



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 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.

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.

The Regular Meeting was held on January 3, 2022, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo Street.

Join Zoom Meeting

<https://us06web.zoom.us/j/89618717518?pwd=RjA4cCtydStDTjkrZTJ5ZURlczdtQT09>

Meeting ID: 896 1871 7518

Passcode: 965693

One tap mobile

+13462487799,,89618717518#,,,,*965693# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 896 1871 7518

Passcode: 965693

Find your local number: <https://us06web.zoom.us/j/kw06edIKI>



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Minutes

January 3, 2022

Page 2.

Meeting was called to order by Mayor Jeronimo B. Garcia at 6:30 p.m. with the following members present:

Alderman Pablo Martinez

Alderman Alvaro Lopez, Jr.

Alderman Christopher Flores

Mayor Pro-Tem Odilia Reyes

Alderman George Hernandez

PUBLIC COMMENTS – Mr. Celestino A. Zambrano, 509 E. Fourth St. He had requested financial reports for October 2020 to October 2021 and asked why the Cheniere payment from February 2021 had not been transferred to Texas Class account to earn interest. The Cheniere payments were designated for grant match and emergency expenses. Some of this money had already been used for repairs to the water tower.

PUBLIC HEARINGS - None

CONSENT AGENDA –

a) **Minutes of December 6, 2021** - Mayor Pro-Tem Reyes made corrections to minutes as follows: Item (b) Consideration with possible action to approve 2021-2022 Holiday Schedule, the votes should be all ayes and 0 nays. Item (d) Discussion with possible action to establish the position of a City Administrator and providing for the duties and responsibilities and providing direction to staff as necessary – the vote should be 3 ayes and 1 nay Mayor Pro-Tem Reyes due to Alderman Hernandez being absent. Alderman Flores made the motion to approve minutes of December 6, 2021 as corrected.

b) **Resolution 2022-01-01 – Order Establishing Procedure for City Officer’s Election** – Alderman Flores made the motion to approve Resolution 2022-01-01.

PRESENTATIONS –

a) **Presentation and Update from Sparklight by Mr. David Hilarides, General Manager** – Mr. Hilarides update members of new products that will be introduced to their customers. There will be more channels due a streaming service that will be offered. Their 24-hour viewing service will consist of a DVR modem that may record up to 20 channels at one time. We will have more information as it becomes available.

b) **Update of the Colima Street Expansion by Mr. Robert Viera** - Mr. Hector Castaneda made the presentation to the members. He advised them that they are finalizing specs for contracts and may be available in the next two weeks for bids. We may go for bids in February and start construction by March with a possible completion date of May. Alderman Martinez told Mr. Castaneda they may reach out to Commissioner Lopez for assistance to save on the cost of material.



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January 3, 2022

Page 3.

c) Update of the Glades II of Gregory and presentation of The Haven Self Storage by

Mr. Tim Torno – The Glades II apartment complex is about 70% complete. There will be a change of name from The Glades II to the Haven Apartments of Gregory. There will be 144 units which is twice the size of the original Glades. There will be 3 full time employees and will be permitting housing a Police Officer to reside rent free for security purposes. S. Solis Street will be extended up to US 181 and the property taxable value will be twice more than the original. Fire Chief Jimenez requested permission to do a walk through. We will be applying for Re-Zone for property across the street from apartment complex to construct storage units. There will be units with climate control and non-climate control. We would like to start the process and be able to submit permit applications once zoning is approved. Construction would be started by March or April. Their taxable value will be \$6,000,000. and won't generate sales tax.

ACTION ITEMS

a) **Consideration and possible action to appoint Mr. Juan A. Cano as City Administrator as Established by Ordinance 12-03-2014 An Ordinance of the City of Gregory Authorizing the Employment of an Employee to serve in the capacity of a City Administrator of the City of Gregory, Texas providing that such person is to be compensated as directed by the City of Gregory, Texas** – discussion was held, Mayor Pro-Tem Reyes stated that the Ordinance states there has to be a written agreement or contract. Alderman Martinez said an Ordinance was created but Mayor Pro-Tem Reyes said it was not broken down as Chief or City Administrator. Sections 9-10 may need to be amended. Special Counsel told members that council can make the decision to appoint and you may make an agreement and brought before the council for approval. Alderman Martinez said he had received advice from TML and was told Council may appoint to the position and bump up within the personnel. Motion was made by Alderman Flores to appoint Chief Juan A. Cano to the position of City Administrator and seconded by Alderman Lopez. Motion was carried with 4 ayes and 1nay Mayor Pro-Tem Reyes.

b) **Consideration with possible action to rescind Resolution 2019-01-01 a Resolution of the City Council of the City of Gregory, Texas Authorizing Gulf Coast Growth Ventures to engage Gray Planning Studio to provide short-term Urban Planning and Community Development Consultation to the City of Gregory** – Mr. Brandon Maxwell was present through Zoom to answer any questions council may have but he was not an interested party. Mayor Pro-Tem Reyes recommended that Mrs. McDougal remain for the Municipal Complex in order to give updates as to the progress of the project. She asked for the reason to rescind the Resolution and was told they were not discussing Mrs. McDougal but Gray Planning as stated in the Resolution. She was told Chief Cano will be our Administrator, her services will no longer be needed. Mrs. Brannyn McDougal was recognized and thanked for her valued services to the City. Motion was made by Alderman Martinez to rescind Resolution 2019-01-01 for services by



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Minutes

January 3, 2022

Page 4.

Gray Planning Studio and seconded by Alderman Flores. Motion carried with 4 ayes and 1 nay Mayor Pro-Tem Reyes.

OLD BUSINESS - None

CLOSED SESSION – None

REPORTS

FIRE DEPT. – Update was given by Chief Jimenez; membership has 16 members. All is good we are working in repairing vehicles and equipment.

Mayor Garcia - said “we need to look into the power outages with AEP”.

Alderman Martinez – Stated that the 212 agreement with Cheniere did not designate where the money could be used. We need set a percentage of this money to create a wish list for clean-up projects.

December 7th George and I joined a Zoom meeting with 21st Century Road Plan to discuss the needs of our city. Chief Cano, Mayor Pro-tem Reyes and I assisted with food and toy distribution sponsored by Voestalpine. December 8th Mayor Garcia, Mayor Pro-Tem Reyes and I attended the Open House for Savage. Mayor Garcia and I also met with Mr. Wiley McIlwain, John Byrun and Robert Viera to discuss our wastewater plant expansion. I also spoke with a representative from Union Pacific about the overgrowth along the highway.

Alderman Hernandez – we need start working on cleaning projects and get the citizens motivated. Mayor Garcia we need to prioritize all our projects. Alderman Hernandez stated we need to set a workshop to list our priorities

Mayor Pro-Tem Reyes – had meeting with San Pat EDC on December 14, next meeting will be January 7th. GCGV will be holding the Luncheon for Heroes being the Fire Dept. and Police Depts. January 13 will be attending the Mayor’s Meeting in the PCC.

FUTURE AGENDA ITEMS – Splash Pad, Park restrooms, Workshop

ADJOURNMENT - Motion to adjourn was made by Alderman Martinez at 7:59 p.m. and seconded by Alderman Hernandez. Motion carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

ATTEST:

Jeronimo B. Garcia, Mayor

Norma S. Garcia, City Secretary