



**CITY OF GREGORY
AGENDA
REGULAR CITY COUNCIL MEETING
DECEMBER 2, 2019**

Notice is hereby given that the governing Body of the City of Gregory, Texas will hold a Regular Meeting on the 2nd day of December, 2019, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo, Gregory, Texas.

Public comments from the audience on matters not scheduled on the agenda will be heard at approximately 6:35 p.m. Please sign the form located on the table at the entrance of the meeting room and deliver to City Secretary before the meeting begins. Should there be more than five (5) people who wish to speak on a particular issue they need to select (1) representative to speak for them. Your presentation will be limited to three minutes. A recording is made of the meeting; therefore, please speak audibly at the podium and state your name and address. If you have a petition or other information pertaining to your subject, please present it to the City Secretary.

Please be advised that the open meetings act prohibits the city council from responding and discussing your comments at length. The law only authorizes them to do the following:

- Make a statement of factual information.
- Recite an existing policy in response to the inquiry.
- Advise the citizen that this subject will be placed on an agenda at a later date.
- No council member, staff person, or members of the audience shall berate, embarrass, accuse, or show any personal disrespect for any member of the staff, council members, or the public at any council meeting. This policy is not meant to restrain a citizen's first amendment rights.

AGENDA

- I. CALL MEETING TO ORDER and QUORUM CHECK**
- II. MOMENT OF SILENCE AND PLEDGE ALLEGIANCE**
- III. PUBLIC COMMENTS FROM AUDIENCE**
- IV. PUBLIC HEARINGS – N/A**
- V. PRESENTATIONS – N/A**

VI. CONSENT AGENDA (All of the following items are considered to be self-explanatory by the City Council and will be enacted with one motion; there will be no separate discussion of these items unless a Council Member requests)

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

VII. 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 Clerks File Nos. 674799 & 692777 of Official Public Records of San Patricio County, Texas, as approved by Planning and Zoning November 19, 2019.
2. Consideration with action to approve the Pre-Design Contract for the Municipal Complex with Beaty Palmer Architects.
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

VIII. OLD BUSINESS

N/A

IX. EXECUTIVE SESSION

PUBLIC NOTICE is given that the City of Gregory Council may elect to go into Executive Session anytime during the meeting to discuss matters listed on Agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code. A closed executive session may be held if the discussions of any of the above agenda items concerns including but not limited to, any of the following sections of Chapter 551:

- **Section 551.071** **Consultations with Attorney**
- **Section 551.072** **Deliberations about Real Property**
- **Section 551.073** **Deliberations Regarding Gifts and Donations**
- **Section 551.074** **Personnel Matters**
- **Section 551.076** **Security Personnel or Devices**
- **Section 551.087** **Deliberation Regarding Economic Development Negotiations**

In the event the City Council elects to go into Executive Session regarding an agenda item, the presiding officer will publicly announce the section or sections of the Open Meeting Act authorizing the Executive Session. Upon completion of the Executive

Session, the City Council may in an open session take such action as appropriate on items discussed in an Executive Session.

CLOSED SESSION

- 1. City Council shall convene in close 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

- 1. City Council shall reconvene in open session to discuss or take action on any matter presented by Special Counsel.**
- 2. Consideration with action on a Resolution amending the comprehensive plan adopted by Resolution No. 2019-08-04 to allow single-family, multi-family, commercial and light industrial development in the project area.**
- 3. Consideration with action to authorize Mayor to negotiate and execute an agreement with Hilltop Securities Incorporated to provide municipal services related to the project; provided the costs for such services are either a qualified expense to be paid by bond proceeds or paid by the project developer.**
- 4. Consideration with action to authorize the Mayor to terminate agreements with consultants providing services that shall be provided by Hilltop Securities Inc.**
- 5. Consideration with action to authorize the Mayor to negotiate and execute an agreement with MuniCap Incorporated to provide an analysis of the long term viability of the project and projected costs to the City to provide services to the project; provided the costs for such services are either a qualified expense to be paid by bond proceeds or paid by the project developer.**

X. OTHER

- A. Reports
 1. City Staff
 2. Volunteer Fire Department
 3. Mayor and Council Members
 4. City Boards and Commissions (based on availability)
- B. Request from Council Members for Future Agenda Items.

XI. ADJOURNMENT

NOTICE:

Persons with disabilities planning to attend this meeting who may need accommodations or special services are asked to contact City Hall at (361) 643-6562 by Monday no later than 9 am.

I hereby certify that this public meeting agenda was posted in a public place at City Hall in the City of Gregory, Texas, in compliance with the requirements of public law for posting an agenda of all non-emergency meeting at least 72 hours prior to the call to order of said meeting.

POSTED:

At 5:00 p.m. November 27, 2019

Norma Garcia, City Secretary