



CITY OF GREGORY

P.O. Box 297 – 206 W. Fourth St.
Gregory, Texas 78359

Fax: (361) 643-1335 Phone: (361) 643-6562
Email: norma.garcia@gregorytx.com

In accordance with Governor Abbott's Emergency Orders issued March 16, 2020, members of the Gregory City Council may attend this meeting by videoconference or teleconference.

Mask or other facial covering, social distancing and compliance with all COVID-19 protocols are required for any persons attending this meeting in person.

The public is strongly encouraged to attend meeting by videoconference or teleconference.

The Meeting was held on May 17, 2021, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo St.

<https://zoom.us/j/98455560915?pwd=MW1hZXBtT3kxVWFqRFFoQWgrcHZQQT09>

Meeting ID: 984 5556 0915
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The public was permitted to offer public comments Videoconference as provided by the agenda and as permitted by the presiding officer during the meeting. Written questions or comments may be submitted to City Secretary norma.garcia@gregorytx.com up to two hours before the meeting. There was none. A recording of the Videoconference meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

Meeting was called to order by Mayor Jeronimo B. Garcia at 6:30 p.m. with the following members present:

Alderman Pablo Martinez
Alderman Christopher Flores
Alderman George Hernandez

Alderman Alvaro Lopez, Jr. - Zoom
Mayor Pro-Tem Odilia Reyes



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Minutes

May 17, 2021

Page 2.

Mayor Garcia requested to change the order of Agenda.

COMMENTS FROM AUDIENCE – NONE

PUBLIC HEARINGS – NONE

CONSENT AGENDA –

1) **Approval of Minutes of May 3, 2021** – Motion was made by Mayor Pro-Tem Reyes to approve minutes of May 3, 2021.

PRESENTATIONS –

a) **Presentation b Ms. Kara Rivas for Phillips 66 and Bluewater Texas Terminal Project-** Ms. Rivas told members Mayor Garcia and Mayor Pro-Tem Reyes had met with Mr. Rich Johnson earlier and would like to give the council members a brief presentation of what was discussed. Ms. Jill Sweeney gave members a presentation. She told them of the project which is a joint venture between Trafigura and Phillips 66 for an offshore deep water port. This would have a pipe line from Taft to Port Aransas along Hwy 136 to Harbor Island we already have an agreement with Port of Corpus Christi Authority to create an operation facility. Boring will be done at Red Fish Bay as to not disturb the environment. Alderman Martinez asked about the construction on shore and was told it would be a 30” pipe encased for protection.

b) **Update for the Municipal Complex by Mrs. Brannyn McDougal** – Mrs. McDougal told members Bids came in May 13th and in a couple of weeks we will be getting the contractor. Alderman Martinez asked when they will award and was told by August 1st, but I’m not be able to give you notice for the ground breaking any time soon.

ACTION ITEMS

a) **Presentation and discussion of Plan of Finance for the issuance of General Obligation Refunding Bond, Series 2021-** Mr. Andre Ayala gave presentation and discussion about the bond obligation that the city currently holds. Mr. Ayala said this is the time to refinance the debt for a lower interest rate from what is currently being paid of 5.04%. He gave members a schedule of the process from the taking of bids by June 4th and by June 7th to consider and lock interest and close by July 6th. Mr. Ayala was given the okay to proceed with the plan of finance for the issuance of General Obligation Refunding to give us a lower interest rate.

b) **Resolution 2021-05-03: A Resolution Appointing the Law Firm of McCall Parkhurst & Horton to Provide Legal Services as Bond Counsel** – Mr. Noel Valdez made his presentation to council. He currently works locally with the cities of Victoria, Robstown and Alice. We work in sale of bonds and Alderman Martinez asked about the fee. Mr. Valdez told him we do not charge a fee until the bond is



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Minutes

May 17, 2021

Page 3.

sold and it is funded through the sale. Mayor Pro-Tem Reyes questioned the amount of fee and was told it is usually about \$12,000 if there is a sale. Motion was made by Mayor Pro-Tem Reyes to approve Resolution 2021-05-03 to appoint the Law Firm and seconded by Alderman Martinez. Motion carried with all ayes and 0 nays.

c) Presentation on proposed Somerset Development related to financing and terms of Development agreement and provide direction to city staff and consultants – Mr. Wiley McIlwain presented to Council his proposed development. It will a 300 lot subdivision with single family dwellings. This will be located in 67 acres adjacent to the school and there will be approx. 5 acres for commercial along Hwy 35. We are wanting to change the location for the construction of the lift station. Andre assisted and said they can be financed with bond sales and share tax increment on the value of property. Within 4-5 years there will be an increase in values and raise tax values. The lots will sell in the high 30's and homes \$230,000-240,000. All this is based on the wastewater flow to plant. Alderman Martinez said this would mean more staff, more services and potential commercial that will come within the next 2-3 years. This is the most visible piece of property along Hwy 35, FM 361 and FM 136.

OLD Business – None

CLOSED SESSION – City Council recessed to open its meeting at 8:16 p.m. and reconvened in Closed Session at 8:25 p.m.

OPEN SESSION – City Council reconvened to Regular Session at 9:15 p.m. from the Closed Session for action

REPORTS

Alderman Martinez told members that we need to abide with agenda by first discuss the item, make consideration and then take action, under the direction of the Mayor.

FUTURE AGENDA ITEMS - None

There being no further business motion was made by Alderman Flores to adjourn meeting at 9:21 p.m. Motion was seconded by Alderman Lopez and it carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

ATTEST:

Jeronimo B. Garcia, Mayor

Norma S. Garcia, City Secretary