



**CITY OF GREGORY  
REGULAR CITY COUNCIL MEETING  
GREGORY HOUSING AUTHORITY  
103 GRANAJO ST.  
FEBRUARY 21, 2022 @ 6:30 P.M.**

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**In accordance with the requirements of the Texas Government Code Section 551.127, a member of the Governing body will participate in this meeting from a remote location. A quorum of the Governing body as well as the Presiding Officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting.**

**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.**

Join Zoom Meeting

<https://us06web.zoom.us/j/86324930234?pwd=UzZlaVpqWldaSzJmZXU0Rk1Gek02UT09>

Meeting ID: 863 2493 0234

Passcode: 516390

One tap mobile

+13462487799,,86324930234#,,,,\*516390# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 863 2493 0234

Passcode: 516390

Find your local number: <https://us06web.zoom.us/j/86324930234>

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The public will be permitted to offer public comments 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](mailto: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.

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## AGENDA

- I. CALL MEETING TO ORDER and ESTABLISH QUORUM
- II. MOMENT OF SILENCE AND PLEDGE ALLEGIANCE
- III. PUBLIC COMMENTS FROM AUDIENCE
- IV. PUBLIC HEARINGS – Public Hearing to consider a change of Zoning concerning 2.48 Acres of land out of the northwest portion of Section “O” George H. Paul Subdivision, of the Coleman Fulton Pasture San Patricio County, Texas being the land shown as Tract 2B. The proposed zoning is for “Light Industrial”. Zoning request by Mr. Tim Torno to construct New Class “A” Self-Storage Facility.
- V. CONSENT AGENDA – (All of the following items are considered to be self-explanatory by the City Council and will enacted with one motion; there will be no separate discussion of these items unless a Council Member requests)
  - a) Minutes of January 17, 2022
  - b) 2021 Racial Profile Report by Chief Juan Cano
- VI. PRESENTATIONS -
  - a) Update by Mrs. Mary Afuso on Secondary Water line through EDA Grant.
- VII. ACTION ITEMS: The following items are for consideration, discussion and action:
  - a) Consideration with possible action to approve Zone Change request by Mr. Tim Torno of 2.48 acres of land out of the northwest portion of Section “O” George H. Paul Subdivision of the Coleman Fulton Pasture, San Patricio County, Texas being the land shown as Tract 2B – to “Light Industrial”
  - b) Consideration with possible action to approve Election’s Contract with San Patricio Elections Administration to conduct City of Gregory General Elections for May 7, 2022
  - c) Consideration with possible action to approve the purchase and installation of a new emergency generator for the City’s water pump station.
  - d) Consideration with possible action to approve Ordinance 2022-02-01 AN ORDINANCE OF THE CITY OF GREGORY, TEXAS ESTABLISHING AN AMENDED RATE SCHEDULE RELATED TO WATER SERVICE AND ESTABLISHING CHARGES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF GREGORY, TEXAS
  - e) Consideration with possible action to approve Ordinance 2022-02-02 AN ORDINANCE OF THE CITY OF GREGORY, TEXAS ESTABLISHING AN AMENDED RATE SCHEDULE RELATED TO SEWER SERVICES AND ESTABLISHING CHARGES FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CUSTOMERS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF GREGORY, TEXAS
  - f) Discussion with possible action to award additional funding to the Engineering Firm Ardurra for completion of Environmental services related to Texas GLO Contract No. 20-065-114-C313 Community Development Grant Disaster Recovery Program

Infrastructure Program for Generators at lift stations located at North & Liberty and Orchid Circle.

III. OLD BUSINESS –

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:

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: The following items are for discussion, consideration, and action. A separate discussion or action on items listed below will be held if requested by a council member.

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. February 17, 2022

  
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.