



TIRZ BOARD 1 & 2 REGULAR MEETING

CITY OF BAY CITY

Monday, April 17, 2023 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

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

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES SUMMARY

- 1. TIRZ Board 1 & 2 Meeting minutes of February 27, 2023**

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Discussion of phases of TIRZ #1 green space plans along Cottonwood Creek. DC Dunham, SAL Holdings**
- 3. Presentation and discussion regarding City's Trailway plans. Gabriel Lopez, City Engineering Tech**
- 4. Presentation ~ Bold Fox Development update**

ITEMS / COMMENTS FROM BOARD MEMBERS

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 NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, April 14th, 2023 before 5:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

CALL TO ORDER & CERTIFICATION OF QUORUM

The meeting was called to order by the Board Chair Julie Estlinbaum.

Quorum certified.

PRESENT

Board Chair Julie Estlinbaum
Vice-Chair DC Dunham
Board Member Edward "Bubba" Cook
Board Member William Cornman
Board Member Samantha Denbow
Board Member Craig Hlavinka
Board Member Bryan Prochnow
Board Member Jim Folse
Board Member Mike Estlinbaum

APPROVAL OF AGENDA

Motion made by Vice-Chair Dunham to approve the agenda, Seconded by Board Member Hlavinka. Voting Yea: Board Chair J. Estlinbaum, Vice-Chair Dunham, Board Member Cook, Board Member Cornman, Board Member Denbow, Board Member Hlavinka, Board Member Prochnow, Board Member Folse, Board Member M. Estlinbaum. Motion carried.

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES SUMMARY

1. TIRZ Board 1 & 2 Meeting minutes of May 12, 2022

Motion made by Vice-Chair Dunham to approve the minutes, Seconded by Board Member Folse. Voting Yea: Board Chair J. Estlinbaum, Vice-Chair Dunham, Board Member Cook, Board Member Cornman, Board Member Denbow, Board Member Hlavinka, Board Member Prochnow, Board Member Folse, Board Member M. Estlinbaum. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Discussion of next step of TIRZ #1 green space plans along Cottonwood Creek. D C Dunham, SAL Holdings

DC Dunham, representing Sal Holdings, reviewed the presentation of the Landscape Architect from last May, stating she wanted to keep the green space plans on the

boards minds. Board discussed possible phases of the space and agreed to meet again to review.

- 3. **Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending December 31, 2022.** Scotty Jones, Director of Finance
- 4. **Receive, discuss, and/or approve the Tax Increment fund for TIRZ #1 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables.**
- 5. **Receive, discuss, and/or approve the Tax Increment fund for TIRZ #2 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables.**

Scotty Jones, presented the financial items 3 through 5 that also include TIRZ #1a and TIRZ #2a.

Motion made by Board Member Cornman to approve items 3 through 5, Seconded by Vice-Chair Dunham. Voting Yea: Board Chair J. Estlinbaum, Vice-Chair Dunham, Board Member Cook, Board Member Cornman, Board Member Denbow, Board Member Hlavinka, Board Member Prochnow, Board Member Folse, Board Member M. Estlinbaum. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

Scotty Jones discussed the trailway grant submitted and that the TIRZ #1 could provided additional funding. She would like Gabriel Lopez, City Engineer Tech, to provide a presentation to the board. The Board reviewed dates to meet again and all agreed that April 17th they will meet to discuss the Cottonwood Creek greenspace, trailway presentation, and possibly an update from Bold Fox regarding TIRZ #2.

ADJOURNMENT

The board meeting adjourned at 5:45 pm.

PASSED AND APPROVED, this ____ day of _____, 2023.

JULIE ESTLINBAUM.; BOARD CHAIRMAN
TIRZ BOARD #1 & #2

JEANNA THOMPSON
CITY SECRETARY

The logo features the letters 'EHRA' in a bold, white, sans-serif font. The letters are centered within a large red circle that is partially cut off at the top and bottom. The background is a dark blue-grey color with a pattern of overlapping white circles and dashed lines, creating a technical or network-like aesthetic.

EHRA

ENGINEERING THE FUTURE

SINCE 1936

PRACTICE AREAS

We have several practice areas to meet client needs. These include public infrastructure, transportation, hydraulics and hydrology, land planning, land development, land surveying, construction phase services, and landscape architecture. All of these practice areas work together to serve city, county, state, and other governmental agencies along with single-family, retail and commercial development.



