidays. Mayor Nelson requested that the staff be aware that they're preparations before the winter freeze was appreciated. Mr. Calhoun gave updates on water and wastewater projects, mentioning that we were down to one out five blowers at the Waste Water Treatment Plant and that sand was the culprit at the Grace Street Plant.

# REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

3. Appointment ~ Discuss, consider, and/or approve the appointments of Lyn R. McCalister and Robert D. Howard to the Public Housing Authority Commission . Robert K. Nelson, Mayor

Motion made by Mayor Pro Tem Folse to approve Lyn McCalister and Robert Howard to the Public Housing Authority Commission, Seconded by Councilman Finlay. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried and Mayor Nelson swore in new commissioners.

4. Resolution ~ Discuss, consider, and/or approve a Resolution in support of the submission of an application to the 2023 competitive Housing Tax Credit (HTC) program through the Texas Department of Housing and Community Affairs (TDHCA) by Fieser Development, Inc., for the rehabilitation of Golden Manor Apartments. Mark Meyer, Fieser Development

Motion made by Councilman Westmoreland to approve the resolution, Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

5. Grant ~ Discuss and accept a donation of a Scanpro 3500 All-in-one Microfilm scanner valued at \$11,787.00 from the Bay City Library Association. Samantha Denbow, Library Director

January 24, 2023

Motion made by Councilwoman Brown to accept the donation of the microfilm scanner, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

6. Resolution ~ Discuss, consider, and/or approve a Resolution approving the submission of the "Project Justice" project grant application under the Criminal Justice Grant with the Office of the Governor, Criminal Justice Division.

Christella Rodriguez, Chief of Police and Detective Sargent Chris Hadash presented the resolution as the final application for the grant.

Motion made by Councilman Finlay to approve the resolution, Seconded by Councilwoman Brown. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

7. Ordinance ~ Discuss, consider, and/or approve an ordinance authorizing the issuance of the City of Bay City, Texas, Tax and Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF); authorizing execution and delivery of a paying agent/registrar agreement and an escrow agreement relating to such certificates; prescribing the form and said certificates; levying a tax and pledging surplus revenues of the Water and Sewer System in payment thereof; and enacting other provisions relating thereto. Barry Calhoun, Public Works Director

Motion made by Councilman Westmoreland to approve the Ordinance to issue Series 2023A, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

8. Ordinance ~ Discuss, consider, and/or approve an ordinance authorizing the issuance of the City of Bay City, Texas, Tax and Surplus Revenue Certificates of Obligation, Series 2023B (DWSRF); authorizing execution and delivery of a paying agent/registrar agreement and an escrow agreement relating to such certificates; prescribing the form and said certificates; levying a tax and pledging surplus revenues of the Water and Sewer System in payment thereof; and enacting other provisions relating thereto. Barry Calhoun, Public Works Director

Motion made by Councilwoman Sitz to approve the Ordinance to issue Series 2023B, Seconded by Councilman Finlay. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

January 24, 2023

9. Budget ~ Discuss, Consider, and/or Approve Budget Amendments for the Bay City Community Development Corporation (BCCDC) for Fiscal Year End 2022. Jessica Russell, BCCDC Executive Director

Motion made by Councilman Finlay to approve the BCCDC budget amendment, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

10. Agreement ~ Discuss, consider, and/or approve an agreement between the City of Bay City, Bay City Lions Club, Bay City Soccer Association, and Bay City Community Development Corporation for use of Hardeman Park Teen Center. Shawna Burkhart, City Manager

Motion made by Councilwoman Sitz to approve the agreement, Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

11. Ordinance ~ Discuss, consider, and/or approve an Ordinance amending Section 998-123 of Chapter 98, Article III of the City Code of Ordinances, repealing conflicting ordinances, providing for publication, codification, enforcement, and savings, and providing an effective date.

Barry Calhoun, Public Works Director, stated that a developer had requested to use HDP pipe that is not under the roadway, otherwise RCP is needed for load. Mr. Calhoun was in agreement with the change to the ordinance.

Motion made by Councilwoman Sitz to approve the ordinance, Seconded by Mayor Pro Tem Folse. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

12. Contract ~ Discuss, consider, and/or approve a contract with Matagorda County to administer the General Election for May 6, 2023.

Jeanna Thompson, City Secretary, presented the contract providing the County Clerk to administer the election.

Motion made by Councilwoman Brown to approve the contract, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

January 24, 2023

13. Ordinance ~ An Ordinance of the City Council of the City of Bay City, Texas, ordering a General Municipal Election to be held on the 6th day of May 2023; authorizing the Mayor, or designee, to enter into an agreement with Matagorda County to conduct the General Municipal Election on behalf of the City of Bay City; designating the places and manner holding the election; providing for the posting and publication of notice; providing a savings clause; providing an open meetings clause; and providing an effective date. Jeanna Thompson, City Secretary

Motion made by Councilwoman Sitz to approve the ordinance, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried.

14. Contract ~ Discuss payments to Quiddity concerning Hammond Road Drainage Project. Robert K. Nelson, Mayor

Mayor Nelson clarified the concerns regarding the Change Order agreement.

**15. Utilities ~ Discussion regarding water billing issues**. Jim Folse, Mayor Pro Tem Item deleted.

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

Council adjourned to go into an executive session at 7:07 pm.

- 16. Legal ~ Executive Session pursuant to Section 551.071 of the Texas Government code (Consultation with Counsel on legal matters).
- 17. Executive Session pursuant to Texas Government Code Section 551.072 (Deliberation regarding Real Property).
- 18. Pursuant to the Texas Government Code Section 551.074 (To discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee: City Manager.

# **RECONVENE AND ACTION**

Council reconvened at 8:03 pm and took no action on items 16 thru 18.

# ITEMS / COMMENTS FROM THE MAYOR, COUNCIL MEMBERS AND CITY MANAGER

Councilwoman Sitz commented on the sidewalk project and that it's looking good. Council discussed upcoming events. Councilman Finlay stated that he sat in on a Police Department review and was impressed with the dedication of officers.

Minutes

January 24, 2023

# **ADJOURNMENT**

Motion made by Councilwoman Brown to adjourn, Seconded by Councilman Westmoreland. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried and Council adjourned at 8:08 pm.

PASSED AND APPROVED, this 14th day of February 2023.						
ROBERT K. NELSON, MAYOR JEANNA THOMPSON						
CITY OF BAY CITY, TEXAS CITY SECRETARY						

AN ORDINANCE OF THE CITY COUNCIL OF BAY CITY, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, BAY CITY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE

**WHEREAS,** Bay City, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of a certain contiguous geographic area in the City, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

**WHEREAS,** on March 22, 2022 the City Council of the Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 1689 designating a contiguous geographic area within the City as a Reinvestment Zone Number Four, Bay City, Texas (the "Zone"); and

**WHEREAS,** as authorized by Section 311.011(e), and 311.008, of the Act, on February 14, 2023, the Board recommended that the Plan in Exhibit "A", be approved by the City Council:

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

# SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

#### SECTION 2. FINDINGS.

That the City Council hereby makes the following findings of fact:

i. That the Plan includes all information required by Sections 311.011(b) and (c) of the Act.

ii. That the Plan is feasible and the project plan conforms to the City's master plan.

# SECTION 3. APPROVAL OF PLAN.

That based on the findings set forth in Section 2 of this Ordinance, the Plan in Exhibit "A" is hereby approved.

#### SECTION 4. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

#### SECTION 5. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

#### **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

day of February 2023.
AY CITY
obert K. Nelson, Mayor

ATTEST:	
Jeanna Thompson	_
City Secretary	
APPROVED AS TO FORM:	APPROVED AS TO CONTENT:
Anne Marie Odefey	Shawna Burkhart
City Attorney	City Manager

# **EXHIBIT A**

# **Project and Financing Plan**

# Tax Increment Reinvestment Zone #4 Bay City, Texas



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Terms and Conditions	.15

# DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.









Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.

The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.





# Tax Increment Reinvestment Zone #4, Bay City

Tax Increment Reinvestment Zone #4 (TIRZ) was created on March 22, 2022 by Ordinance 1689 with the goals of funding the construction of needed public infrastructure and encouraging private development that will yield additional tax revenue to all local taxing jurisdictions. This project and financing plan outlines the funding of \$14,773,544 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, and utilities and street lighting. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.





- TIRZ #4 Boundary



# **Boundary Description**

Bay City TIRZ #4 is located in the eastern portion of the City of Bay City. The TIRZ boundary encompasses approximately 49.71 acres and is generally bounded by 7th Street to the south, Rose Street to the west, and Old Van Vleck Road to the east.





# **Legal Description**

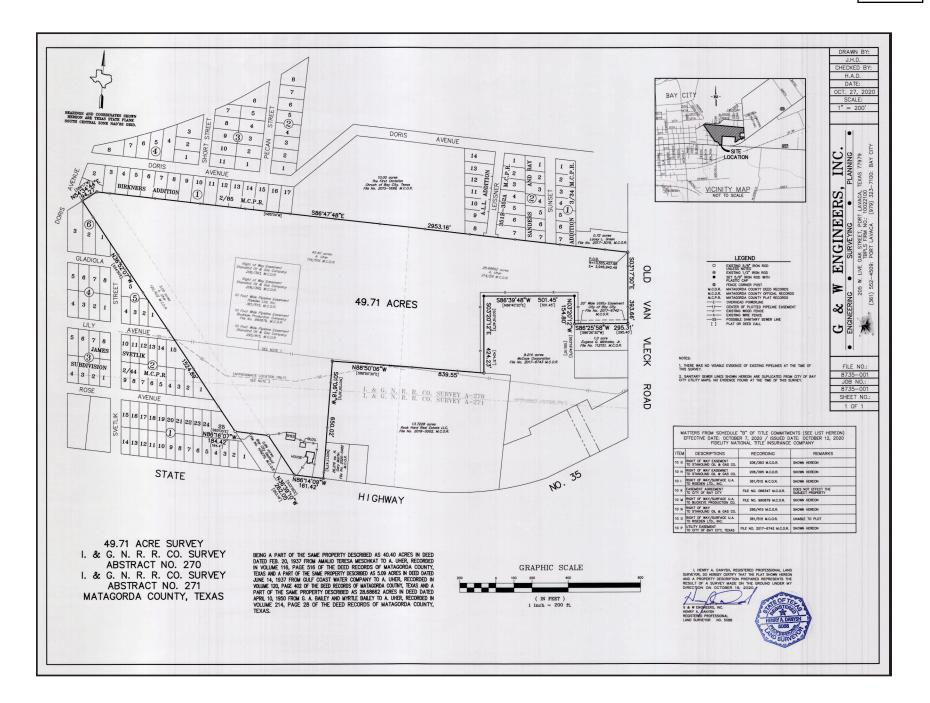
STATE OF TEXAS
COUNTY OF MATAGORDA

All of that certain tract or parcel containing 49.71 acres situated in the I. & G. N. R. R. Company Survey, Abstract No. 270 and in the I. & G. N. R. R. Company Survey, Abstract No. 271 of Matagorda County, Texas and being a part of the same property described as 40.40 acres in Deed dated February 20, 1937 from Amalia Teresa Meschkat to A. Uher, recorded in Volume 116, Page 516 of the Deed Records of Matagorda County, Texas and a part of the same property described as 5.09 acres in Deed dated June 14, 1937 from Gulf Coast Water Company to A. Uher, recorded in Volume 120, Page 402 of the Deed Records of Matagorda County, Texas and a part of the same property described as 28.68662 acres in Deed dated April 10, 1950 from G. A. Bailey and Myrtle Bailey to A. Uher, recorded in Volume 214, Page 28 of the Deed Records of Matagorda County, Texas. This 49.71 acres is more particularly described by metes and bounds as follows:

BEGINNING at an existing 1/2 inch iron rod (N=13,555,407.98; E=2,946,942.49) located in the West line of Old Van Vleck Road and at the Southeast corner of a 0.72 acre tract described in Deed recorded in File No. 20173019 of the Official Records of Matagorda County, Texas for the Northeast corner of this 49.71 acres being described;

THENCE South 03° 17' 50" East, with the West line of Old Van Vleck Road a distance of 393.66 feet to an existing fence corner post located at the Northeast corner of a 1.0 acre tract described in Deed recorded in File No. 112151 of the Official Records of Matagorda County, Texas and at the Southeast corner of a 20 Foot Wide Utility Easement described in Deed recorded in File No. 20176742 of the Official Records of Matagorda County, Texas for East corner of this 49.71 acres being described;

THENCE South 86° 25′ 58″ West [deed call = South 86° 26′ 30″ West] crossing a portion of the said 28.68662 acre tract with the North line of the said 1.0 acre tract and the South line of the said Utility Easement, a distance of 295.31 feet [deed call = 295.40 feet] to an existing 1/2 inch iron rod located in the East line of an 8.214 acre tract described in Deed recorded in File No. 20176743 of the Official Records of Matagorda County, Texas and at the Northwest corner of the said 1.0 acre tract and at the Southwest corner of the said Utility Easement for a corner of this 49.71 acres being described;





# **Legal Description (Continued)**

THENCE North 03° 20' 12" West [deed call = South 03° 19' 40" East], crossing a part of the said 28.68662 acre with the East line of the said 8.214 acre tract, a distance of 154.80 feet [deed call = 155.10 feet] to a 5/8 inch iron rod with plastic cap set at the Northeast corner of the said 8.214 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 86° 39' 48" West [deed call = North 86° 40' 20" East], crossing a portion of the said 28.68662 acre tract with the North line of the said 8.214 acre tract, a distance of 501.45 feet [deed call = 501.45 feet] to a 5/8 inch iron rod with plastic cap set at the Northwest corner of the said 8.214 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 03° 20' 12" East [deed call = South 03° 19' 40" East], crossing a portion of the said 28.68662 acre tract with the West line of the said 8.214 acre tract, a distance of 424.23 feet [deed call= 424.31 feet] to an existing 1/2 inch iron rod located in the North line of a 13.7228 acre tract described in Deed recorded in File No. 20185002 of the Official Records of Matagorda County, Texas and at a corner of the said 8.214 acre tract for a corner of this 49.71 acres being described;

THENCE North 88° 50′ 06″ West [deed call = South 88° 50′ 30″ East], crossing a portion of the said 28.68662 acre tract and a portion of the above referenced 40.40 acre tract, with the North line of the said 13.7228 acre tract, a distance of 839.55 feet to an existing fence corner post located at the Northwest corner of the said 13.7228 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 01° 06' 18" West [deed call = North 01° 09' 30" East], crossing a portion of the said 40.40 acre tract with the West line of the said 13.7228 acre tract and the West line of a 26,216 Square Foot tract described in Deed recorded in File No. 20205482 of the Official Records of Matagorda County, Texas, a distance of 650.02 feet to an existing 1/2 inch iron rod located in the North line of State Highway No. 35 and at the Southwest corner of the said 26,216 Square Foot tract for the Southeast corner of this 49.71 acres being described;

THENCE North 86° 14' 09" West, with the North line of State Highway No. 35, a distance of 161.42 feet to an existing 1/2 inch iron rod located at the East corner of a 0.84 acre tract described in Deed recorded in File No. 104270 of the Official Records of Matagorda County, Texas for the lower Southwest corner of this 49.71 acres being described;

THENCE North 36° 39′ 10″ West [deed call = South 33° 35′ East], with the Northeast line of the said 0.84 acre tract and the Northeast line of the above referenced 5.09 acre tract and the Southwest line of the said 40.40 acre tract, a distance of 262.05 feet [deed call= 263.16 feet] to an existing 5/8 inch iron rod located at the Northeast corner of the said 0.84 acre tract for an interior corner of this 49.71 acres being described;

THENCE North 86° 16' 07" West [deed call = South 83° 00' East], crossing the said 5.09 acre tract with the North line of the said 0.84 acre tract, a distance of 184.42 feet [deed call = 184.4 feet] to an existing 5/8 inch iron rod located in the East line of the James Svetlik Subdivision relative to the plat recorded in Volume 2, Page 44 of the Plat Records of Matagorda County, Texas and in the West line of the said 5.09 acre tract and at the Northwest corner of the said 0.84 tract for the upper Southwest corner of this 49.71 acres being described;

THENCE North 36° 52' 07" West [plat call = South 34° 30' East], with the Northeast line of the said subdivision and the West line of the said 5.09 acre tract, a distance of 1524.89 feet to an existing 1/2 inch iron rod located at the North corner of the said subdivision and at the Southwest corner of Birkner's Addition to the City of Bay City relative to the plat recorded in Volume 2, Page 85 of the Plat Records of Matagorda County, Texas and at the West corner of the said 5.09 acre tract for the West corner of this 49.71 acres being described;

THENCE North 54° 34' 44" East [plat call= South 56° 17' West], with an interior line of the said Birkner's Addition and the Northwest line of the said 5.09 acre tract, a distance of 94.27 to an existing 1/2 inch iron rod located at an interior corner of the said Birkner's Addition and at a corner of the said 5.09 acre tract for the Northwest corner of this 49.71 acres being described;

THENCE South 86° 47' 48" East [plat call= North 85° 04' West], with an interior line of the said Birkner's addition and the South line of a 10.00 acre tract described in Deed recorded in File No. 20151699 of the Official Records of Matagorda County, Texas and the South line of A. L. L. Subdivision relative to the plat recorded in Slide 351B-352A of the Plat Records of Matagorda County, Texas and the South line of Sander's and Ray Addition to the City of Bay City relative to the plat recorded in Volume 3, Page 34 of the Matagorda County Plat Records and the South line of the said 0.72 acre tract and with the North line of the said 5.09 acre tract and with the North line of the said 40.40 acre tract and with the North line of the said 28.68622 acre tract, a distance of 2953.16 feet to the PLACE OF BEGINNING, containing within these metes and bounds 49.71 acres.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid based on RTK Network Base HAPB\_0219.

