



**CITY OF GREGORY
REGULAR CITY COUNCIL MEETING
VIA VIDEOCONFERENCE
DECEMBER 7, 2020 @ 6:30 P.M.**

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Gregory will conduct a Videoconference meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

Join Zoom Meeting

<https://zoom.us/j/94792499510?pwd=am5TSVBuTIBZVzExVDBYRktxWE00Zz09>

Meeting ID: 947 9249 9510

Passcode: 144453

One tap mobile

+13462487799,,94792499510#,,,,,0#,,144453# US (Houston)

+12532158782,,94792499510#,,,,,0#,,144453# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C)

Meeting ID: 947 9249 9510

Passcode: 144453

Find your local number: <https://zoom.us/u/ayhq2Xn3W>

The public will be permitted to offer public comments Videoconference as provided by the agenda and as permitted by the presiding officer during the meeting. Written comments may be submitted to City Secretary norma.garcia@gregorytx.com up to two hours before the meeting. 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.

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 ESTABLISH QUORUM
- II. MOMENT OF SILENCE AND PLEDGE ALLEGIANCE
- III. PUBLIC COMMENTS FROM AUDIENCE
- IV. PUBLIC HEARINGS – the City Council of the City of Gregory will conduct a Public Hearing to consider a change of zoning to “C-2” General Commercial District/SP for Trailer Park on the following property:
24.51 acres of land out of the northwest portion of Section “O”, George H. Paul Subdivision, of the Coleman Pasture Company’s Land, generally located on the east side of FM 2986 just south of the intersection with US 181.
- V. PRESENTATIONS – Update report of Development Plan for Somerset Land Co., LLC, by Mr. Wiley McIlwain
- 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)
 - a) Approval of minutes – November 2, 2020
- VII. ACTION ITEMS: The following items are for consideration, discussion and action:
 - a) Resolution 2020-12-01 A Resolution of Memorandum of Understanding (MOU) between City of Gregory, Texas and the San Patricio County Drainage District to file application with Texas Water Development Board funding for flood Control.
 - b) Approval of First-Class RV Park Annexation Agreement
 - c) Approval of Annexation Ordinance 2020-12-02 Annexation of 30.46 acres of land out of the northwest portion of Section “O”, George H. Paul Subdivision, of the Coleman Fulton Pasture Company’s Lands, generally located on the east side of FM 2986 just south of the intersection with Us 181.
 - d) Zoning Change request by Mr. Ernest Solis for General Commercial District/SP for Trailer Park on 24.51 acres of land out of the northwest portion of Section “O”, George H. Paul Subdivision, of the Coleman Fulton Pasture Company’s Land, generally located on the east side of FM 2986 just south of the intersection with US 181.
 - e) Approval of revision to Comprehensive Plan to complement Zoning Change for First Class RV Park.
 - f) Discussion and review of Plat of Gregory R. V. Park Block 1 Lot 1.
- VIII. OLD BUSINESS –
 - a) Approval to advertise for an Associate Judge

IX. CLOSED SESSION: CLOSED SESSION: City Council will recess its open meeting and reconvene in Closed Session:

a) Pursuant to Texas Government Code Section 551.071 – for consultation with the City Attorney and Special Counsel, to receive legal advice regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code, to include the following matters:

1. City Hall Complex Project and related contracts and agreements
2. Somerset Development Agreement.

X. OPEN SESSION: The City Council will reconvene into Regular Session upon conclusion Of the Closed Session and may recall any item posted for Closed Session for action, as necessary.

XI. OTHER

A. Reports

1. City Staff
2. Volunteer Fire Dept.
3. Mayor and Council Members
4. City Boards and Commissions (based on availability)

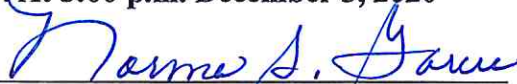
B. Request from Council Members for Future Agenda Items.

XI. ADJOURNMENT

NOTICE:

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. December 3, 2020


Norma S. Garcia, City Secretary

AGENDA NOTICES:

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meeting Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written

interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, 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 City Council, 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 are specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.