LAND SERVICES



PUBLIC
INFRASTRUCTURE



SITE
DEVELOPMENT



HYDROLOGY &
HYDRAULICS



PLANNING &
VISIONING



LANDSCAPE
ARCHITECTURE



SURVEY &
MAPPING SERVICES



DISTRICT SERVICES



WATER &
WASTEWATER
FACILITIES



CONSTRUCTION
PHASE SERVICES



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Cottonwood Creek Park

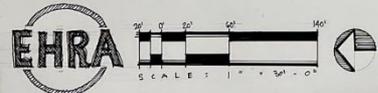
Park & Streetscape

ITEM #2.

Bay City, Texas



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COTTONWOOD CREEK PARK
BAY CITY, TEXAS



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Cottonwood Creek Park

Park & Streetscape

ITEM #2.

Bay City, Texas



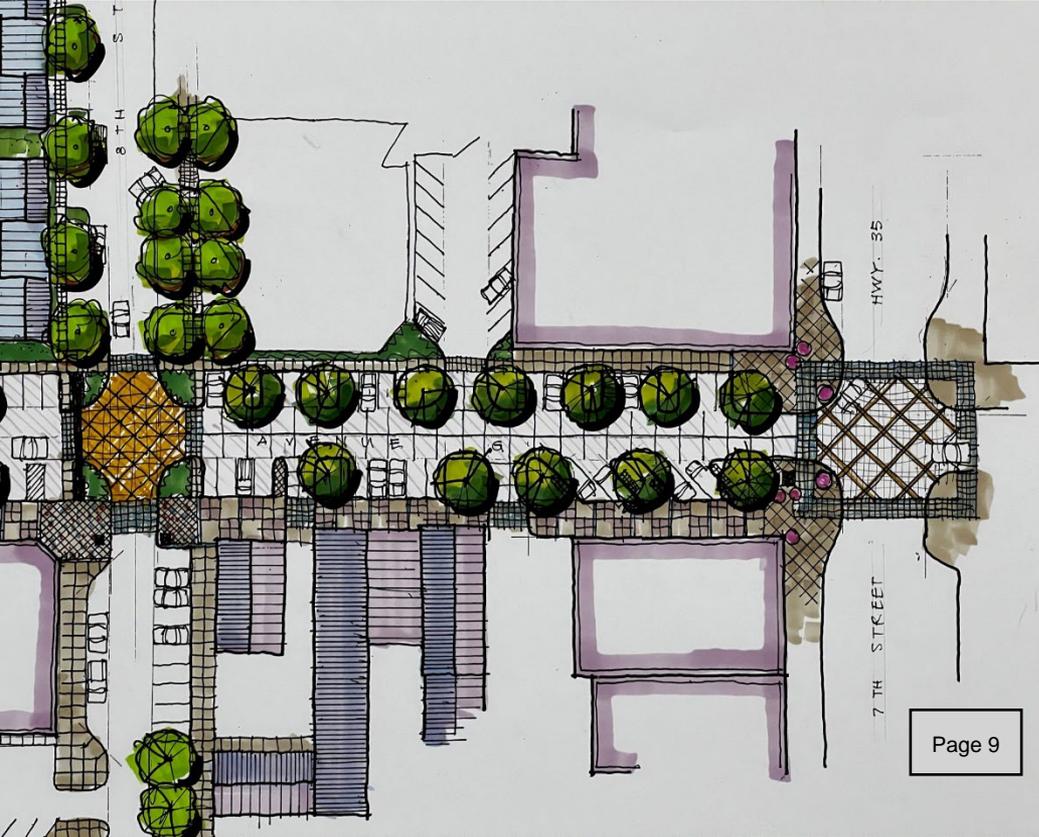


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Cottonwood Creek Park Park & Streetscape

ITEM #2.