# Land Use

The land within the boundaries of the zone is vacant with the exception of a single family home and small scale accessory buildings located on the southwest corner of the zone. The land within the zone is well positioned for future development.

# Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

# **Current Ownership Information**

There is currently 1 parcel within the TIRZ #4 boundaries, Property ID 19964 owned by Crescent Capital Investments, LLC. The zone encompasses the majority of Property ID 19964, outlined below in blue, save and except the area surrounding the restaurant improvements on the southwestern corner of the tax parcel. The base year for TIRZ #4 will be 2022, the year in which the TIRZ was created. The 2022 taxable value of \$191,200 will need to be verified with the Matagorga County Appraisal District.



TIRZ #4 Parcel

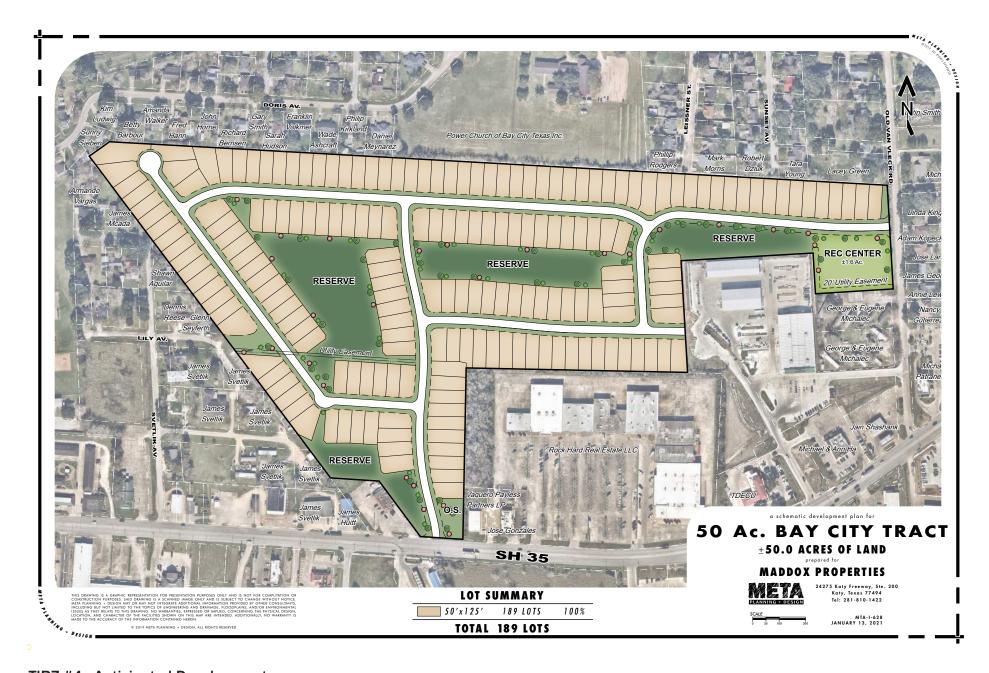
# **Anticipated Development**

The vacant land within the TIRZ is well positioned for future single family development. The table below provides an overview of the scope of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed.

	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1A						
Single Family	189	2024	\$230,000	\$43,470,000	\$0.00	\$0
Total				\$43,470,000		<b>\$0</b>

# **Anticipated Development**

The conceptual plan below informed the projections on the previous page. The plan below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections could be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.



TIRZ #4 - Anticipated Development

# **Project Costs of the Zone**

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 3,250,180	22.0%
Sanitary Sewer Facilities and Improvements	\$ 3,250,180	22.0%
Storm Water Facilities and Improvements	\$ 3,250,180	22.0%
Street and Intersection Improvements	\$ 3,250,180	22.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 1,403,487	9.5%
Administrative Costs	\$ 369,339	2.5%
	\$ 14,773,544	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

# **Method of Financing**

To fund the public improvements outlined on the previous page, Bay City will contribute 50% of its real property increment within the zone generated within the TIRZ. Per separate interlocal agreements, Matagorda County, Matagorda County Hopsital District, and the Port of Bay City will each contribute 50% of their real property increment within the zone generated within the TIRZ.

# **Debt Service**

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

# **Economic Feasibility Study**

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development unit counts and the anticipated taxable value per home can be found on Page 6.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2022 Rates	Particip	ation	
Bay City	0.63500000	50%	0.3175000
Matagorda County	0.38532000	50%	0.1926600
Matagorda County Hospital District	0.28995000	50%	0.1449750
Port of Bay City	0.05007000	50%	0.0250350
Cons & Recl District	0.00773000	0%	0.0000000
Coastal Plains GW District	0.00394000	0%	0.0000000
Drainage District #1	0.03835000	0%	0.0000000
Bay City ISD	1.26000000	0%	0.0000000
	2.67036000		0.6801700

Personal Property Tax - 2022 Rates	Participation							
Bay City	0.63500000	0%	0.0000000					
Matagorda County	0.38532000	0%	0.0000000					
Matagorda County Hospital District	0.28995000	0%	0.0000000					
Port of Bay City	0.05007000	0%	0.0000000					
Cons & Recl District	0.00773000	0%	0.0000000					
Coastal Plains GW District	0.00394000	0%	0.0000000					
Drainage District #1	0.03835000	0%	0.0000000					
Bay City ISD	1.26000000	0%	0.0000000					
	2.67036000		0.0000000					

Sales Tax Rate	0.0200000	(1 (1(10/2	0.0000000
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# **▶** INPUT

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTICIPATION							
Bay City	0.63500000	50%	0.3175000					
Matagorda County	0.38532000	50%	0.1926600					
Matagorda County Hospital District	0.28995000	50%	0.1449750					
Port of Bay City	0.05007000	50%	0.0250350					
Cons & Recl District	0.00773000	0%	0.0000000					
Coastal Plains GW District	0.00394000	0%	0.0000000					
Drainage District #1	0.03835000	0%	0.0000000					
Bay City ISD	1.26000000	0%	0.0000000					
	2.67036000		0.6801700					

PERSONAL PROPERTY TAX	PARTICIPATION						
Bay City	0.63500000	0%	0.0000000				
Matagorda County	0.38532000	0%	0.0000000				
Matagorda County Hospital District	0.28995000	0%	0.0000000				
Port of Bay City	0.05007000	0%	0.0000000				
Cons & Recl District	0.00773000	0%	0.0000000				
Coastal Plains GW District	0.00394000	0%	0.0000000				
Drainage District #1	0.03835000	0%	0.0000000				
Bay City ISD	1.26000000	0%	0.0000000				
	2.67036000		0.0000000				

Colon Tay Bata	0.0200000	0.009/	0.0000000
Sales Tax Rate	0.0200000	0.00%	0.0000000

TIRZ #1 A		AREA	REAL PR	ROPERTY	PERSONAL	. PROPERTY	<u>s</u>	ALES	
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VA	ALUE
Single Family	2024	189	\$ 230,000.00	\$ 43,470,000	\$ -	\$ -	\$ -	\$	-

TOTAL 189 43,470,000 - -

# OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL	PROP	ERTY	PERS	ONAL PROPE	RTY		SALES	
Bay City	23.8%	\$ 13,771,753	=	\$	13,771,753	+	\$	-	+	\$	-
Matagorda County	14.4%	\$ 8,356,743	=	\$	8,356,743	+	\$	-	+		
Matagorda County Hospital District	10.9%	\$ 6,288,378	=	\$	6,288,378	+	\$	-	+		
Port of Bay City	1.9%	\$ 1,085,908	=	\$	1,085,908	+	\$	-	+		
Cons & Recl District	0.3%	\$ 167,647	=	\$	167,647	+	\$	-	+		
Coastal Plains GW District	0.1%	\$ 85,450	=	\$	85,450	+	\$	-	+		
Drainage District #1	1.4%	\$ 831,727	=	\$	831,727	+	\$	-	+		
Bay City ISD	47.2%	\$ 27,326,629	=	\$	27,326,629	+	\$	-	+		
	100.0%	57,914,235		\$	57,914,235		\$	-		\$	-
		100.0%			100.0%	-		0.0%	_		0.00

TOTAL PARTICIPATION		TOTAL	REAL	PROP	ERTY	PERSON	IAL PROPE	RTY		SALES	
Bay City	46.7%	\$ 6,885,877	=	\$	6,885,877	+	\$		+	\$	-
Matagorda County	28.3%	\$ 4,178,372	=	\$	4,178,372	+	\$	-	+		
Matagorda County Hospital District	21.3%	\$ 3,144,189	=	\$	3,144,189	+	\$	-	+		
Port of Bay City	3.7%	\$ 542,954	=	\$	542,954	+	\$		+		
Cons & Recl District	0.0%	\$ -	=	\$	-	+	\$		+		
Coastal Plains GW District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Drainage District #1	0.0%	\$ -	=	\$	-	+	\$	-	+		
Bay City ISD	0.0%	\$ -	=	\$	-	+	\$	-	+		
·	100.0%	\$ 14,751,391		\$	14,751,391		\$	-		\$	-
		100.0%	-		100.0%	-		0.0%	=		0.0%

NET BENEFIT		TOTAL	REAL	. PROPE	ERTY	PERSON	AL PROP	ERTY		SALES	
Bay City	16.0%	\$ 6,885,877	=	\$	6,885,877	+	\$	-	+	\$	-
Matagorda County	9.7%	\$ 4,178,372	=	\$	4,178,372	+	\$	-	+	\$	-
Matagorda County Hospital District	7.3%	\$ 3,144,189	=	\$	3,144,189	+	\$	-	+	\$	-
Port of Bay City	1.3%	\$ 542,954	=	\$	542,954	+	\$	-	+	\$	-
Cons & Recl District	0.4%	\$ 167,647	=	\$	167,647	+	\$	-	+	\$	-
Coastal Plains GW District	0.2%	\$ 85,450	=	\$	85,450	+	\$	-	+	\$	-
Drainage District #1	1.9%	\$ 831,727	=	\$	831,727	+	\$	-	+	\$	-
Bay City ISD	63.3%	\$ 27,326,629	=	\$	27,326,629	+	\$	-	+	\$	-
	100.0%	\$ 43,162,844		\$	43,162,844		\$	-		\$	-
		400.00/			400.00/			0.00/	-		0.00/

# TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

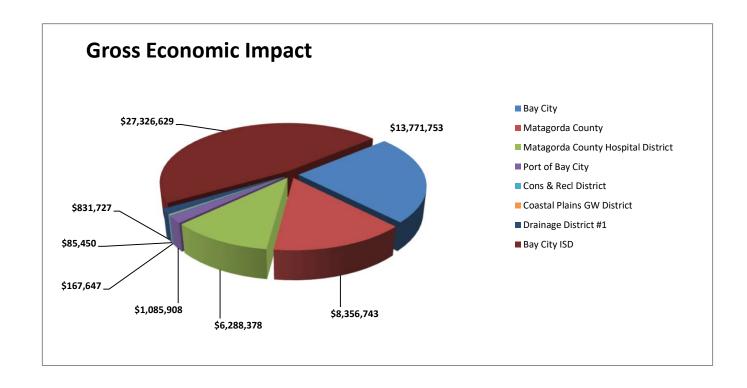
	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	
Single Family	Taxable Value Per Unit Cumulative SF	230,000	234,600	239,292 38	244,078 76	248,959 113	253,939 151	259,017 189	264,198 189	269,482 189	274,871 189	280,369 189	285,976 189	291,696 189	297,530 189	303,480 189	309,550 189	315,741 189	322,056 189	328,497 189	335,067 189	341,768 189	348,603 189	355,575 189	362,687 189	369,941 189	377,339 189	384,886 189	392,584 189	400,436 189	408,444 189	416,613 189	424,945 189	433,444 189	442,113 189	450,955 189	459,975 189	469,174 189	
REAL PROPERTY	Taxable Value	-	-	9,045,238 9,045,238	18,452,285 18,452,285	28,231,996 28,231,996	38,395,514 38,395,514	48,954,280 48,954,280	49,933,366 49,933,366	50,932,033 50,932,033	51,950,674 51,950,674	52,989,687 <b>52,989,687</b>	54,049,481 54,049,481	55,130,471 55,130,471	56,233,080 56,233,080	57,357,742 57,357,742	58,504,897 58,504,897	59,674,995 59,674,995	60,868,494 60,868,494	62,085,864 <b>62,085,864</b>	63,327,582 63,327,582	64,594,133 64,594,133	65,886,016 65,886,016		68,547,811 68,547,811	69,918,767 <b>69,918,767</b>	71,317,143 <b>71,317,143</b>	72,743,485 <b>72,743,485</b>	74,198,355 74,198,355	75,682,322 <b>75,682,322</b>	77,195,969 <b>77,195,969</b>		80,314,686 80,314,686		83,559,399 83,559,399		86,935,199 86,935,199	88,673,903 88,673,903	
Bay City Matagorda County Matagorda County Hospital Dis	PV	-	-	57,437 34,853 26,227	117,172 71,100 53,502	179,273 108,784 81,859	243,812 147,946 111,328	310,860 188,631 141,943	317,077 192,403 144,782	323,418 196,251 147,677	329,887 200,176 150,631	336,485 204,180 153,644	343,214 208,263 156,716	350,078 212,429 159,851	357,080 216,677 163,048	364,222 221,011 166,309	371,506 225,431 169,635	378,936 229,940 173,028	386,515 234,538 176,488	394,245 239,229 180,018	402,130 244,014 183,618	410,173 248,894 187,291	418,376 253,872 191,037	426,744 258,949 194,857	435,279 264,128 198,754	443,984 269,411 202,729	452,864 274,799 206,784	461,921 280,295 210,920	471,160 285,901 215,138	480,583 291,619 219,441	490,194 297,452 223,830	499,998 303,401 228,306	509,998 309,469 232,872	520,198 315,658 237,530	530,602 321,971 242,280	541,214 328,410 247,126	552,039 334,979 252,069	563,079 341,678 257,110	GROSS 13,771,753 8,356,743
Port of Bay City Cons & Recl District Coastal Plains GW District	suici	-		4,529 699 356	9,239 1,426 727	14,136 2,182 1,112	19,225 2,968 1,513 14,725	24,511 3,784 1,929	25,002 3,860 1,967	25,502 3,937 2,007	26,012 4,016 2,047	26,532 4,096 2,088	27,063 4,178 2,130	27,604 4,262 2,172	28,156 4,347 2,216	28,719 4,434 2,260	29,293 4,522 2,305	29,879 4,613 2,351	30,477 4,705 2,398	31,086 4,799 2,446	31,708 4,895 2,495	32,342 4,993 2,545	32,989 5,093 2,596 25,267	33,649 5.195	34,322 5,299 2,701	35,008 5,405 2,755	35,708 5,513 2,810	36,423 5,623 2,866	37,151 5,736 2,923	37,894 5,850 2,982	38,652 5,967 3,042	39,425 6,087 3,102	40,214 6,208 3,164	41,018 6,332 3,228	41,838 6,459 3,292	42,675 6,588 3,358	43,528 6,720 3,425		6,288,378 1,085,908 167,647 85,450
Drainage District #1 Bay City ISD Total		-	-	3,469 113,970 <b>241,540</b>	7,076 232,499 <b>492,742</b>	10,827 355,723 <b>753,896</b>	14,725 483,783 <b>1,025,298</b>	18,774 616,824 <b>1,307,256</b>	19,149 629,160 <b>1,333,401</b>	19,532 641,744 <b>1,360,069</b>	19,923 654,578 <b>1,387,270</b>	20,322 667,670 <b>1,415,015</b>	20,728 681,023 <b>1,443,316</b>	21,143 694,644 <b>1,472,182</b>	21,565 708,537 <b>1,501,626</b>	21,997 722,708 <b>1,531,658</b>	22,437 737,162 <b>1,562,291</b>	22,885 751,905 <b>1,593,537</b>	23,343 766,943 <b>1,625,408</b>	23,810 782,282 <b>1,657,916</b>	24,286 797,928 <b>1,691,074</b>	24,772 813,886 <b>1,724,896</b>	25,267 830,164 <b>1,759,394</b>	2,648 25,773 846,767 <b>1,794,582</b>	26,288 863,702 <b>1,830,473</b>	26,814 880,976 <b>1,867,083</b>	27,350 898,596 <b>1,904,424</b>	27,897 916,568 <b>1,942,513</b>	28,455 934,899 <b>1,981,363</b>	29,024 953,597 <b>2,020,990</b>	29,605 972,669 <b>2,061,410</b>	30,197 992,123 <b>2,102,638</b>	30,801 1,011,965 <b>2,144,691</b>	31,417 1,032,204 <b>2,187,585</b>	32,045 1,052,848 <b>2,231,337</b>	32,686 1,073,905 <b>2,275,964</b>	33,340 1,095,384 <b>2,321,483</b>	34,006 1,117,291 <b>2,367,912</b>	1,063,908 167,647 85,450 831.727 27,326,629 57,914,235
PERSONAL PROPERTY	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bay City Matagorda County	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- -	-	-	-	-	-	- -	-	1	GROSS
Matagorda County Hospital Dis Port of Bay City Cons & Recl District	strict	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Coastal Plains GW District Drainage District #1 Bay City ISD <b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Total	007	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	4000/	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Total		-	-	-	-	-	-	-	-	-	•	•	-	•	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY  Bay City	PV	-	-	57,437	117,172	179,273	243,812	310,860	317,077	323,418	329,887	336,485	343,214	350,078	357,080	364,222	371,506	378,936	386,515	394,245	402,130	410,173	418,376	426,744	435,279	443,984	452,864	461,921	471,160	480,583	490,194	499,998	509,998	520,198	530,602	541,214	552,039	563,079	GROSS 13,771,753
Matagorda County Matagorda County Hospital Dis Port of Bay City	strict	-	-	34,853 26,227 4,529	71,100 53,502 9,239	108,784 81,859 14,136	147,946 111,328 19,225 2,968 1,513 14,725	188,631 141,943 24,511	192,403 144,782 25,002	196,251 147,677 25,502	200,176 150,631 26,012	204,180 153,644 26,532	208,263 156,716 27,063	212,429 159,851 27,604	216,677 163,048 28,156	221,011 166,309 28,719	225,431 169,635 29,293	229,940 173,028 29,879	234,538 176,488 30,477	239,229 180,018 31,086 4,799	244,014 183,618 31,708 4,895	248,894 187,291 32,342	253,872 191,037 32,989	258,949 194,857 33,649	264,128 198,754 34,322	269,411 202,729 35,008	274,799 206,784 35,708 5,513	280,295 210,920 36,423	285,901 215,138 37,151 5,736	291,619 219,441 37,894	297,452 223,830 38,652 5,967	303,401 228,306 39,425 6,087	309,469 232,872 40,214	315,658 237,530 41,018	321,971 242,280 41,838	328,410 247,126 42,675	334,979 252,069 43,528 6,720		
Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD			-	699 356 3,469 113,970	53,502 9,239 1,426 727 7,076 232,499	14,136 2,182 1,112 10,827 355,723	2,968 1,513 14,725 483,783	141,943 24,511 3,784 1,929 18,774 616,824	144,782 25,002 3,860 1,967 19,149 629,160	3,937 2,007 19,532 641,744	150,631 26,012 4,016 2,047 19,923 654,578	4,096 2,088 20,322 667,670	156,716 27,063 4,178 2,130 20,728 681,023	27,604 4,262 2,172 21,143 694,644	163,048 28,156 4,347 2,216 21,565 708,537	4,434 2,260 21,997 722,708	4,522 2,305 22,437 737.162	4,613 2,351 22,885 751,905	4,705 2,398 23,343 766,943	2,446 23,810 782,282	2,495 24,286 797,928	32,342 4,993 2,545 24,772 813,886	191,037 32,989 5,093 2,596 25,267 830,164	33,649 5,195 2,648 25,773 846,767	5,299 2,701 26,288 863,702	5,405 2,755 26,814 880,976	2,810 27,350 898.596	5,623 2,866 27,897 916,568	2,923 28,455 934.899	37,894 5,850 2,982 29,024 953,597	3,042 29,605 972,669	3,102 30,197 992,123	6,208 3,164 30,801 1,011,965	6,332 3,228 31,417 1,032,204	6,459 3,292 32,045 1,052,848	42,675 6,588 3,358 32,686 1,073,905	3,425 33,340 1,095,384	3,494 34,006	6.288.378 1.085.908 167.647 85.450 831.727 27.326.629 57.914.285
Bay City ISD <b>Total</b>		-	-	241,540	492,742	753,896	1,025,298	1,307,256	1,333,401	1,360,069	1,387,270	1,415,015	1,443,316	1,472,182	1,501,626	1,531,658	1,562,291	1,593,537	1,625,408	1,657,916	1,691,074	1,724,896	1,759,394	1,794,582	1,830,473	1,867,083	1,904,424	1,942,513	1,981,363	2,020,990	2,061,410	2,102,638	2,144,691	2,187,585	2,231,337	2,275,964	2,321,483	2,367,912	57,914,235
PARTICIPATION																																							
REAL PROPERTY	Taxable Value	-	-	9,045,238	18,452,285	28,231,996 89.637	38,395,514	48,954,280	49,933,366	50,932,033	51,950,674	52,989,687	54,049,481	55,130,471	56,233,080	,,	58,504,897	59,674,995	60,868,494	62,085,864	63,327,582	64,594,133	65,886,016		68,547,811	69,918,767		72,743,485	74,198,355	75,682,322	77,195,969	78,739,888	80,314,686	81,920,980	83,559,399	85,230,587		88,673,903	GROSS 6.885.877
Bay City Matagorda County Matagorda County Hospital Dis Port of Bay City	strict	- - -	-	28,719 17,427 13,113 2,264	58,586 35,550 26,751 4,620	54,392 40,929 7,068	121,906 73,973 55,664 9,612	155,430 94,315 70,971 12,256	158,538 96,202 72,391 12,501	161,709 98,126 73,839 12,751	164,943 100,088 75,315 13,006	168,242 102,090 76,822 13,266	171,607 104,132 78,358 13,531	175,039 106,214 79,925 13,802	178,540 108,339 81,524 14,078	182,111 110,505 83,154 14,360	185,753 112,716 84,817 14,647	189,468 114,970 86,514 14,940	193,257 117,269 88,244 15,238	197,123 119,615 90,009 15,543	201,065 122,007 91,809 15,854	205,086 124,447 93,645 16,171	209,188 126,936 95,518 16,495	213,372 129,475 97,429 16,824	217,639 132,064 99,377 17,161	221,992 134,705 101,365 17,504	226,432 137,400 103,392 17,854	230,961 140,148 105,460 18,211	235,580 142,951 107,569 18,576	240,291 145,810 109,720 18,947	245,097 148,726 111,915 19,326	249,999 151,700 114,153 19,713	254,999 154,734 116,436 20,107	260,099 157,829 118,765 20,509	265,301 160,986 121,140 20,919	270,607 164,205 123,563 21,337	276,019 167,489 126,034 21,764	281,540 170,839 128,555 22,200	4.178.372 3.144.189 542.954
Cons & Recl District Coastal Plains GW District Drainage District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		:
Bay Cify ISD <i>Total</i>		-	-	61,523	125,507	192,026	261,155	332,972	339,632	346,424	353,353	360,420	367,628	374,981	382,481	390,130	397,933	405,891	414,009	422,289	430,735	439,350	448,137	457,100	466,242	475,566	485,078	494,779	504,675	514,768	525,064	535,565	546,276	557,202	568,346	579,713	591,307	603,133	14,751,391
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	=	-	-	-	=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Bay City Matagorda County Matagorda County Hospital Dis	strict	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Ē	
Port of Bay City Cons & Recl District Coastal Plains GW District		- - -	-	- - -	-	-	-	-	- - -	- - -	-	- - -	- - -	- - -	- - -	-	-	-	-	-	- - -	- - -	-	-	-	-	-	-	-	-	-	- - -	-	-	-	- - -	- - -		1
Drainage District #1 Bay City ISD <b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	PV	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- •	ROSS -
SUMMARY	PV			29 710	69 696	90.627	121 006	155 420	150 520	161 700	164 042	169 242	171 607	175.020	179 540	192 111	195 752	190 469	102 267	107 122	201.066	205.096	200 100	213 372	217,639	224 002	226 422	220.061	225 590	240 201	245.007	240,000	254 000	260,000	265 201	270 607	276.010	291 640	GROSS 6 885 877
Matagorda County Matagorda County Hospital Dis Port of Bay City	strict	-		17,427 13,113 2,264	35,550 26,751 4,620	54,392 40,929 7,068	73,973 55,664 9,612	94,315 70,971 12,256	96,202 72,391 12,501	98,126 73,839 12,751	100,088 75,315 13,006	102,090 76,822 13,266	104,132 78,358 13,531	106,214 79,925 13,802	108,339 81,524 14,078	110,505 83,154 14,360	112,716 84,817 14,647	114,970 86,514 14,940	117,269 88,244 15,238	119,615 90,009 15,543	122,007 91,809 15,854	124,447 93,645 16,171	126,936 95,518 16,495	129,475 97,429 16,824	132,064 99,377 17,161	134,705 101,365 17,504	137,400 103,392 17,854	140,148 105,460 18,211	142,951 107,569 18,576	145,810 109,720 18,947	148,726 111,915 19,326	151,700 114,153 19,713	154,734 116,436 20,107	157,829 118,765 20,509	160,986 121,140 20,919	164,205 123,563 21,337	167,489 126,034 21,764	170,839 128,555 22,200	4,178,372 3,144,189 542,954
Cons & Recl District Coastal Plains GW District Drainage District #1		÷ ÷	-	- - -	-	-	-	-	-	- - -	-	= =	-	= =	= =	- -	-	-	-	-	-	- -	-	-	- -	= =	-	-	-	-	-	-	- -	- -	-	= =	- - -	-	
Bay City ISD <i>Total</i>		-	-	61,523	125,507	192,026	- 261,155	332,972	339,632	346,424	353,353	360,420	367,628	374,981	382,481	390,130	397,933	405,891	414,009	422,289	430,735	439,350	- 448,137	457,100	466,242	475,566	485,078	494,779	504,675	- 514,768	525,064	535,565	546,276	557,202	568,346	579,713	591,307	603,133	14.751.391
TOTAL TAX REVENUE - F	PARTICIPATION = NE	T BENEFIT																																					
SUMMARY Bay City	PV	-	-	28,719	58,586	89,637	121,906	155,430	158,538	161,709	164,943	168,242	171,607	175,039	178,540	182,111	185,753	189,468	193,257	197,123	201,065	205,086	209,188	213,372	217,639	221,992	226,432	230,961	235,580	240,291	245,097	249,999	254,999	260,099	265,301	270,607	276,019	281,540	GROSS 6,885,877
Matagorda County Matagorda County Hospital Dis Port of Bay City Cons & Recl District	strict	-	-	17,427 13,113 2,264	35,550 26,751 4,620 1,426	54,392 40,929 7,068 2,182	73,973 55,664 9,612 2,968	94,315 70,971 12,256 3,784 1,929	96,202 72,391 12,501 3,860	98,126 73,839 12,751 3,937	100,088 75,315 13,006 4,016 2,047	102,090 76,822 13,266 4,096	104,132 78,358 13,531 4 178	106,214 79,925 13,802 4,262	108,339 81,524 14,078 4 347	110,505 83,154 14,360 4 434	112,716 84,817 14,647 4 522	114,970 86,514 14,940 4,613	117,269 88,244 15,238 4 705	119,615 90,009 15,543 4,799	122,007 91,809 15,854 4,895	124,447 93,645 16,171 4,993	126,936 95,518 16,495 5,003	129,475 97,429 16,824 5,195	132,064 99,377 17,161 5 299	134,705 101,365 17,504 5,405	137,400 103,392 17,854 5,513	140,148 105,460 18,211 5,623	142,951 107,569 18,576 5,736	145,810 109,720 18,947 5,850	148,726 111,915 19,326 5,967	151,700 114,153 19,713 6,087 3,102	154,734 116,436 20,107 6 208	157,829 118,765 20,509 6 332	160,986 121,140 20,919 6.459	164,205 123,563 21,337 6,588 3,358	167,489 126,034 21,764 6,720	170,839 128,555 22,200 6.854	4.178.372 3.144.189 542.954 167.647
Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD		-	-	699 356 3,469 113,970	1,426 727 7,076 232,499	2,182 1,112 10,827 355,723	55,664 9,612 2,968 1,513 14,725 483,783	1,929 18,774 616,824	12,501 3,860 1,967 19,149 629,160	3,937 2,007 19,532 641,744	2,047 19,923 654,578	13,266 4,096 2,088 20,322 667,670	78,358 13,531 4,178 2,130 20,728 681,023	4,262 2,172 21,143 694,644	14,078 4,347 2,216 21,565 708,537	14,360 4,434 2,260 21,997 722,708	4,522 2,305 22,437 737,162	4,613 2,351 22,885 751,905	4,705 2,398 23,343 766,943	2,446 23,810 782,282	4,895 2,495 24,286 797,928	4,993 2,545 24,772 813,886	5,093 2,596 25,267 830,164	5,195 2,648 25,773 846,767	5,299 2,701 26,288 863,702	5,405 2,755 26,814 880,976	5,513 2,810 27,350 898,596	2,866 27,897 916,568	5,736 2,923 28,455 934,899	5,850 2,982 29,024 953,597	5,967 3,042 29,605 972,669	3,102 30,197 992,123	6,208 3,164 30,801 1,011,965	6,332 3,228 31,417 1,032,204	6,459 3,292 32,045 1,052,848	3,358 32,686 1,073,905	6,720 3,425 33,340 1,095,384	22,200 6,854 3,494 34,006 1,117,291	167.647 85.450 831.727 27.326.629 43,162,844
Bay City ISD Total		-	-	180,017	367,236	561,870	764,144	974,283	993,769	1,013,644	1,033,917	1,054,595	1,075,687	1,097,201	1,119,145	1,141,528	1,164,359	1,187,646	1,211,399	1,235,627	1,260,339	1,285,546	1,311,257	1,337,482	1,364,232	1,391,516	1,419,347	1,447,734	1,476,688	1,506,222	1,536,346	1,567,073	1,598,415	1,630,383	1,662,991	1,696,251	1,730,176	1,764,779	43,162,844

