



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 July 19, 2021, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo St.

Join Zoom Meeting

<https://zoom.us/j/93360924774?pwd=MnZuWmpTclFjOS91NEJvUXdtSjdEdz09>

Meeting ID: 933 6092 4774

Passcode: 132459

One tap mobile

+13462487799,,93360924774#,,,,*132459# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 933 6092 4774

Passcode: 132459

Find your local number: <https://zoom.us/u/adHbP3SEwe>

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 Garcia at 6:30 p.m. with the following members present:

Alderman Pablo Martinez

Alderman Alvaro Lopez, Jr.

Alderman Christopher Flores - Zoom

Mayor Pro-Tem Odilia Reyes

Alderman George Hernandez



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PUBLIC COMMENTS FROM AUDIENCE – None

CONSENT AGENDA – Minutes of July 6 and Special Meeting July 12, 2021 – motion was made by Mayor Pro-Tem Reyes to move discussion to action item for corrections.

PRESENTATIONS

a) **Update on the Municipal Complex by Mrs. Brannyn McDougal** – Mrs. McDougal gave members an update by reminding them of the groundbreaking next Wednesday at 9:30 a.m. she will be giving a written report during the first meeting August.

b) **Update on the Somerset Development presentation by Mr. Andre Ayala and Mr. Noel Valdez** – Andre told members there is a need to work for City's future land use and financing. There can be property assessments by one or more public improvement districts to assess sewer bonds. With the PIDs they would cover part of the internal structure of the properties for roads, infrastructure and Mr. McIlwain would cover the remainder. TIRZ would be through tax revenue to finance the offset expenditures and city can be assisted and the developer can get reimbursed 15%. San Patricio CAD and drainage district fee can be used to reimburse Mr. McIlwain. This would be ½ to the city and ½ to TIRZ to advance and serve the property. It may be carried over for a period of 30-years. City will not use encumbering City General finances. Mr. McIlwain gave a brief description of this projects taking place in the Cities of Sinton and Taft through the TIRZ and PIDs. Mr. Ayala told members if City commits through the TIRZ and PIDs there would be a need for an Engineering plan for its bases and these fees would be covered by the TIRZ. Alderman Martinez, Alderman Hernandez and Alderman Flores would like to explore the process.

c) **Update on status of suspension of Texas Open Meeting Act rules and direction to staff** – Special Counsel Cynthia Trevino brief the members of the suspension of the open meeting that will end August 1, 2021. Council meetings will have open Zoom and participant members must be present even if through Zoom.

ACTION ITEMS

Mayor Pro-Tem Reyes made corrections: Minutes of July 6, 2021 under Public Comments by Ms. Brenda Brinkman, stated "we will be giving away school supplies to those attending will have other events". Under **Reports** City Secretary spoke about Chief Garza's medical condition.

Minutes of July 12, 2021 correction was Mayor Pro-Tem Reyes told him this was a very difficult decision and Alderman Hernandez told him to return his equipment.

Motion was made by Mayor Pro-Tem Reyes to approve minutes with corrections. It was seconded by Alderman Hernandez and carried with 4 ayes and 1 abstain (Alderman Flores).

a) **Consideration to schedule a workshop to discuss water rates July 27, 2021** – Mr. Ernest Garza



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They were ready to give their report. “we’ve submitted a draft for your review.” Alderman Martinez would like to speed up the process for budget preparation. Motion was made by Alderman Martinez to set work shop for July 27, 2021 and seconded by Mayor Pro-Tem Reyes. Motion carried with all ayes and 0 nays.

b) **Consideration to schedule a workshop to discuss Budget for Fiscal year ending 2022** - Mayor Garcia told Chief Cano about budgeting for the 911 patriotic parade. Chief advised him they would fund it through private funds. Alderman Hernandez requested Chief Cano to spear head the function. Motion was made by Mayor Pro-Tem Reyes to set workshop for August 3rd at 6 p.m. Motion was seconded by Alderman Martinez and carried with all ayes and 0 nays.

OLD BUSINESS - None

REPORTS

CITY STAFF – City Secretary submitted her report in their packet.

VOLUNTEER FIRE DEPT. – Members were present and told council members they are going good and getting membership morale up “hanging in”. Mayor Garcia told them it has been a hard year but need to keep faith with new fire dept. coming. They did have not any calls only one HALO call. Truck down with it not keeping its charge. The other truck has standard transmission and having trouble with shifting of gears. Alderman Hernandez told them he will be 100% if needed it’s going to be a change for the better. Alderman Martinez told them you have our support but we don’t have any feedback. Their meetings are 1st Thursday for business and the 3rd Thursday is for maintenance and training.

Mayor and Council Members – Mayor said we need work at Wastewater plant, veteran’s memorial and continue with drainage. Alderman Martinez didn’t make the meeting with the drainage district so he asked Mayor if we would need an engineer and Mayor replied “we need to get with TxDOT about culverts and get with Sonia our county commissioner.” Alderman Martinez told them he had already reached out to TxDOT. Mayor Pro-Tem Reyes reported that Mayor Garcia, Alderman Hernandez and her would be attending the TML quarterly meeting in Portland. She also requested to have email from Dr. Cavazos forwarded letting members know of Breakfast event to meet new teachers and staff. She questioned Greg Kindle IT about the posting on the website. Mr. Kindle said that it should be discussed under Executive Session. Alderman Martinez stated he may be having a conversation with the gentleman about the splash pad.

FUTURE AGENDA ITEMS -None

CLOSED Session – City Council recessed open meeting at 7:49 p.m. and reconvened in Closed Session

1. **Somerset Development Project** – legal advice regarding effect of Consultant’s report/update of project.
2. **TPCO Agreement** – legal advice on renegotiation of agreement
3. **Volunteer Fire Department Ordinance** – legal advice regarding proposed revisions



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OPEN Session – City Council reconvened at 9:55 p.m. in Regular Session upon conclusion of the Closed Session and my recall any item posted for Closed Session for action as necessary.

No further discussion was needed, Mayor Pro-Tem Reyes made the motion to adjourn the meeting at 9:56 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