Bay City, Texas



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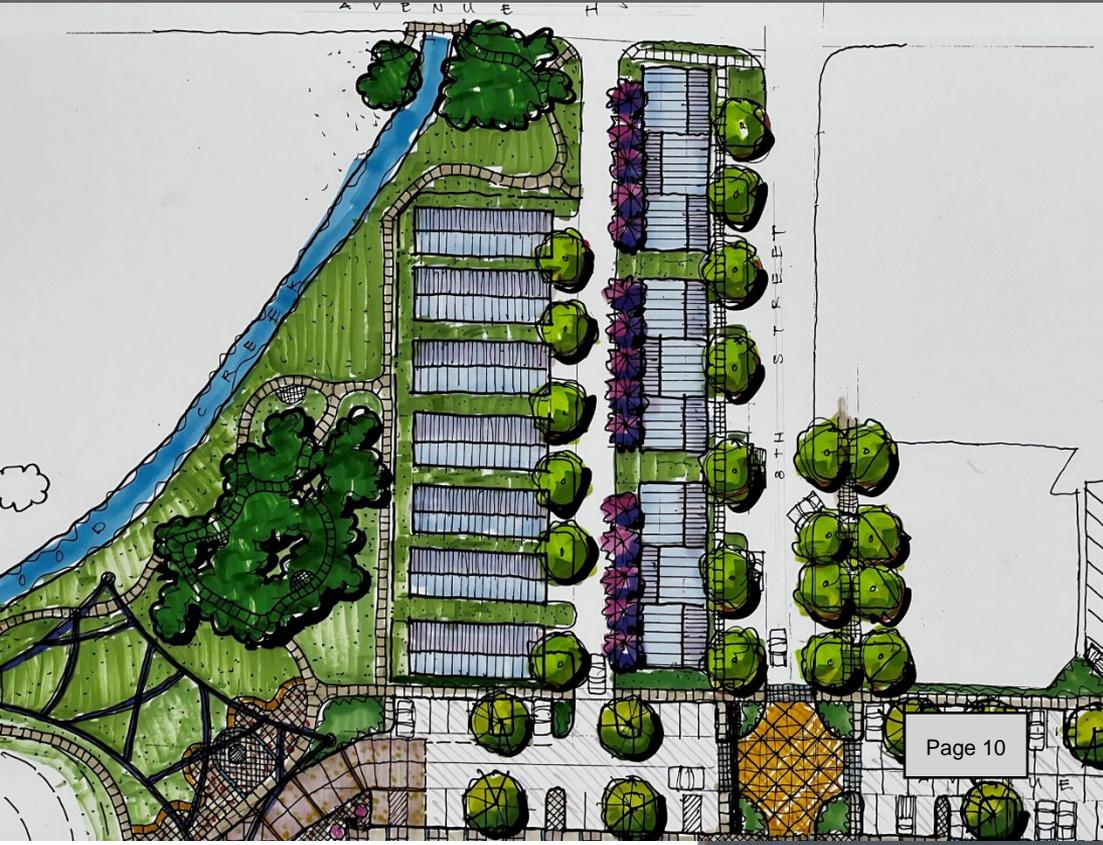
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Cottonwood Creek Park

Park & Streetscape

ITEM #2.

Bay City, Texas



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Cottonwood Creek Park

Opinion of Probable Costs

ITEM #2.

Bay City, Texas

City of Bay City
Cottonwood Creek Park
Opinion of Probable Construction Costs

Schematic Design
03/28/22

PARK AREA					
ITEM	DESCRIPTION	QTY	UNIT	TOTAL	SUBTOTAL1
1- 1	Parking / Auto Court with Special Pavement	SF 13,100	\$15.00	\$196,500	
1- 3	Flatwork	SF 9,000	\$7.50	\$67,500	
1- 4	Seatwall	LF 134	\$125	\$16,750	
1- 5	Concrete Trail / Sidewalk	SF 10,000	\$5	\$50,000	
1- 6	Sculpture Exhibit Plaza with Amenities	LS 1	\$60,000	\$60,000	
1- 7	Stage with Amenities	LS 1	\$15,000	\$15,000	
1- 8	Shade Structure	EA 1	\$250,000	\$250,000	
1- 9	Furnishings	LS 1	\$35,000	\$35,000	
1- 10	Lighting	LS 1	\$100,000	\$100,000	
1- 11	Landscape and Irrigation	LS 1	\$50,000	\$50,000	\$840,750
				ESTIMATED SUBTOTAL	\$840,750
PARK				Contingency 20%	\$168,150
				ESTIMATED TOTAL	\$1,008,900

STREETSCAPE					
ITEM	DESCRIPTION	QTY	UNIT	TOTAL	CATEGORY TOTAL
2- 1	Site Prep and Demolition	LS 1	\$75,000	\$75,000	
2- 2	Parking	SF 13,700	\$7.50	\$102,750	
2- 3	Special Pavement	SF 5,700	\$15	\$85,500	
2- 4	Flatwork	SF 3,250	\$7.50	\$24,375	
2- 5	Trees	EA 27	\$600	\$16,200	
2- 6	Street Lights	LS 1	\$80,000	\$80,000	
2- 7	Entry, Monumentation & Wayfinding	LS 1	\$250,000	\$250,000	
2- 8	Furnishings	LS 1	\$35,000	\$35,000	
2- 9	Irrigation	LS 1	\$75,000	\$75,000	\$743,825
				ESTIMATED SUBTOTAL	\$743,825
STREETSCAPE				Contingency 20%	\$148,765
				ESTIMATED TOTAL	\$892,590