TAXABLE BAS		.00%												EST	IMATE C	F GENE	RAL IM	PACT O	F PROP	OSED Z	ONE PR	OPERTY	VALUE	S AND T	AX REV	ENUES															
J	Bay City  Matagorda County orda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	.00%  REAL  0.6350000 0.3853200 0.2899500 0.0500700 0.0077300 0.0039400 0.0383500 1.2600000 2.6703600	PROPERTY TA 50% 50% 50% 50% 0% 0% 0% 0%	X 0.3175000 0.1926600 0.1449750 0.0250350 0.0000000 0.0000000 0.0000000 0.000000	Matago	orda County Hos Por Cons & Coastal Plains Drainac	rt of Bay City Recl District	USINESS PER: 0.6350000 0.3853200 0.2899500 0.0500700 0.0077300 0.0039400 0.0383500 1.2600000 2.6703600	SONAL PROP 0% 0% 0% 0% 0% 0% 0% 0%	0.0000000 0.0000000 0.0000000 0.0000000 0.000000		E	0.0200000	SALES TAX 0.00%	0.0000000																										
REVENUE YEAR		BASE YEAR 2022	0 <b>2022</b>	1 2023	2 2024	3 <b>2025</b>	4 2026	5 <b>2027</b>	6 <b>2028</b>	7 <b>2029</b>	8 <b>2030</b>	9 <b>2031</b>	10 <b>2032</b>	11 2033	12 <b>2034</b>	13 <b>2035</b>	14 2036	15 <b>2037</b>	16 <b>2038</b>	17 <b>2039</b>	18 <b>2040</b>	19 <b>2041</b>	20 <b>2042</b>	21 <b>2043</b>	22 <b>2044</b>	23 <b>2045</b>	24 <b>2046</b>	25 <b>2047</b>	26 <b>2048</b>	27 <b>2049</b>	28 <b>2050</b>	29 <b>2051</b>	30 <b>2052</b>	31 <b>2053</b>	32 <b>2054</b>	33 <b>2055</b>	34 <b>2056</b>	35 <b>2057</b>	36 <b>2058</b>	TOTALS	
	Bay City Matagorda County orda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200		
, and the second	Bay City Matagorda County orda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD		191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	195,024 195,024 195,024 195,024 195,024 195,024 195,024 195,024	198,924 198,924 198,924 198,924 198,924 198,924 198,924 198,924	202,903 202,903 202,903 202,903 202,903 202,903 202,903 202,903	206,961 206,961 206,961 206,961 206,961 206,961 206,961 206,961	211,100 211,100 211,100 211,100 211,100 211,100 211,100 211,100	215,322 215,322 215,322 215,322 215,322 215,322 215,322 215,322	219,629 219,629 219,629 219,629 219,629 219,629 219,629 219,629	224,021 224,021 224,021 224,021 224,021 224,021 224,021 224,021	228,502 228,502 228,502 228,502 228,502 228,502 228,502 228,502	233,072 233,072 233,072 233,072 233,072 233,072 233,072 233,072	237,733 237,733 237,733 237,733 237,733 237,733 237,733 237,733	242,488 242,488 242,488 242,488 242,488 242,488 242,488 242,488	247,338 247,338 247,338 247,338 247,338 247,338 247,338 247,338	252,284 252,284 252,284 252,284 252,284 252,284 252,284 252,284	257,330 257,330 257,330 257,330 257,330 257,330 257,330 257,330	262,477 262,477 262,477 262,477 262,477 262,477 262,477 262,477	267,726 267,726 267,726 267,726 267,726 267,726 267,726 267,726	273,081 273,081 273,081 273,081 273,081 273,081 273,081 273,081	278,542 278,542 278,542 278,542 278,542 278,542 278,542 278,542	284,113 284,113 284,113 284,113 284,113 284,113 284,113 284,113	289,795 289,795 289,795 289,795 289,795 289,795 289,795 289,795	295,591 295,591 295,591 295,591 295,591 295,591 295,591 295,591	301,503 301,503 301,503 301,503 301,503 301,503 301,503 301,503	307,533 307,533 307,533 307,533 307,533 307,533 307,533 307,533	313,684 313,684 313,684 313,684 313,684 313,684 313,684	319,958 319,958 319,958 319,958 319,958 319,958 319,958 319,958	326,357 326,357 326,357 326,357 326,357 326,357 326,357 326,357	332,884 332,884 332,884 332,884 332,884 332,884 332,884 332,884	339,542 339,542 339,542 339,542 339,542 339,542 339,542 339,542	346,332 346,332 346,332 346,332 346,332 346,332 346,332 346,332	353,259 353,259 353,259 353,259 353,259 353,259 353,259 353,259	360,324 360,324 360,324 360,324 360,324 360,324 360,324	367,531 367,531 367,531 367,531 367,531 367,531 367,531	374,881 374,881 374,881 374,881 374,881 374,881 374,881 374,881	382,379 382,379 382,379 382,379 382,379 382,379 382,379 382,379	390,026 390,026 390,026 390,026 390,026 390,026 390,026 390,026		
, and the second	REMENT  Bay City  Matagorda County  orda County Hospital District  Port of Bay City  Cons & Recl District  Coastal Plains GW District  Drainage District #1  Bay City ISD		0 0 0 0 0	3,824 3,824 3,824 3,824 3,824 3,824 3,824 3,824	7,724 7,724 7,724 7,724 7,724 7,724 7,724 7,724 7,724	11,703 11,703 11,703 11,703 11,703 11,703 11,703 11,703	15,761 15,761 15,761 15,761 15,761 15,761 15,761 15,761	19,900 19,900 19,900 19,900 19,900 19,900 19,900	24,122 24,122 24,122 24,122 24,122 24,122 24,122 24,122	28,429 28,429 28,429 28,429 28,429 28,429 28,429 28,429	32,821 32,821 32,821 32,821 32,821 32,821 32,821 32,821	37,302 37,302 37,302 37,302 37,302 37,302 37,302 37,302	41,872 41,872 41,872 41,872 41,872 41,872 41,872 41,872	46,533 46,533 46,533 46,533 46,533 46,533 46,533	51,288 51,288 51,288 51,288 51,288 51,288 51,288 51,288	56,138 56,138 56,138 56,138 56,138 56,138 56,138 56,138	61,084 61,084 61,084 61,084 61,084 61,084 61,084	66,130 66,130 66,130 66,130 66,130 66,130 66,130	71,277 71,277 71,277 71,277 71,277 71,277 71,277 71,277 71,277	76,526 76,526 76,526 76,526 76,526 76,526 76,526 76,526	81,881 81,881 81,881 81,881 81,881 81,881 81,881	87,342 87,342 87,342 87,342 87,342 87,342 87,342 87,342	92,913 92,913 92,913 92,913 92,913 92,913 92,913 92,913	98,595 98,595 98,595 98,595 98,595 98,595 98,595 98,595	104,391 104,391 104,391 104,391 104,391 104,391 104,391	110,303 110,303 110,303 110,303 110,303 110,303 110,303 110,303	116,333 116,333 116,333 116,333 116,333 116,333 116,333 116,333	122,484 122,484 122,484 122,484 122,484 122,484 122,484 122,484	128,758 128,758 128,758 128,758 128,758 128,758 128,758 128,758 128,758	135,157 135,157 135,157 135,157 135,157 135,157 135,157 135,157	141,684 141,684 141,684 141,684 141,684 141,684 141,684 141,684	148,342 148,342 148,342 148,342 148,342 148,342 148,342 148,342	155,132 155,132 155,132 155,132 155,132 155,132 155,132 155,132	162,059 162,059 162,059 162,059 162,059 162,059 162,059 162,059	169,124 169,124 169,124 169,124 169,124 169,124 169,124 169,124	176,331 176,331 176,331 176,331 176,331 176,331 176,331 176,331	183,681 183,681 183,681 183,681 183,681 183,681 183,681	191,179 191,179 191,179 191,179 191,179 191,179 191,179 191,179	198,826 198,826 198,826 198,826 198,826 198,826 198,826 198,826		
	Bay City Matagorda County orda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0	12 7 6 1 0 0 0	25 15 11 2 0 0 0	37 23 17 3 0 0 0	50 30 23 4 0 0 0	63 38 29 5 0 0 0	77 46 35 6 0 0 0	90 55 41 7 0 0 0	104 63 48 8 0 0 0	118 72 54 9 0 0 0	133 81 61 10 0 0 0	148 90 67 12 0 0 0	163 99 74 13 0 0 0	178 108 81 14 0 0 0	194 118 89 15 0 0	210 127 96 17 0 0 0	226 137 103 18 0 0 0	243 147 111 19 0 0 0 0	260 158 119 20 0 0 0	277 168 127 22 0 0 0 0	295 179 135 23 0 0 0	313 190 143 25 0 0 0	331 201 151 26 0 0 0	350 213 160 28 0 0 0	369 224 169 29 0 0 0	389 236 178 31 0 0 0 0	409 248 187 32 0 0 0	429 260 196 34 0 0 0	450 273 205 35 0 0 0	471 286 215 37 0 0 0	493 299 225 39 0 0 0	515 312 235 41 0 0 0	537 326 245 42 0 0 0 0	560 340 256 44 0 0 0	583 354 266 46 0 0 0	607 368 277 48 0 0 0 0	631 383 288 50 0 0 0	4,722 Mata 815 Port 0 Cons 0 Coas 0 Drair	City agorda County Hospital District of Bay City s & Red District stal Plains GW District nage District #1 City ISD
REVENUE #1 TIRZ #4 - INCREMENT	T REAL PROPERTY TAX		0	0	0.045.228	19 452 295	29 221 006	29 205 514	49.054.290	40 022 266	50 022 022	51 050 674	52 090 697	54 040 491	55 120 471	56 222 090	67 267 742	59 504 907	50 674 005	NOV 888 09	62.096.964	62 227 592	64 504 122	86 998 018	67 202 726	69 547 911	69.918.767	71 217 1/2	2 742 495	74 109 255 7	-5 692 222 T	77 106 060	70 720 000	90 214 696	91 020 090	92 550 200	95 220 597	86.935.199	89 672 002		
Matagor	S PERSONAL PROPERTY  Bay City  Matagorda County  orda County Hospital District  Port of Bay City  Cons & Real District  Coastal Plains GW District  Drainage District #1  Bay City ISD	npv @ 6%	0 0 0 0 0 0 0	0 0 0 0 0 0	0 28,719 17,427 13,113 2,264 0 0 0 0	0 58,586 35,550 26,751 4,620 0 0 0	9,637 54,392 40,929 7,068 0 0 0	0 121,906 73,973 55,664 9,612 0 0 0 0	0 155,430 94,315 70,971 12,256 0 0 0 0 332,972	0 158,538 96,202 72,391 12,501 0 0 0 339,632	0 161,709 98,126 73,839 12,751 0 0 0	0 164,943 100,088 75,315 13,006 0 0 0 0 353,353	0 168,242 102,090 76,822 13,266 0 0 0	0 171,607 104,132 78,358 13,531 0 0 0 367,628	0 175,039 106,214 79,925 13,802 0 0 0	0 178,540 108,339 81,524 14,078 0 0 0 382,481	0 182,111 110,505 83,154 14,360 0 0 0 390,130	0 185,753 112,716 84,817 14,647 0 0 0 0	0 189,468 114,970 86,514 14,940 0 0 0 405,891	0 193,257 117,269 88,244 15,238 0 0 0	0 197,123 119,615 90,009 15,543 0 0 0 422,289	0 201,065 122,007 91,809 15,854 0 0 0	0 205,086 124,447 93,645 16,171 0 0 0 439,350	0 209,188 126,936 95,518 16,495 0 0 0	0 213,372 129,475 97,429 16,824 0 0 0 0	0 217,639 132,064 99,377 17,161 0 0 0	0 221,992 134,705 101,365 17,504 0 0 0 0	0 226,432 137,400 103,392 17,854 0 0 0 0	0 230,961 140,148 105,460 18,211 0 0 0 0	0 235,580 142,951 107,569 18,576 0 0 0	0 240,291 145,810 109,720 18,947 0 0 0 0 514,768	0 245,097 148,726 111,915 19,326 0 0 0 0 0	0 249,999 151,700 114,153 19,713 0 0 0 0 535,565	0 254,999 154,734 116,436 20,107 0 0 0 0	0 260,099 157,829 118,765 20,509 0 0 0 0	0 265,301 160,986 121,140 20,919 0 0 0 0	0 270,607 164,205 123,563 21,337 0 0 0 0 579,713	0 276,019 167,489 126,034 21,764 0 0 0 0	281,540 170,839 128,555	6,885,877 #REI 4,178,372 #REI 3,144,189 #REI 542,954 #REI 0 #REI 0 #REI 0 #REI 14,751,391	F! F! F! F! F!
REVENUE A, 1			0	26	61,576	125,587	192,133	261,290	333,136	339,825	346,648	353,607	360,705	367,945	375,330	382,862	390,546	398,383	406,376	414,530	422,846	431,329	439,982	448,808	457,810	466,992	476,358	485,911	495,655	505,594	515,732	526,073	536,620	547,379	558,352	569,545	580,962	592,607	604,486	14,773,544	
Running Total  GROSS	I	14,773,544	2022	26 2023	61,602	187,188 2025	379,321 2026	640,611	973,747 2028	1,313,572	1,660,220 2030	2,013,827 2031	2,374,531 2032	2,742,476	3,117,806	3,500,668 2035	3,891,214	4,289,597	4,695,973	5,110,503 2039	5,533,349 2040	5,964,678 2041	6,404,660	6,853,468	7,311,277	7,778,269 2045	8,254,627 2046	8,740,538 2047	9,236,193 2048	9,741,787 1 2049	0,257,519 1 2050	2051	11,320,213 2052	11,867,591 2053	12,425,943 2054	12,995,489 2055	13,576,451 2056	14,169,058 2057	14,773,544		
	Bay City Matagorda County orda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1		0 0 0 0	12 7 6 1 0	28,743 17,441 13,125 2,266 0	58,623 35,573 26,768 4,622 0	89,687 54,422 40,952 7,072 0	121,969 74,011 55,693 9,617 0	155,506 94,362 71,006 12,262 0	158,629 96,256 72,432 12,508 0	161,813 98,189 73,886 12,759 0	165,062 100,160 75,370 13,015 0	168,375 102,171 76,883 13,276 0	171,755 104,221 78,426 13,543 0	175,202 106,313 80,000 13,815 0	178,718 108,447 81,605 14,092 0	182,305 110,623 83,243 14,375 0	185,963 112,843 84,913 14,663 0	189,694 115,107 86,617 14,957 0	193,500 117,417 88,355 15,258 0	197,383 119,772 90,128 15,564 0	201,342 122,175 91,936 15,876 0	205,381 124,626 93,780 16,194 0	209,501 127,126 95,661 16,519 0	213,703 129,676 97,580 16,851 0	217,990 132,277 99,537 17,189 0	222,361 134,930 101,533 17,533 0	226,821 137,636 103,570 17,885 0	231,369 140,396 105,647 18,244 0	236,009 143,211 107,765 18,609 0	240,741 146,083 109,926 18,983 0	245,568 149,012 112,130 19,363 0	250,492 151,999 114,378 19,751 0	255,514 155,046 116,671 20,147 0 0	260,636 158,155 119,010 20,551 0	265,861 161,325 121,396 20,963 0	271,190 164,559 123,829 21,383 0 0	276,626 167,858 126,311 21,812 0 0	171,222 128.843	543,769 Port 0 Cons 0 Coas	agorda County agorda County Hospital District

