



CITY OF GREGORY

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

Fax: (361) 643-1335 Phone: (361) 643-6562
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The City Council of the City of Gregory met for their Regular meeting of December 2, 2019, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo.

Mayor Zambrano called meeting to order at 6:30 p.m. with the following members present:

Alderman Christopher Flores	Alderman Odilia Reyes
Alderman Kristina Zambrano	Alderman Alvaro Lopez, Jr.
Mayor Pro-Tem Pablo Martinez – AX	

PUBLIC COMMENTS – Mrs. Ophelia Avila, 202 Second St., addressed members of her concern in the appearance of the city. She stated that she knows the police department was addressing the issue and she thanked them. It seems nobody says anything about the abandoned vehicles in properties and all the bulk trash that is located at the end of State and Third streets that is not being picked up.

PUBLIC HEARINGS – N/A

PRESENTATIONS – N/A

CONSENT AGENDA

1. Approve minutes of November 18, 2019
 2. Approve Resolution No. 2019-12-01 A Resolution Supporting the Development and Implementation of a Comprehensive Industrial Master Plan for San Patricio County, Texas
- Motion was made by Alderwoman Zambrano to approve Consent Agenda.

ACTION ITEMS

1. Consideration with action to approve the Re-Plat of 102 Sunset; Lots 7 and 8 Blk. 1 a 0.009 Acres portion of Blk. 5 and a closed portion of the adjacent Volpe Circle of Reynolds Park Addition Recorded in Volume 4, page 29 of the Map Records of San Patricio County, Texas Deeds recorded in Clerk File Nos. 674799 and 692777 of Official Public Records of San Patricio County, Texas as approved by Planning and Zoning November 19, 2019. – Alderman Flores made the motion to approve the Re-Plat for 102 Sunset and was seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.
2. Consideration with action to approve the Pre-Design Contract for the Municipal Complex with Beaty Palmer Architects – Mrs. Brannyn McDougal and Mr. Cory Hawkins told members this is the preliminary step for the concept in the layout and design of the municipal complex. They will be coming back for the final plan approval once complete. Mayor Zambrano asked if they had a timeline and was told by Mrs. McDougal completion may be by mid - 2021 depending on the guidelines of the donors. Will be meeting with City, Fire Dept and Police Dept to discuss the pre-design early January. We are looking for the design to take 6 months and construction approx..12 months. Alderman Flores made the motion to approve pre-design contract and seconded by Alderman Lopez it carried with all ayes and 0 nays



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3. City Council shall consider matters related to the Somerset Improvement District established by Resolution No. 2018-12-03.

a. Presentation from Mr. Wiley McIlwain, project developer – Mr. McIlwain said he, Chuck his associate and their attorney had met with City's Counsel Mr. Erkan to discuss the 2018 PID Resolution. He gave a brief history of how this has evolved. He started his development with mix-use of property and worked with Mayor with the CCN. Later it was discovered a portion of the property was outside city's ETJ and created conflict with City of Corpus Christi. He wants to proceed with the property minus the conflicted area. He has been trying to change resolution. He has been working to develop the lift station and the water main. Now there is a problem with his lenders due the comprehensive plan which now puts his property in light industrial land use. He will be willing to work with Hilltop on the surveys. He has now partnered with Sinton EDC and San Patricio EDC. His request is for the City approve the Resolution. Alderwoman Zambrano asked the price range of the homes without the PID and was told from \$159-\$199,000., and with PID they would be \$229,000. Alderwoman Reyes asked how this affects the CCN. Mr. McIlwain said he helped with a letter to assist with the CCN. Mayor Zambrano said the City never had one and have been serving outside city limit and we incorporated Mr. McIlwaine's development to supplement and enhance application.

OTHER

A. Reports

1. **City Staff** – City Secretary gave members her report and told them of the water loss at TPCO. Ave H has been repaired while school was out for holiday and had a major sewer line break and has been repaired, Police Dept. – Chief Cano gave his report will be using the speed trailer along Hwy 35, Hwy 181 and FM 361. No application for the position open.
2. **Volunteer Fire Dept.**- Chief Garza had 1 structure fire caused by air conditioner and 1 car wreck. Have repaired the lighting on FD flagpole and still working on the repairs of the fire truck.
3. **Mayor and Council Members** – Alderman Lopez said Park lights that are out belong to AEP and need repairing. Alderman Flores said had an interesting meeting with G-PISD and is 98% complete with job descriptions and employee pay. Alderwoman Reyes attended a mitigation meeting with Sara Williams and Tony Lamberth to get an action plan and will be having another meeting December 12. Had meeting with Amy from Linebarger to discuss the 15 pictures given for owner locates and was told that 5 are on lawsuit and 10 on deferred. Then directed to Mrs. Avila that the police department is working with property owner to clean and citations will be issued for safety hazard. Alderwoman Zambrano – none - Mayor Zambrano – still working with EDA for grants; TWDB; LMI survey with GrantWorks; CDBG for mitigation monies; drainage district to help Gregory and Portland with drainage problems; will be meeting with Corpus Christi on the Cessation agreement. Currently we don't have a judge and have only one applicant for the position.



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4. City Boards and Commissions – Mrs. Noberta Zambrano told members that plans are falling into place. We have enough goodies for 312 bags. HEB donated a case of T-shirts to give away but need volunteers to assist serving cocoa and cookies to the public.

EXECUTIVE SESSION

CLOSED SESSION at 7:19 p.m.

1. City Council shall convene in closed session pursuant to Texas Government Coded Section 551.071 to receive legal advice from its Special Counsel regarding the Somerset Public Improvement District (the “project”) established by Resolution Number 2018-08-04 (referred to as the “project” in the agenda items below).

OPEN SESSION at 8:35 p.m.

Alderwoman Zambrano made the motion as follows – consideration with action setting a Public Hearing as pursuant to Sec. 213.0034 of the Texas Local Government Code to consider an amendment to the Comprehensive Plan for planning area four and to include the Planning and Zoning Commission and Economic Development Corporation 4B at Public Hearing. Motion was seconded by Alderman Flores and it carried with all aye and 0 nays.

Motion was made by Alderwoman Zambrano to adjourn meeting at 8:37 p.m. and seconded by Alderwoman Reyes. Motion carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

Celestino A. Zambrano, Mayor

Attest:

Norma S. Garcia, City Secretary