				ESTIMATED SUBTOTAL	\$1,584,575
PROJECT TOTAL				Contingency 20%	\$316,915
				ESTIMATED TOTAL	\$1,901,490



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**10011 MEADOWGLEN
HOUSTON, TX 77042
WWW.EHRAINCCOM**

Bay City JR High SUP

Main Route



Cottonwood to HWY 35



Nichols to Sycamore



Neighborhood East of Nichols



Neighborhood Connection



Existing



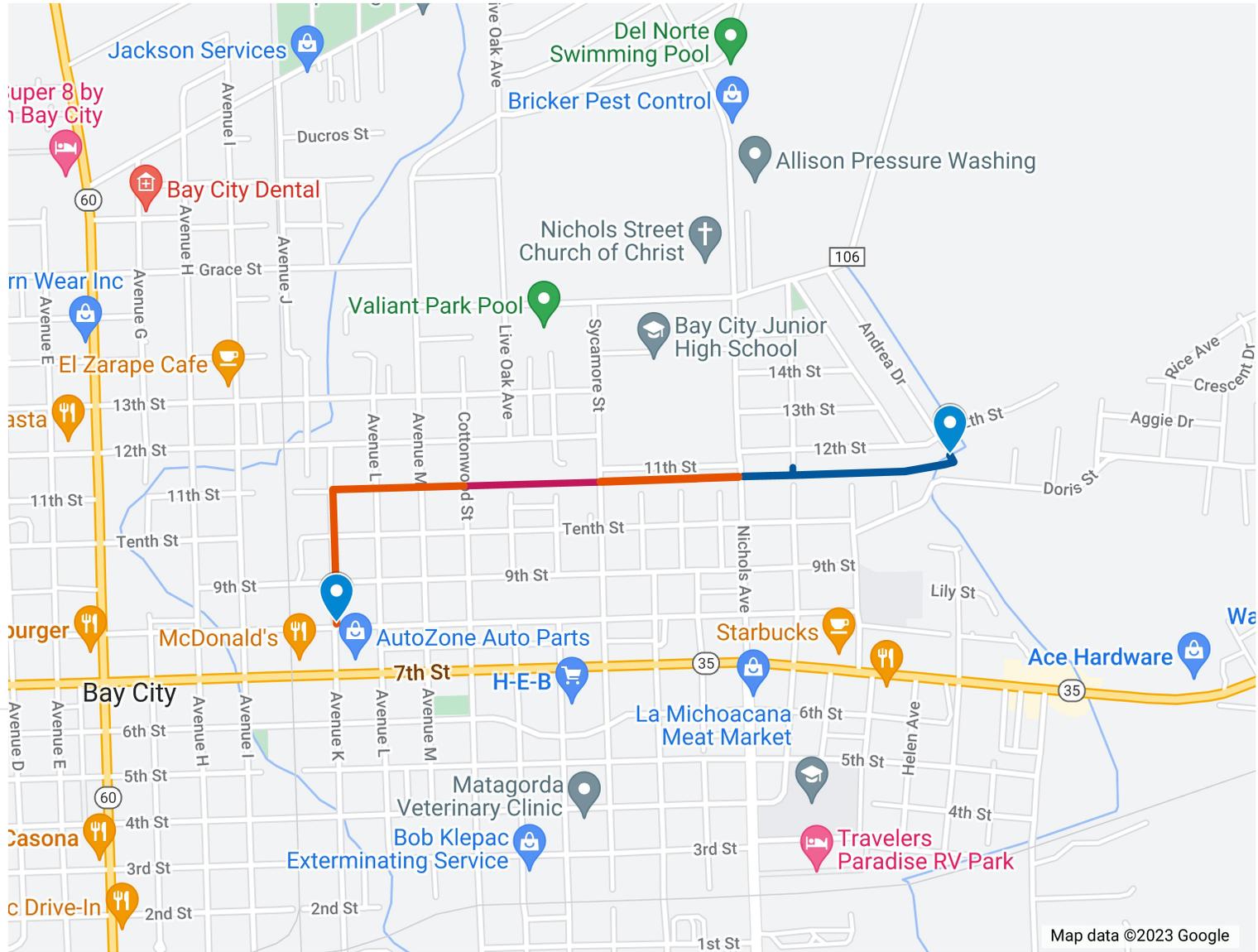
Begin/End of Trail



Neighborhood East of Nichols



Begin/End of Trail 8th Street



Bay City Southern Pacific Trailway SUP

Main Route



JR High to HWY 35 (Main A)



(Main A)



Additional 1



Additional 1



Existing



AMISTAD PARK