TAXABLE BASE YEAR GROWTH 2.00% DISCOUNT RATE 6.00%											ESTI	MATE O	F GENE	RAL IM	PACT O	FPROP	OSED Z	ONE PR	OPERTY	VALUE	S AND T	AX REV	ENUES														
	100% 0.0039	9500 Mat 9700 9300 9400 9500	agorda County Ho Poi Cons & Coastal Plains Drainag	rt of Bay City Recl District s GW District	0.6350000 0.3853200 0.2899500 0.0500700 0.0077300	100% 100% 100% 100% 100%	RTY TAX 0.6350000 0.3853200 0.2899500 0.0500700 0.0077300 0.0039400 0.0383500 1.2600000 2.6703600			0.0200000	ALES TAX 100.00%	0.0200000																									
REVENUE YEAR 2022		1 2 023 2024	3 <b>2025</b>	4 2026	5 <b>2027</b>	6 2028	7 2029	8 2030	9 <b>2031</b>	10 <b>2032</b>	11 2033	12 <b>2034</b>	13 <b>2035</b>	14 2036	15 <b>2037</b>	16 <b>2038</b>	17 2039	18 <b>2040</b>	19 <b>2041</b>	20 <b>2042</b>	21 <b>2043</b>	22 <b>2044</b>	23 <b>2045</b>	24 <b>2046</b>	25 <b>2047</b>	26 <b>2048</b>	27 <b>2049</b>	28 <b>2050</b>	29 <b>2051</b>	30 <b>2052</b>	31 <b>2053</b>	32 <b>2054</b>	33 <b>2055</b>	34 2056	35 <b>2057</b>	36 <b>2058</b>	TOTALS
BASE YEAR Bay City Malagorda County Hospital District Port of Bay City Cons & Red District Constal Plains GW District Dranage District 191,200 Bay City Dranage District 191,200 Bay City ISD 191,200 Bay City ISD 191,200	191,200 191, 191,200 191, 191,200 191, 191,200 191, 191,200 191, 191,200 191, 191,200 191, 191,200 191,	200 191,200 200 191,200 200 191,200 200 191,200 200 191,200 200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	191,200 191,200 191,200 191,200 191,200 191,200 191,200 191,200	
TAXABLE VALUE  Bay City  Matagorda County  Matagorda County  Matagorda County  Port of Bay City  Core & Reel Delistrict  Coastal Plains GW District  Drainage District et l  Bay City ISD	191,200 195, 191,200 195, 191,200 195, 191,200 195, 191,200 195, 191,200 195, 191,200 195, 191,200 195,	024 198,924 024 198,924 024 198,924 024 198,924 024 198,924 024 198,924	202,903 202,903 202,903 202,903 202,903 202,903 202,903 202,903	206,961 206,961 206,961 206,961 206,961 206,961 206,961 206,961	211,100 211,100 211,100 211,100 211,100 211,100 211,100 211,100	215,322 215,322 215,322 215,322 215,322 215,322 215,322 215,322	219,629 219,629 219,629 219,629 219,629 219,629	224,021 224,021 224,021 224,021 224,021 224,021	228,502 228,502 228,502 228,502 228,502 228,502 228,502	233,072	237,733 237,733 237,733 237,733 237,733 237,733 237,733 237,733	242,488 242,488 242,488 242,488 242,488 242,488 242,488 242,488	247,338 247,338 247,338 247,338 247,338 247,338 247,338 247,338	252,284 252,284 252,284 252,284 252,284 252,284 252,284 252,284 252,284	257,330 257,330 257,330 257,330 257,330 257,330 257,330 257,330	262,477 262,477 262,477 262,477 262,477 262,477 262,477 262,477	267,726 267,726 267,726 267,726 267,726 267,726 267,726 267,726	273,081 273,081 273,081 273,081 273,081 273,081 273,081 273,081	278,542 278,542 278,542 278,542 278,542 278,542 278,542 278,542	284,113 284,113 284,113 284,113 284,113 284,113 284,113 284,113	289,795 289,795 289,795 289,795 289,795 289,795 289,795 289,795	295,591 295,591 295,591 295,591 295,591 295,591 295,591 295,591	301,503 301,503 301,503 301,503 301,503 301,503 301,503 301,503	307,533 307,533 307,533 307,533 307,533 307,533 307,533 307,533	313,684 313,684 313,684 313,684 313,684 313,684 313,684 313,684	319,958 319,958 319,958 319,958 319,958 319,958 319,958 319,958	326,357 326,357 326,357 326,357 326,357 326,357 326,357 326,357 326,357	332,884 332,884 332,884 332,884 332,884 332,884 332,884 332,884	339,542 339,542 339,542 339,542 339,542 339,542 339,542 339,542	346,332 346,332 346,332 346,332 346,332 346,332 346,332 346,332	353,259 353,259 353,259 353,259 353,259 353,259 353,259 353,259	360,324 360,324 360,324 360,324 360,324 360,324 360,324 360,324	367,531 367,531 367,531 367,531 367,531 367,531 367,531 367,531	374,881 374,881 374,881 374,881 374,881 374,881 374,881 374,881	382,379 382,379 382,379 382,379 382,379 382,379 382,379 382,379	390,026 390,026 390,026 390,026 390,026 390,026 390,026 390,026	
TAXABLE VALUE INCREMENT  Bay City  Matagorda County  Matagorda County  Matagorda County Hospital District  Port of Bay City  Cone & Red District  Coastal Plains GW District  Drainage District 11  Bay City ISD	0 3, 0 3, 0 3, 0 3, 0 3,	824 7,724 824 7,724 824 7,724 824 7,724 824 7,724 824 7,724 824 7,724 824 7,724 824 7,724	11,703 11,703 11,703 11,703 11,703 11,703 11,703 11,703	15,761 15,761 15,761 15,761 15,761 15,761 15,761	19,900 19,900 19,900 19,900 19,900 19,900 19,900 19,900	24,122 24,122 24,122 24,122 24,122 24,122 24,122 24,122 24,122	28,429 28,429 28,429 28,429 28,429 28,429 28,429 28,429	32,821 32,821 32,821 32,821 32,821 32,821 32,821 32,821 32,821	37,302 37,302 37,302 37,302 37,302 37,302 37,302 37,302 37,302	41,872 41,872 41,872 41,872 41,872 41,872 41,872 41,872	46,533 46,533 46,533 46,533 46,533 46,533 46,533	51,288 51,288 51,288 51,288 51,288 51,288 51,288 51,288	56,138 56,138 56,138 56,138 56,138 56,138 56,138 56,138	61,084 61,084 61,084 61,084 61,084 61,084 61,084	66,130 66,130 66,130 66,130 66,130 66,130 66,130 66,130	71,277 71,277 71,277 71,277 71,277 71,277 71,277 71,277 71,277	76,526 76,526 76,526 76,526 76,526 76,526 76,526 76,526	81,881 81,881 81,881 81,881 81,881 81,881 81,881 81,881	87,342 87,342 87,342 87,342 87,342 87,342 87,342 87,342	92,913 92,913 92,913 92,913 92,913 92,913 92,913 92,913	98,595 98,595 98,595 98,595 98,595 98,595 98,595 98,595	104,391 104,391 104,391 104,391 104,391 104,391 104,391 104,391	110,303 110,303 110,303 110,303 110,303 110,303 110,303 110,303	116,333 116,333 116,333 116,333 116,333 116,333 116,333	122,484 122,484 122,484 122,484 122,484 122,484 122,484 122,484	128,758 128,758 128,758 128,758 128,758 128,758 128,758 128,758 128,758	135,157 135,157 135,157 135,157 135,157 135,157 135,157 135,157	141,684 141,684 141,684 141,684 141,684 141,684 141,684	148,342 148,342 148,342 148,342 148,342 148,342 148,342 148,342	155,132 155,132 155,132 155,132 155,132 155,132 155,132 155,132	162,059 162,059 162,059 162,059 162,059 162,059 162,059 162,059	169,124 169,124 169,124 169,124 169,124 169,124 169,124 169,124	176,331 176,331 176,331 176,331 176,331 176,331 176,331 176,331	183,681 183,681 183,681 183,681 183,681 183,681 183,681	191,179 191,179 191,179 191,179 191,179 191,179 191,179 191,179	198,826 198,826 198,826 198,826 198,826 198,826 198,826 198,826	
REVENUE A TAXABLE VALUE GROWTH  Bay City  Matagorda County Hospital District  Port of Bay City  Cons & Red District  Coastal Plains GW District  Drainage District #1  Bay City ISD	0 0 0 0 0 0 0	24 49 15 30 11 22 2 4 0 1 0 0 1 3 48 97	74 45 34 6 1 0 4 147	100 61 46 8 1 1 6 199	126 77 58 10 2 1 8 251	153 93 70 12 2 1 9 304 644	181 110 82 14 2 1 11 358 759	208 126 95 16 3 1 13 414	237 144 108 19 3 1 14 470	266 161 121 21 3 2 16 528	295 179 135 23 4 2 18 586	326 198 149 26 4 2 20 646	356 216 163 28 4 2 22 707	388 235 177 31 5 2 23 770	420 255 192 33 5 3 25 833	453 275 207 36 6 3 27 898	486 295 222 38 6 3 29 964 2,044	520 316 237 41 6 3 31 1,032	555 337 253 44 7 3 3 1,101 2,332	590 358 269 47 7 4 36 1,171 2,481	626 380 286 49 8 4 38 1,242 2,633	663 402 303 52 8 4 40 1,315	700 425 320 55 9 4 42 1,390	739 448 337 58 9 5 45 1,466	778 472 355 61 9 5 47 1,543	818 496 373 64 10 5 49 1,622	858 521 392 68 10 5 52 1,703	900 546 411 71 11 6 54 1,785	942 572 430 74 11 6 57 1,869	985 598 450 78 12 6 59 1,955	1,029 624 470 81 13 6 62 2,042	1,074 652 490 85 13 7 65 2,131	1,120 679 511 88 14 7 68 2,222	1,166 708 533 92 14 7 70 2,314	1,214 737 554 96 15 8 73 2,409	1,263 766 576 100 15 8 76 2,505	20,882 Bay City 12,550 Matagords County Hospital District 1,631 Port of Bay City 252 Cons & Recl District 128 Coastal Plains GW District 1,249 Drainage District #1 41,038 Bay City ISD  86,972
REVENUE #1 TIRZ#4 - INCREMENT PEAL PROPERTY TAY	0	0 9 045 238	18.452.285	28 231 996	38 395 514 4	18 954 280	19 933 366 50	1 932 033 51	1 950 674 5	2 989 687 5	4 049 481	55 130 471	56 233 080	57 357 742	58 504 897	59 674 995	60 868 494	62 085 864	63 327 582	64 594 133	65.886.016	67 203 736	68 547 811	69 918 767	71 317 143	72 743 485	74 198 355	75 682 322	77 195 969	78 739 888	80 314 686	81 920 980	83 550 300	85 230 587	86 935 199	88 673 903	
BUSINESS PERSONAL PROPERTY  Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District H Bay City ISD	0 0 0 0 0 0 0	0 0 0 57,437 0 34,853 0 26,227 0 4,529 0 699 0 356 0 3,469 0 113,970 0 241,540	117,172 71,100 53,502 9,239 1,426 727 7,076 232,499	0 179,273 108,784 81,859 14,136 2,182 1,112 10,827 355,723	0 243,812 147,946 111,328 19,225 2,968 1,513 14,725 483,783	0 310,860 188,631 141,943 24,511 3,784 1,929 18,774 616,824	0 317,077 192,403 144,782 25,002 3,860 1,967 19,149 629,160	0 323,418 196,251 147,677 25,502 3,937 2,007 19,532 641,744	0 329,887 200,176 150,631 26,012 4,016 2,047 19,923 654,578	0 336,485 204,180 153,644 26,532 4,096 2,088 20,322 667,670	343,214 208,263 156,716 27,063 4,178 2,130 20,728 681,023 1,443,316	0 350,078 212,429 159,851 27,604 4,262 2,172 21,143 694,644	357,080 216,677 163,048 28,156 4,347 2,216 21,565 708,537	0 364,222 221,011 166,309 28,719 4,434 2,260 21,997 722,708	0 371,506 225,431 169,635 29,293 4,522 2,305 22,437 737,162	378,936 229,940 173,028 29,879 4,613 2,351 22,885 751,905	0 386,515 234,538 176,488 30,477 4,705 2,398 23,343 766,943	0 394,245 239,229 180,018 31,086 4,799 2,446 23,810 782,282 1,657,916	0 402,130 244,014 183,618 31,708 4,895 2,495 24,286 797,928	0 410,173 248,894 187,291 32,342 4,993 2,545 24,772 813,886	0 418,376 253,872 191,037 32,989 5,093 2,596 25,267 830,164	0 426,744 258,949 194,857 33,649 5,195 2,648 25,773 846,767	0 435,279 264,128 198,754 34,322 5,299 2,701 26,288 863,702	0 443,984 269,411 202,729 35,008 5,405 2,755 26,814 880,976	0 452,864 274,799 206,784 35,708 5,513 2,810 27,350 898,596	0 461,921 280,295 210,920 36,423 5,623 2,866 27,897 916,568	0 471,160 285,901 215,138 37,151 5,736 2,923 28,455 934,899	0 480,583 291,619 219,441 37,894 5,850 2,982 29,024 953,597	0 490,194 297,452 223,830 38,652 5,967 3,042 29,605 972,669	0 499,998 303,401 228,306 39,425 6,087 3,102 30,197 992,123	509,998 309,469 232,872 40,214 6,208 3,164 30,801 1,011,965	520,198 315,658 237,530 41,018 6,332 3,228 31,417 1,032,204	530,602 321,971 242,280 41,838 6,459 3,292 32,045 1,052,848	0 541,214 328,410 247,126 42,675 6,588 3,358 32,686 1,073,905	552,039 334,979 252,069 43,528 6,720 3,425 33,340 1,095,384	563,079 341,678 257,110 44,399 6,854 3,494	13.771.753 #REFI 8.356.743 #REFI 6.283.78 #REFI 1.085.908 #REFI 167.647 #REFI 853.450 #REFI 831.727 #REFI 77.914.235
REVENUE A, 1	0	102 241,747	493,055	754,317	1,025,830	1,307,900	1,334,160 1	1,360,945 1	1,388,266	1,416,134	1,444,558	1,473,552	1,503,125	1,533,289	1,564,057	1,595,441	1,627,451	1,660,103	1,693,407	1,727,377	1,762,027	1,797,369	1,833,419	1,870,189	1,907,695	1,945,951	1,984,972	2,024,774	2,065,372	2,106,781	2,149,019	2,192,101	2,236,045	2,280,868	2,326,588	2,373,222	58,001,207
Running Total GROSS 58,001,207	2022 2023	102 241,849 2024	734,904 2025	1,489,221 2026	2,515,050 2027	3,822,950	5,157,110 6 2029	5,518,055 7 2030	7,906,321 s	9,322,455 1 2032	0,767,013 1 2033	12,240,565 2034	13,743,689 2035	15,276,979 2036	16,841,036 2037	18,436,476 2038	20,063,928	21,724,030	23,417,437	25,144,814	26,906,841	28,704,210	30,537,629 2045	32,407,818 2046	34,315,514 2047	36,261,465 2048	38,246,437 4 2049	40,271,211 d	<b>42,336,583</b> 2051	<b>44,443,364</b> 2052	46,592,382 2053	48,784,484 2054	51,020,529 2055	53,301,398 2056	55,627,986 2057	58,001,207 2058	
Bay City Matagorda County Matagorda County Motagorda County Motagorda County Poot of Bay City Cons & Red District Coastal Plains GW District Drainage District tf Bay City ISD	0 0 0 0 0 0 0	24 57,486 15 34,883 11 26,249 2 4,533 0 700 0 357 1 3,472 48 114,067 102 241,747	117,246 71,145 53,536 9,245 1,427 727 7,081 232,646 493,055	179,373 108,844 81,904 14,144 2,184 1,113 10,833 355,922 <b>754,317</b>	243,938 148,022 111,385 19,235 2,970 1,514 14,732 484,034 1,025,830	311,013 188,724 142,013 24,523 3,786 1,930 18,783 617,128	192,513 144,864 25,016 3,862 1,968 19,160 629,519	196,378 147,773 25,518 3,940 2,008 19,545 642,157	150,739 26,030 4,019 2,048 19,937 655,048	336,750 204,341 153,765 26,553 4,099 2,089 20,338 668,198 1,416,134	343,510 208,443 156,851 27,086 4,182 2,131 20,746 681,610 1,444,558	350,404 212,626 160,000 27,630 4,266 2,174 21,162 695,290 1,473,552	357,437 216,894 163,211 28,184 4,351 2,218 21,587 709,244 1,503,125	364,610 221,246 166,486 28,750 4,438 2,262 22,020 723,477 1,533,289	371,926 225,686 169,827 29,327 4,528 2,308 22,462 737,995 1,564,057	379,389 230,214 173,234 29,915 4,618 2,354 22,913 752,803 1,595,441	387,001 234,833 176,710 30,515 4,711 2,401 23,372 767,907	394,765 239,545 180,255 31,127 4,806 2,449 23,841 783,314 1,660,103	402,685 244,350 183,872 31,752 4,902 2,499 24,320 799,028	410,763 249,252 187,560 32,389 5,000 2,549 24,807 815,057	419,002 254,252 191,322 33,038 5,101 2,600 25,305 831,406	427,407 259,352 195,160 33,701 5,203 2,652 25,813 848,082 1,797,369	435,979 264,553 199,074 34,377 5,307 2,705 26,330 865,092 1,833,419	444,723 269,859 203,067 35,067 5,414 2,759 26,858 882,442 1,870,189	453,642 275,271 207,139 35,770 5,522 2,815 27,397 900,139 1,907,695	462,739 280,791 211,293 36,487 5,633 2,871 27,947 918,190	472,018 286,422 215,530 37,219 5,746 2,929 28,507 936,602 1,984,972	481,482 292,165 219,852 37,965 5,861 2,987 29,079 955,382 2,024,774	491,136 298,023 224,260 38,726 5,979 3,047 29,662 974,538 2,065,372	500,983 303,998 228,756 39,503 6,099 3,108 30,256 994,077 2,106,781	511,027 310,093 233,342 40,295 6,221 3,171 30,863 1,014,007 2,149,019	521,272 316,310 238,020 41,103 6,346 3,234 31,482 1,034,335 2,192,101	531,722 322,651 242,792 41,926 6,473 3,299 32,113 1,055,070 2,236,045		553,252 335,715 252,623 43,624 6,735 3,433 33,413 1,097,792 2,326,588	564,342 342,444 257,686 44,499 6,870 3,502 34,083 1,119,796 2,373,222	13,792,435 Bay City 8,369,293 Matagorda County 6,297,821 Matagorda County Hospital District 1,087,539 Port of Bay City 167,898 Cone & Real District 85,578 Cone & Real District 85,276 Conest and Pains GW District 82,3976 D

# **Revenue Summary**

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$13,771,753	\$6,896,217	\$6,875,536
Matagorda County	\$8,356,743	\$4,184,646	\$4,172,097
Matagorda County Hospital Dist	\$6,288,378	\$3,148,911	\$3,139,467
Port of Bay City	\$1,085,908	\$543,769	\$542,139
Cons & Recl District	\$167,647	\$0	\$167,647
Coastal Plains GW District	\$85,450	\$0	\$85,450
Drainage District #1	\$831,727	\$0	\$831,727
Bay City ISD	\$27,326,629	\$0	\$27,326,629
Total	\$57,914,235	\$14,773,544	\$43,140,691





# **Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

# Length of TIRZ #4 in Years:

The TIRZ has a 36-year term and is scheduled to end on December 31, 2058.

# **Powers and Duties of Board of Directors:**

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.



# AGENDA ITEM SUBMISSION FORM

Any item(s) to be considered for action by the City Council, must be included on this form, and be submitted along with any supporting documentation. Completed Agenda Item Submission forms must be submitted to the City Secretary's Office no later than 4:00 p.m. on the Monday of the week prior to the Regular Council meeting.

Requestor Name: Lopez, Gabriel Date Submitted: 02/08/2023

Last, First MM/DD/YYYY

Requestor Type: City Staff Meeting Date: 02/14/2023

Citizen/City Staff/Council Member MM/DD/YYYY

**Position Title** Engineering Tech

For City Staff Only

**Agenda Location:** Discussion Item

(e.g.: Consent Agenda/ Discussion Item/ Public Hearing/ Executive Session/ Presentation)

#### **Agenda Content:**

DISCUSS, CONSIDER, AND/OR APPROVE BAY CITY'S AUTHORIZATION TO ISSUE REQUESTS FOR PROPOSALS FOR ADMINISTRATIVE SERVICES (RFP) AND REQUESTS FOR QUALIFICATIONS (RFQ) FOR THE TRANSPORTATION ALTERNATIVES-SET ASIDE PROGRAM FUNDED THROUGH THE TX. DEPARTMENT OF TRANSPORTATION.

# **Executive Summary of Item:**

The Texas Department of Transportation will be accepting applications this year for the biannual Transportation Alternatives Set Aside Program. TxDOT allocates funds towards bicycle and pedestrian infrastructure projects that enhance access and safety to school-related destinations enabling and encouraging children, including those with disabilities, to walk and bicycle.

If awarded, the grant would help fund the construction of the Southern Pacific Trailway. The Trailway will be a 10' Shared Used Path (SUP), with lighting for nighttime use, that runs along the old railbed owned by the city. A portion of the Trailway, between Sycamore and Cottonwood Ave, has already been built and would tie into the new construction. The SUP, when completed in its entirety, will connect the High School, Jr High, downtown, Hardeman Park, Barkway Park, Amistad Park and surrounding neighborhoods, providing safe and alternative methods of transportation.

This year TxDOT has done away with population requirements and is allowing applicants to apply for both small scale community projects, with a \$250,000 to \$5 million award, and large-scale active transportation infrastructure, with awards ranging from \$5 million to \$25 million. The TA Set Aside Program provides 80% federal funds with a 20% minimum local match required. For TxDOT's 2023 TA Call for Projects, all projects that meet the economic criteria may be eligible to apply for state Transportation Development Credits (TDCs) that allow for 100% federal TA funds to be applied to the project in lieu of a local match. Bay City is eligible and will be requesting TDCs to meet local matching requirements.

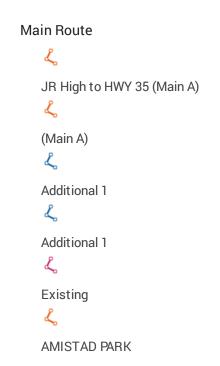
ITEM #8.

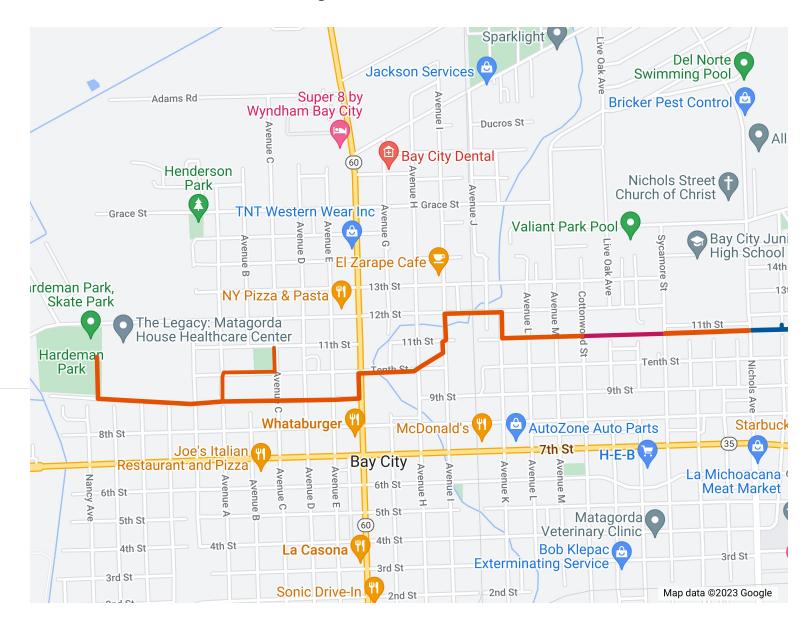
A meeting with the TxDOT district office in Yoakum is to be scheduled before March 27<sup>th</sup> to discuss and determine project scope of work and eligibility. After receiving TxDOT preliminary application approval, a detailed application will be submitted into the award competition by the due date, June 5, 2023.

It is staff's recommendation to authorize the City of Bay City to issue RFPs and RFQs for administrative and engineering services on TxDOT's Transportation Alternatives-Set Aside Program.



# **Bay City Southern Pacific Trailway SUP**

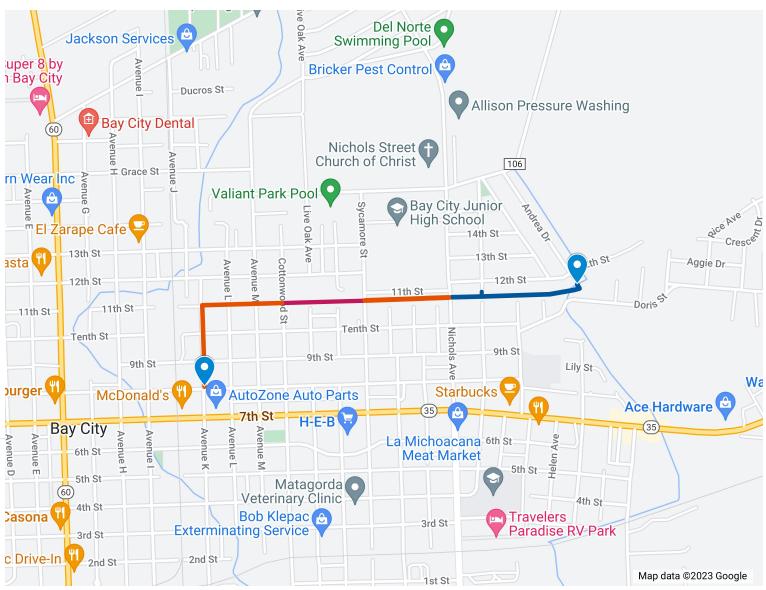




ITEM #8.

# **Bay City JR High SUP**

# Main Route Cottonwood to HWY 35 Nichols to Sycamore Neighborhood East of Nichols **Neighborhood Connection** Existing Begin/End of Trail Neighborhood East of Nichols Begin/End of Trail 8th Street





# AGENDA ITEM SUBMISSION FORM

Any item(s) to be considered for action by the City Council, must be included on this form, and be submitted along with any supporting documentation. Completed Agenda Item Submission forms must be submitted to the City Secretary's Office no later than 4:00 p.m. on the Monday of the week prior to the Regular Council meeting.

Requestor Name: Lopez, Gabriel Date Submitted: 02/09/2023

Last, First MM/DD/YYYY

Requestor Type: City Staff Meeting Date: 02/14/2023

Citizen/City Staff/Council Member MM/DD/YYYY

**Position Title** Engineering Tech

For City Staff Only

**Agenda Location:** Discussion Item

(e.g.: Consent Agenda/ Discussion Item/ Public Hearing/ Executive Session/ Presentation)

#### **Agenda Content:**

Discuss, consider, and/or approve a Resolution granting a Supplemental Easement and Right Away to AEP Texas Inc.

# **Executive Summary of Item:**

AEP Texas representatives plan to rebuild approximately 15 miles of 138-kilovolt transmission line as a part of the Bay City - Lane City Transmission Line Rebuild Project. The project involves rebuilding a power line that extends from the Bay City Substation on Avenue G and 12th Street and travels north to the Lane City Substation in Bay City located off State Highway 60.

AEP Texas representatives seek to supplement an existing easement on city property to meet updated standards for the safe construction, operation, and maintenance of the transmission line. The proposed location of the easement is included in the agenda packet, Exhibit A. The property is referred to as the Pine Knoll Lift Station. The supplemental easement area is approximately .20 acres.

Attached in agenda packet is the supplemental easement offer which will modify AEP's rights on City property. The easement payment schedule, also enclosed in agenda packet, is in the amount of \$1,500.

It is staff's recommendation to approve the resolution granting AEP Texas Inc. a supplemental easement and right of away.

<b>RESOLUTION NO.</b>	

# A RESOLUTION OF THE CITY OF BAY CITY, TEXAS APPROVING SUPPLEMENTAL EASEMENT AND RIGHT OF WAY TO AEP TEXAS, INC.

WHEREAS, the City of Bay City and AEP Texas, Inc (formerly Central Power & Light Company) entered into an Easement and Right of Way on or about May 22, 1942, found of record in Volume 145 Page 32 of the Deed Records of Matagorda County, Texas; and

WHEREAS, the Parties desire to supplement said easement by the adoption of a supplemental easement and right of way agreement as more fully described in Exhibit "A" attached hereto; and

WHEREAS, the purpose of such supplemental easement shall allow AEP Texas to rebuild approximately fifteen (15) mile of 138-Kilovolt Transmission Line as part of the Bay City – Lane City Transmission Line Rebuild Project which is beneficial to the City of Bay City because the proposed rebuild involves the rebuilding of a power line that extends from the Bay City Substation on Avenue G and 12<sup>th</sup> Street and travels north to the Lane City Substation in Bay City located off State Highway 60; and

WHEREAS, City Council deems it beneficial to adopt said Supplemental Easement and Right of Way to AEP Texas, Inc.

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

#### **Section One.**

The Supplemental Easement and Right of Way to AEP Texas, Inc. attached hereto as Exhibit "A" is approved and the Mayor is authorized to sign the same on behalf of the City of Bay City.

**PASSED AND APPROVED** AT BAY CITY TEXAS THIS 14TH DAY OF FEBRUARY, 2023.

	Robert K. Nelson, Mayor City of Bay City
ATTEST:	APPROVED AS TO FORM:
Jeanna Thompson, City Secretary	Anne Marie Odefey, City Attorney



# **CITY OF BAY CITY**

# FY 2023 1st Quarter Financial Report

As of December 31, 2022

The City of Bay City Finance Department is dedicated to excellence in local government, comprehensive fiscal management, compliance, and reporting. The Quarterly Report is used to provide our internal and external customers financial reporting with easy-to-read narratives regarding the City's financial position.

This report represents a general overview of financial operations through **December 2022**, the <u>third month</u>, and **25.00%** of FY 2023.

- 1. The **Financial Summaries** provide comparative data for revenues and expenditures by fund. Data shows current monthly and year to date information as is relates to budget. Beginning fund balances are estimates until the final audit is complete.
  - The <u>General Fund</u> is the general operating fund of the City. It is used to account for all financial resources except those accounted for in other specific funds. This fund includes all general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund. General operating expenditures, fixed charges and capital improvement costs not paid through other funds are paid from this fund.
  - The <u>Public Utility Fund</u> accounts for the operations costs to provide water and sewer services to the citizens of Bay City.
  - The <u>Airport Fund</u> is used to account for the operations of the Airport, and to account for the rent generated from its T-hangers and fuel sold.
  - The <u>Hotel/Motel Occupancy Tax Fund</u> was established to directly enhance and promote tourism and the convention and hotel industry, or other expenses as approved by State Law.
- 2. The **Investment Report** provides a description of investment activity during the quarter.

This report does not include all funds related to the City of Bay City's Operations—please refer to the City's Comprehensive Annual Financial Report & the City's Annual Budget available on the City's website (<a href="www.cityofbaycity.org">www.cityofbaycity.org</a>).

Go to the Finance Department's Web Page for all financial transparency information. This includes audits, budgets, quarterly reports, and check registers.

# **General Fund Overview**

# Revenue Highlights

Revenues total \$3,417,804 or 20.7% of the budget.

- <u>Property Tax.</u> The certified value totaled \$1 billion. Through December, the City received \$634,657 or (12.6%) of the 5-million-dollar property tax maintenance and operation budget. Most property taxes are received by January to avoid penalties.
- <u>Sales tax</u>. First Quarter Sales Tax Allocation to the City is <u>up</u> 4% (\$73,430) as compared to the first quarter in prior year. Current year-end projection will exceed budget by at least \$158,000 assuming future months are the same as prior year.
- Franchise fees are slightly above budget target due to timing of franchise payments.
- Licenses & Permit fees are slightly under budget target due to timing of housing activity.
- Fines and penalties (Court Fines) are slightly under budget expectations.
- Charges for services represents sanitation fees \$664,898 (25% of budget).
- Miscellaneous Revenue is under budget target due to the timing of grant payments, timing
  of payments from interlocal agreements (i.e. County), and various park rental income.
- Transfers In appear below budget due to the timing of purchase for capital equipment (parks mower that will be support by the Fixed Asset Replacement Fund.

# **General Fund Expenditure Highlights**

Expenditures total \$3,012,081 or 18.1% of budget.

Most departments are under the 25% budget target. Budgets that are over the budget target are primarily due to the following:

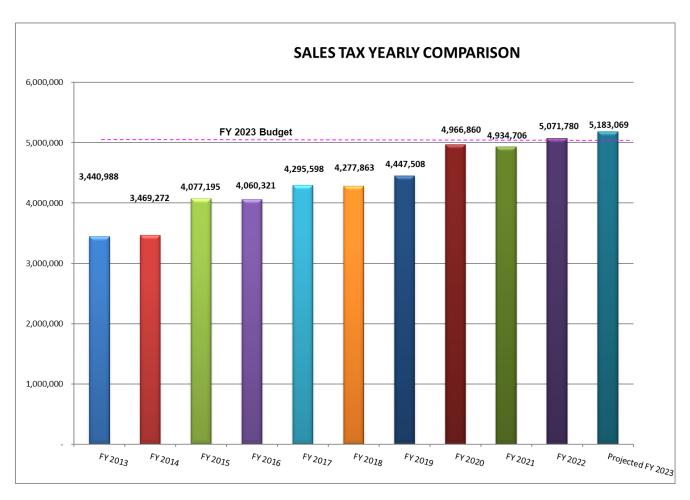
- Administrative Council-Timing of travel and training
- Recreational Programs- Timing of payments for community events (Christmas events, July 4<sup>th</sup> deposits)

#### **Fund Balance**

The General Fund's fund balance is budgeted to decrease. The City's reserve level currently is above the minimum policy of 25%. See bottom of page 3 for more clarification. The unaudited beginning cash position (October 1, 2022) was 4.2 million which represents approximately 28% operating expenditures including transfers. Transfers include funding for departments/funds such as Information Technology, Facilities/Equipment Maintenance, and the Bay City Airport. The City plans to maintain reserves between 90 days (policy) and 120 days (goal) or 25% and 34% of operating expenditures. Reserves above 25% may be used to fund non-reoccurring expenditures (i.e. capital project).

# **GENERAL FUND FINANCIAL SUMMARY**

General Fund (Fund 11) Percent of Fiscal Year Complete	2	25%				
·	Total Budget		ΥT	D Actual*	(Over)Under Budget to Date	% FY 2023 Budget
Beginning Fund Balance	\$ 4,249,5	93	\$	4,249,593	Unaudited	
REVENUES						
Property Taxes	5,046,2	00		634,657	(4,411,543)	12.6%
Sales Tax	5,025,0	00		1,286,548	(3,738,452)	25.6%
Other Local Taxes (Franchise)	1,399,0	00		353,770	(1,045,230)	25.3%
Charges for Services (Sanitation)	2,714,0	00		664,898	(2,049,102)	24.5%
Fines & Penalties	190,8			29,073	(161,727)	15.2%
Licenses & Permits	198,5			45,656	(152,844)	23.0%
Miscellaneous	1,073,5			219,201	(854,299)	20.4%
Transfers (Hotel/Motel & Utility)	848,0			184,000	(664,000)	21.7%
Total Revenues	\$ 16,495,0	00	\$	3,417,804	\$ (13,077,196)	20.7%
EXPENDITURES						
Administrative Council	326,0	07		88,418	237,590	27.1%
City General Services	3,247,4			530,043	2,717,450	16.3%
City Secretary	126,7			22,541	104,248	17.8%
Main Street	75,0			9,000	66,000	12.0%
Human Resources	262,3			65,615	196,756	25.0%
Municipal Court	367,8			78,148	289,742	21.2%
Finance	376,1			88,375	287,729	23.5%
Code Enforcement	446,2	84		106,423	339,861	23.8%
Police	4,823,7	53		1,149,782	3,673,971	23.8%
Animal Impoundment	208,9	64		44,048	164,916	21.1%
Fire Department	149,0	50		15,128	133,922	10.1%
Recycling Center	297,9	90		38,864	259,126	13.0%
Street and Bridge	3,722,8	69		414,400	3,308,469	11.1%
Parks	1,159,3	24		162,861	996,463	14.0%
Riverside Park	204,5	13		37,402	167,111	18.3%
Recreational Programs	83,2	65		29,778	53,487	35.8%
Pool Operations	297,7	07		40,894	256,813	13.7%
Library	504,6	27		90,360	414,267	17.9%
Total Expenditures	\$ 16,680,0	00	\$	3,012,081	\$ 13,667,919	18.1%
*YTD does not includes encumbrances						
Net Revenue (Expenditures)	\$ (185,0	00)	\$	405,723		
Ending Fund Balance	\$ 4,064,5	03	\$	4,655,316		
% of Operating Reserves		93 !6%	ڔ	30%		
Fund Balance Target 90 days (25%)	\$ 3,793,6			3070		
Over/(Under) min Policy Level (25%)	\$ 3,793,0 \$ <b>270,9</b>					



	1st Quarter		% Change from	
	Fiscal Year 2022	Fiscal Year 2023	Prior Year	Variance
October	534,614.44	548,852.96	2.66%	14,238.52
November	626,681.62	608,716.01	-2.87%	(17,965.61)
December	480,671.18	557,827.93	16.05%	77,156.75
Total	1,641,967.24	1,715,396.90	4.47%	73,429.66
City General Fund (75%)	1,231,475.43	1,286,547.68		55,072.24
BCCDC (25%)	410,491.81	428,849.23		18,357.42
	1,641,967.24	1,715,396.90		73,429.66

Budget FY 2023	<b>Projected Sales Tax</b>	Exceeding Budget
5,025,000	5,183,069	158,069



3%

# **Public Utility Fund Overview**

# Revenue Highlights

- As a percentage of budget, total Water & Sewer Revenue is 26% and slightly above budget expectations. (City bills one month in arrears)
- Miscellaneous Income is above the budget mark due to interest income.

# **Expenditure Highlights**

Total expenditures for the Utility Fund are 23% of budget.

Most departments are under the 25% budget target. Budgets that are over the budget target are primarily due to the following:

- Utility Billing- timing of bad debt write-offs
- Utility reserve is estimated to be approximately 35% of operating expenditures by year-end
  and will be drawn down to take care of any emergency repairs and/or needed capital
  projects. This reserve increased due to large projects carrying over from prior year. (ie.
  Mockingbird Water Plant)

#### PUBLIC UTILITY FUND FINANCIAL SUMMARY

Utility Fund (Fund 61)				
Percent of Fiscal Year Complete	25%			
	Total Budget	YTD Actual*	(Over)Under Budget to Date	% FY 2023 Budget
Beginning Fund Balance	4,056,567	\$ 4,056,567	Unaudited	
REVENUES				
Charges for Services	9,700,500	2,560,257	(7,140,243)	26%
Fines & Penalities	145,000	43,445	(101,555)	30%
Miscellaneous	12,500	4,949	(7,551)	40%
Transfers	29,000	-	(29,000)	0%
Total Revenues	9,887,000	2,608,651	(7,249,349)	26%
EXPENDITURES				
Utility Billing	502,953	152,075	350,878	30%
Utility Maintenance	2,051,828	492,380	1,559,448	24%
Water & WWTP Division	1,862,386	389,131	1,473,255	21%
Utility Operations	6,694,833	1,573,768	5,121,065	24%
Total Expenditures	\$ 11,112,000	\$ 2,607,354	\$ 8,504,646	23%
*YTD does not include encumbrance	ces			
Net Revenue (Expenditures)	\$ (1,225,000)	\$ 1,297		
Ending Fund Balance	\$ 2,831,567	\$ 4,057,864		
% of Operating Reserves	35%	50%		
Target 90 days (25%)	\$ 1,982,997			
Over/(Under) Target	\$ 848,570			

# **Airport Fund Overview**

# **Revenue Highlights**

- As a percentage of budget, overall Airport revenues are lower than budget expectations due to the taxi-way construction project.
- T-Hanger rentals are over budget mark by 4% or 4K.
- Fuel sales are trending lower than budget by 10% or \$43K. This is expected to rebound!
- General Fund (Transfers In) subsidizes the Airport by \$225,000-\$250,000 each year.

# **Expenditure Highlights**

As a percentage of budget, total expenditures are 13%.

## AIRPORT FUND FINANCIAL SUMMARY

Municipal Airport Fund (Fund 64)						
Percent of Fiscal Year Complete	25%					
	Total Budget	ΥT	D Actual*	(C	Over)Under Budget to Date	% FY 2023 Budget
Beginning Fund Balance	\$ 101,494	\$	101,494	L	Inaudited	
REVENUES						
Charges for Services	-		100		100	0%
Miscellaneous (Rentals, Grants)	160,500		52,904		(107,596)	33%
Transfers (General Fund)	225,000		56,250		(168,750)	25%
Other Revenue (Fuel Sales)	412,500		59,894		(352,606)	15%
Total Revenues	\$ 798,000	\$	169,149	\$	(628,851)	21%
<u>EXPENDITURES</u>						
Personnel	237,850		46,518		191,332	20%
Supplies & Materials	334,150		3,162		330,988	1%
Other Charges & Services	119,500		25,978		93,522	22%
Repairs & Maintenance	127,500		34,953		92,547	27%
Capital Expenditures	54,000		-		54,000	0%
Transfers	-		-		-	0%
Total Expenditures	\$ 873,000	\$	110,611	\$	762,389	13%
*YTD does not include encumbrances						
Net Revenue (Expenditures)	\$ (75,000)	\$	58,538			
Ending Fund Balance	\$ 26,494	\$	160,032			
No minimum Fund Balance Policy						
General Fund subsidizes appox.						
\$225,000-250,000 each year						

# Civic & Cultural Arts Fund (Hotel /Motel Fund) Overview

# Revenue Highlights

- As a percentage of budget, total Hotel/Motel Fund is below budget target of 25%, this is due the timing of hotel payments. Most hotels remit tax on a monthly or quarterly basis. (Oct-Dec receipts will not be remitted until January).
- Miscellaneous Income: Civic Center rentals are at 21% which 4% or \$3K below the budget target. (Timing)

# **Expenditure Highlights**

As a percentage of budget, total expenditures are at 19%.

HOTEL/MOTEL FUND FINANCIAL SUMMARY

Civic & Cultural Arts Fund (Fund 25)					
Percent of Fiscal Year Complete	25%				
	Total Budget	YT	'D Actual*	(Over)Under Budget to Date	% FY 2023 Budget
Beginning Fund Balance	\$ 710,965	\$	710,965	Unaudited	Dauget
<u>Revenues</u>					
Hotel Occupancy Tax	620,000		23,483	\$ 596,517	4%
Interest Income	500		161	\$ 339	32%
Rental Fees- Civic Center	81,000		17,145	\$ 63,855	21%
Insurance Claims	-			\$ -	
Other Income- Special Events	10,000		19,051	\$ (9,051)	191%
Other Income	5,500		705	\$ 4,795	13%
Total Revenues	\$ 717,000		60,545	\$ 656,455	8%
<u>Expenditures</u>					
Hotel General	104,500		17,255	87,245	17%
Tourism Department	274,500		69,182	205,318	25%
Civic Center	330,000		48,985	281,015	15%
Bay City Theatre	8,000		233	7,767	3%
CE -Building				-	
Total Expenditures	\$ 717,000	\$	135,655	\$ 581,345	19%
*YTD does not include encumbrances					
Net Revenue (Expenditures)	\$ -	\$	(75,110)		
Ending Fund Balance	\$ 710,965	\$	635,854		

# **Departmental Highlights**

# - 1st Quarter Activity

# **Building Department New Homes**



# 1st Qtr 3 NEW RESIDENTIAL HOMES

Value Added: Unknown

# **Commercial Permits**

BUSINESS

1st Qtr – 0 permits

# Total Estimated Taxes= \$0

Building Dept.	Oct-Dec 2021	Oct-Dec 2022			
*Building Inspections-City	*	216			
*Building					
Inspections-3 <sup>rd</sup> Party	367	307			
Fire Inspections	0	2			
COC Issued	0	0			
*City and Bureau Veritas (3 <sup>rd</sup> Party) handle inspections					

Street and Bridge	Oct-Dec 2021	Oct-Dec 2022	Utility	Oct-Dec 2021	Oct-Dec 2022
Concrete Pavement Repair	7	6	Water Leaks	64	103
Ditch Cleaning	11	11	Meter Leaks	11	14
Asphalt Pavement Repair	35	40	Sewer Repairs	2	6
Utility/Asphalt/Concrete Repair	11	15	Low Pressure Reads	5	7
Signs	12	8	Meter Swaps	Accurate	813
Traffic Control Devices	16	8	Water/Sewer Taps	19	51

Civic Center	YTD FY 2022	YTD FY 2023		
Total Revenue	\$17,575	\$17,145		
Total Expenditures	\$40,334	\$48,984		

# OTHER FINANCIAL NOTES

#### **Governmental Funds**

## **General Fund**

Reserve – maintaining minimum levels required by policy

CPI up 6.39% (December - Year % Change)

Municipal Cost Index (MCI)- up 6.69% (Dec-Year % Change)- This index was developed by American City & County and is designed to show the effects of inflation on the cost of providing municipal services.

# **Proprietary Funds**

#### Public Utility Fund

Emergency water and sewer infrastructure repairs and water wells (amendments)

#### Airpor

Monitor Fuel Sales

Monitoring:

Sales Tax

**Hotel Tax Revenue** 

# Investment Report 1st Quarter Fiscal Year 2023

The City has a weighted average portfolio of 198 days with an average book yield of 1.55%. The City is liquid with 79% of the portfolio in a 0-1-year maturity. Average interest rates have increased since prior quarter except for fixed term investments. Investment earnings are \$42,551 for the quarter and up \$33,686 as compared to the same quarter last year. The investment strategy currently is to diversify & structure a somewhat laddered portfolio (Checking, Investment Pools, and Securities less than 5 years to maturity) to minimize interest rate risk in the future.

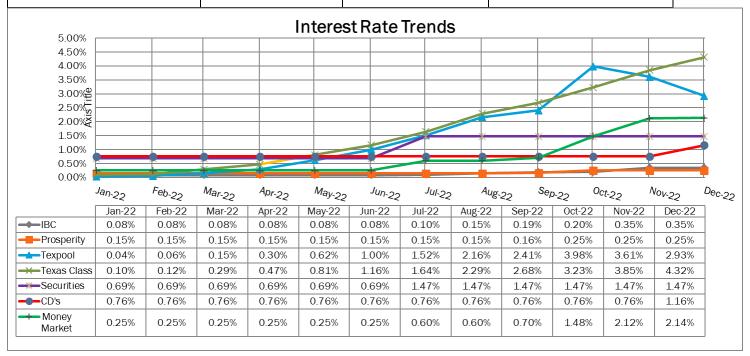
# December 31, 2022 Balances

			% of
	•	Total Bal by Type	Portfolio
IBC	\$	4,084,528.25	28%
Prosperity Bank	\$	280,418.12	2%
Prosperity Bank- Money Market	\$	4,398,612.18	31%
Petty Cash/Cash Drawers	\$	4,222.00	0%
Texpool	\$	1,332,233.80	9%
Texas Class	\$	579,070.54	4%
CD's	\$	1,738,000.00	12%
Securities	\$	2,072,152.00	14%
		\$14,489,236.89	100 %

# **Interest Earnings**

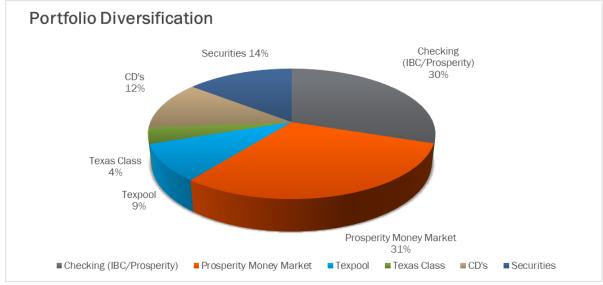
Interest received during the 1st quarter totaled \$42,551 and represents interest paid on checking accounts and investments.

Portfolio	Qtr 12-31-22	Qtr 12-31-21	Over Prior Year
Interest Received	\$42,551	\$8,864	\$33,687



# Portfolio Diversification

Portfolio Diversification is used to create a structure to reduce investment risks and a portfolio that will experience minimal volatility during economic cycles.



# Portfolio Maturity Schedule

The goal is to ladder the City's portfolio. Due to some economic uncertainty and low interest rates, staying short for investment purposes is the strategy for any investments.

Years to Maturity	Face Value	% Total
0-1	\$ 11,413,237	79%
1-2	\$ 994,000	7%
2-3	\$ 1,585,000	11%
3-4	\$ 497,000	3%
4-5	\$ 0	0%
Total	\$14,489,237	100%

STATE OF THE PARTY	City of BAY CITY vs. for Quarte	Benchmarks r Ending DECE	MBER 31, 2	022			
	BOOK VALUE	MARKET VALUE	Unrealized Gain/ <loss></loss>	Average Book Yield		Benchmark Pools	Benchmark 90 Day T-Bill
	\$ 14,489,237	\$ 14,248,649	(240,588.02)	1.55%		3.66%	4.31%
		Weighted A	Average				
	Maturity	198.91	Day(s)	1.55%	Yield		



Stuart A. Lynr<mark>l, PE</mark> N. Mitchell Carrillo, PE Samuel Bird, PE Javiel Rojas, PE

2/8/2023

City of Bay City Attn: Robert K. Nelson, Mayor

Re: RECOMMENDATION FOR AWARD

City of Bay City

Armory Building Re-roof.

Dear Mayor Robert K. Nelson:

On 2/2/2023, bids were received for the above referenced project. A total of three (3) bids were received, with the low bid being submitted by Target Roofing, in the amount of \$49,658.44. Based on their low bid and their qualifications to perform the work, I recommend award of the above referenced contract to Target Roofing. For your reference, I have attached the Bid Tabulation.

If you have any questions, feel free to contact me. Thank you.

Sincerely,

N. Mitchell Carrillo, PE

Mitchell.Carrillo@lynngroup.com



ITEM #11.



# BID TABULATION

PROJECT: ARMORY BUILDING RE-ROOF OWNER: CITY OF BAY CITY LOCATION: BAY CITY

BID DATE: 02/02/202 3

BID TIME: 2:00 PM

**ENGINEER: Lynn Engineering F-324** 

2200 Ave A Bay City, TX 77414 P: 979-245-8900

BIDDER	BID BOND	DAYS	ADDENDUM	BASE BID
1. Target Roofing 2. TEXAS Roofing & Leak REPATE 3. D&G Quality Roofing	YES	45		\$ 49658.44
2. TEXAS ROOFINGS LEAK REPAIR	No			\$ 49658.44 \$49990-0 \$91,095.0
3. D&G Quality Roofing	YES	60		\$91.095.0
4.				
5.				
6.				
7.				
8.				
9.				
10.				

<sup>\*</sup>Bid total shown differs from submitted bid due to mathematical errors found and corrected.

		PURCHASE REQUISITION	PR NO.:	20230201-01	P.O. I		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ater Well &				
EPAI	RTMENT:	CITY OF BAY CITY Public Works - WWTP	PR. DATE:	2/1/2023	VEND	OR#		vices, LLC 349-5144				
SE (J	JUSTIFICATION):	Purchase Order? Yes	DATE REQ'D	2/1/2023	-	ED BY	1 1	Felder			-	_
·		Furchase Order:		2/1/2023	DATE		-	/2023			-	
			SHIP TO:			HASE	1/30	72023				
			1 6	y City, Well #10		PACTE	N.		**			
	Emergen	cy Repairs to Grace St Water Plant	1011 Grad	TX 77414	TERM		Ne	et 30	Ne	t 30	Ne	t 30
			Bay City,	1.	F.O.B						-	
					SHIP			SAP			-	
			SHIP VIA:	Vendor	QUOT		-	/ 1962				
NO.	PRODUCT NO.	DESCRIPTION OF ITEMS		FUND / DEPT / ACCT	UNIT	QTY.	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1		Grace St Water Well - Eliminate Sand Production in V Existing Pump	Vell 10 & Replace	61-620-4620	EA	1	\$68,890.000	\$ 68,890.00				
2		Repair Existing Motor		61-620-4620	EA	1	\$10,275.000	\$ 10,275.00				
3		Replace Existing Motor		61-620-4620	EA	1	\$21,250.000	\$ 21,250.00				
4												
5												
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10												
11												
12												
	RTMENT SUPERVI	SOR: DIVISION SUPERVISOR/FOREMAN:	REQUESTED		PAGE	TOTAL	\$ 1	00,415.00	F-78	R BOOM		6.2
Ulia 更	RTMENT HEAD:	MAIL INVOICE TO:	DATE ORDER		, AGE	· TOTAL	3 1	00,415.00	A STATE OF		250	
	STANSFILL HEAD	City of Bay City, Finance Department										
	Jones	1901 5th Street Bay City, TX 77414	DAGE.	_1 of1	PR.	TOTAL	\$ 1	00,415.00				

**RECEIVED** 

PO Request 2023-02-01 - Felder - WWTP Grace St Water Plant

FEB 0 3 2023

BY: FINANCE DEPT.

Emergency Procurement 2/8/23 W/ Katy Well down

# Felder Water Well & Pump Services LLC

P. O. Box 1033 Angleton, TX 77516-1033 979-849-5144

<b>Estir</b>	nate
--------------	------

Date	Estimate #
1/20/2023	1961

Name / Address	
City of Bay City	
Water Well No. 10	
Bay City, Texas 77414	

	Terms		Project
Description	Qty	Cost	Total
ESTIMATE TO ATTEMPT TO ELIMINATE SAND PRODUCTION IN WELL NO. 10 AND REPLACE EXISTING PUMP  Based upon the video survey performed 1/9/23, it appears that bottom of the well is compromised and is allowing sand to flow into the well casing causing damage to the pump. The video show that the screen are still fairly open and appear to be in good condition. Due to the high velocity of water and sand flowing from the bottom of the well, a cement plug cannot be installed. In an attempt to stop the sand intrusion, Felder Water Well recommends installing various grades of carbon steel ball bearings at the bottom of the water well (approximately 5.5 cubic feet) and topping the bearings with approximately 3' of bull rock. The new pump will be installed, system will be pressurized, tested, balanced and put back into production.	ne		
WORK PERFORMED TO DATE:  1/6/23 Mobilization and labor to pull the pump from the well, bailed and disposed of	12	225.00	2,700.00
approximately 25 gallons of oil 1/9/23 Performed video survey and began motor performance testing	1	3,500.00	3,500.00
NEW EQUIPMENT TO BE INSTALLED: (1) 3 Stage 12CHC OL Bowl Assembly (1) 1-1/2 x 2-1/2 x 10' Floway top special (12) 1-1/2 x 2-1/2 x 20' Floway (1) 1-1/2 x 2-1/2 x 10' Floway (14) 2-1/2 x 8' BWS (1) 8" x 18" Top column adjusting nipple (2) 8 x 10' T&C .277 Wall column pipe (12) 8 x 20' T&C .277 Wall column pipe (12) 8 x 20' T&C .277 Wall column pipe (1) Tension assembly-1-1/2 x 2-1/2 Tension nut & tension plate Carbon steel bearings Bull rock 260' Airline - stainless steel	1	55,040.00	55,040.00
Mobilization and labor including travel time Sales Tax	34	225.00 0.00%	7,650.00 0.00
	Total		\$68,890.00

Regulated by Texas Dept. of Licensing and Regulations P.O. Box 12157 Austin, TX 78711 800-803-9202

**Customer Signature** 

# Felder Water Well & Pump Services LLC

P. O. Box 1033 Angleton, TX 77516-1033 979-849-5144

# **Estimate**

Date	Estimate #
1/30/2023	1962

Name / Address	
City of Bay City	
Water Well No. 10	
Bay City, Texas 77414	

	Terms		Project
Description	Qty	Cost	Total
ESTIMATE TO REPAIR OR REPLACE TURBINE HOLLOW SHAFT MOTOR FOR WELL NO. 10			
ESTIMATE TO REPAIR CUSTOMER'S EXISTING MOTOR DETAILED BELOW:	1	10,275.00	10,275.00
125HP VHS TECO			
1780RPM, 405TP, WPI 230/460 Volt			
Serial No.: ZY713C465002			
Scope of work:			
-Disassemble and inspect			
-Clean and bake stator windings			
-Degrease and clean parts -Install new bearings			
-Install new space heaters, oil sight glass, drain valve and fill plug			
-Repair rain cover			
-Balance rotor			
-Assemble, test, and paint			
ESTIMATE TO REPLACE EXISTING MOTOR:	1	21,250.00	21,250.00
New 125HP VHS TECO1780RPM, 405TP, WPI, 230/460 Volt (estimated delivery end of March – price includes freight)			
New motor pricing good for 30 days			
Thank you for the opportunity to provide an estimate for this project!	Total		\$31,525.00

Regulated by Texas Dept. of Licensing and Regulations P.O. Box 12157 Austin, TX 78711 800-803-9202

Customer Signature



1.17.23

Felder Water Well 17276 FM523 Angleton, TX 77515

Attention: Eric Branch Reference: Bay City Well 10

Dear Mr. Eric Branch,

At your request my pump tech disassembled and inspected the three stage 12C intermediate bowl assembly. There is noticeable wear in the top diffuser vanes. It was also noted the column pipe had erosion in all joints situated around the vanes of the rubber centering spiders. Noting that one joint of pipe had a hole located at the rubber spider. These are all signs of extreme sand intrusion. I would recommend replacing the bowls assembly and column assembly. The bowl assembly is recommended assembly with intermediate rubber bowl bearings to help with the sand wear and extend the life of the bowl.

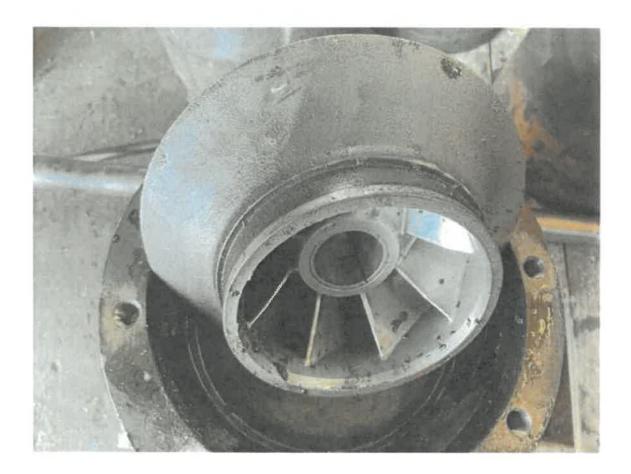
Sincerely,

Brian Scott Freeman

**Scott Freeman Managing Partner** 

From: Brett Patterson To:

Scott Freeman
Felder WW - Bay City Well 10 Pics 1
Tuesday, January 17, 2023 9:05:17 AM Subject: Date:







Sent from my iPhone





PO Number:

23-0729

Date:

02/08/2023

Requisition #: REQ00256

Vendor #:

51808

**ISSUED TO: FELDER WATER WELL & PUMP SERVICE LLC** 

P.O.BOX 1033

ANGLETON, TX 77516-1033

SHIP TO:

CITY OF BAY CITY- WHSE

1217 AVENUE .J

Bay City, TX 77414

ITEM	UNITS DESCRIPTION	GL ACCT #	PRICE	AMOUNT
1	0 ELIMINATE SAND PRODUCTION IN WELL 10	61-620-4520	0.00	68,890.00
2	0 REPAIR EXISTING MOTOR	61-620-4520	0.00	10,275.00
3	0 REPLACE EXISTING MOTOR	61-620-4520	0.00	21,250.00

EMERGENCY REPAIR AT GRACE STREET WATER PLANT MAYOR APPROVED 2-8-23 CITY COUNCIL APPROVED 2-2023

·				SUBTOTAL:	100,415.00
Approvals				TOTAL TAX:	0.00
Ordered By:_	LOUIS RODRIGUEZ	Date:	02/08/2023	TOTAL	100,415.00

**BARRY CALHOUN** Approved By:

02/08/2023 Date:

Finance Director: \_

Date:

02/08/2023

1. Original invoice plus one copy must be sent to:

City of Bay City, Accounts Payable Dept, 1901 5th Street, Bay City, TX 77414.

- 2. Purchase Order numbers must appear on all shipping containers, packing slips and invoices.
- 3. The City is exempt from all federal excise and state tax ID# 74-6000238
- 4. Terms: The City has 30 day to pay any invoice

Finance Dept. (979)



Fax (979) 323-1034

# **EXHIBIT K Subdivision and Special District Settlement Participation Form**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Agreement dated November 22, 2022 ("Allergan Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Allergan Settlement, release all Released Claims against all Released Entities, and agrees as follows.

- 1. The Governmental Entity is aware of and has reviewed the Allergan Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Allergan Settlement as provided therein.
- 2. Following the execution of this Settlement Participation Form, the Governmental Entity shall comply with Section III.B of the Allergan Settlement regarding Cessation of Litigation Activities.
- 3. The Governmental Entity shall, within fourteen (14) days of the Reference Date and prior to the filing of the Consent Judgment, file a request to dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the MDL Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at [link to national settlement website page to be provided].
- 4. The Governmental Entity agrees to the terms of the Allergan Settlement pertaining to Subdivisions and Special Districts as defined therein.
- 5. By agreeing to the terms of the Allergan Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
- 6. The Governmental Entity agrees to use any monies it receives through the Allergan Settlement solely for the purposes provided therein.

- 7. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Allergan Settlement.
- 8. The Governmental Entity has the right to enforce the Allergan Settlement as provided therein.
- 9. The Governmental Entity, as a Participating Subdivision or Participating Special District, hereby becomes a Releasor for all purposes in the Allergan Settlement, including, but not limited to, all provisions of **Section V** (**Release**), and along with all departments, agencies, divisions, boards, commissions, Subdivisions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist in bringing, or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Allergan Settlement are intended to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Allergan Settlement shall be a complete bar to any Released Claim.
- 10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision or Participating Special District as set forth in the Allergan Settlement.
- 11. In connection with the releases provided for in the Allergan Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would

- materially affect the Governmental Entities' decision to participate in the Allergan Settlement.
- 12. Nothing herein is intended to modify in any way the terms of the Allergan Settlement, to which the Governmental Entity hereby agrees. To the extent this Settlement Participation Form is interpreted differently from the Allergan Settlement in any respect, the Allergan Settlement controls.

I have all necessary power and authorization to execute this Settlement Participation Form on behalf of the Governmental Entity.

Signature:	
Name:	
Title:	
Date:	

#### **EXHIBIT K**

## **Subdivision Participation and Release Form**

# [Draft]

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December [], 2022 ("Walgreens Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Walgreens Settlement, release all Released Claims against all Released Entities, and agrees as follows.

- 1. The Governmental Entity is aware of and has reviewed the Walgreens Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Walgreens Settlement and become a Participating Subdivision as provided therein.
- 2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at [website link to national settlement website to be provided].
- 3. The Governmental Entity agrees to the terms of the Walgreens Settlement pertaining to Participating Subdivisions as defined therein.
- 4. By agreeing to the terms of the Walgreens Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
- 5. The Governmental Entity agrees to use any monies it receives through the Walgreens Settlement solely for the purposes provided therein.

- 6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walgreens Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Walgreens Settlement.
- 7. The Governmental Entity has the right to enforce the Walgreens Settlement as provided therein.
- 8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walgreens Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walgreens Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walgreens Settlement shall be a complete bar to any Released Claim.
- 9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Walgreens Settlement.
- 10. In connection with the releases provided for in the Walgreens Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance,

ITEM #13.

oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walgreens Settlement.

11. Nothing herein is intended to modify in any way the terms of the Walgreens Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Walgreens Settlement in any respect, the Walgreens Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature:	 
Name:	 
Title:	 
Date:	

#### **EXHIBIT K**

# **Subdivision Participation Form**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated November 14, 2022 ("Walmart Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Walmart Settlement, release all Released Claims against all Released Entities, and agrees as follows.

- 1. The Governmental Entity is aware of and has reviewed the Walmart Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Walmart Settlement and become a Participating Subdivision as provided therein.
- 2. The Governmental Entity shall promptly, and in any event within 14 days of the Effective Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.
- 3. The Governmental Entity agrees to the terms of the Walmart Settlement pertaining to Subdivisions as defined therein.
- 4. By agreeing to the terms of the Walmart Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
- 5. The Governmental Entity agrees to use any monies it receives through the Walmart Settlement solely for the purposes provided therein.
- 6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walmart Settlement.
- 7. The Governmental Entity has the right to enforce the Walmart Settlement as provided therein.
- 8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walmart Settlement, including but not limited to all provisions of Section X (Release), and along with all departments, agencies, divisions, boards,

commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walmart Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walmart Settlement shall be a complete bar to any Released Claim.

9. In connection with the releases provided for in the Walmart Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walmart Settlement.

10. Nothing herein is intended to modify in any way the terms of the Walmart Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Walmart Settlement in any respect, the Walmart Settlement controls.

IT	= $N$	l #13.	
,,,	-ivi	# 1.7.	

I have all necessary power and authorhee Governmental Entity.	orization to execute this Election and Release on behalf of
	Signature:
	Name:
	Title:

# EXHIBIT K<sup>1</sup>

# **Subdivision Participation and Release Form**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December 2, 2022 ("CVS Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the CVS Settlement, release all Released Claims against all Released Entities, and agrees as follows.

- 1. The Governmental Entity is aware of and has reviewed the CVS Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the CVS Settlement and become a Participating Subdivision as provided therein.
- 2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at [website link to national settlement website to be provided].
- 3. The Governmental Entity agrees to the terms of the CVS Settlement pertaining to Participating Subdivisions as defined therein.
- 4. By agreeing to the terms of the CVS Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
- 5. The Governmental Entity agrees to use any monies it receives through the CVS Settlement solely for the purposes provided therein.
- 6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role

<sup>&</sup>lt;sup>1</sup> As of December 8, 2022.

as provided in, and for resolving disputes to the extent provided in, the CVS Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the CVS Settlement.

- 7. The Governmental Entity has the right to enforce the CVS Settlement as provided therein.
- 8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the CVS Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the CVS Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The CVS Settlement shall be a complete bar to any Released Claim.
- 9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the CVS Settlement.
- 10. In connection with the releases provided for in the CVS Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the CVS Settlement.

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11. Nothing herein is intended to modify in any way the terms of the CVS Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the CVS Settlement in any respect, the CVS Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature:	 
Name:	 
Title:	
Date:	 