



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 for the City of Gregory met for their Regular meeting on January 20, 2020 at 6:30 p.m. in the Council Chambers of Gregory City Hall located at 206 W. Fourth St. at 6:30 p.m.

Meeting was called to order by Mayor Zambrano with the following members present:

Mayor Pro-Tem Pablo Martinez

Alderman Christopher Flores

Alderwoman Odilia Reyes

Alderman Alvaro Lopez, Jr.

Alderwoman Kristina Zambrano

PUBLIC COMMENTS – None

PUBLIC HEARING – City Council, the Planning and Zoning commission and Economic Development Corporation shall meet jointly to conduct a hearing whereat members of the public may provide testimony, evidence and comments regarding the merits of a proposed amendment to the Comprehensive Plan by amending the Future Land Use Map of Planning Area Four of Planning Area Four “Gregory North” from regional commercial and industrial service development to single family, multi-family, light retail commercial and light industrial uses.

HEARING OPENED AT 6:33 P.M.

The Hearing held was not as originally requested. Original land use map was not consistent with the comprehensive plan and now there is a new proposal that was not properly submitted. Mayor Zambrano stated it’s not necessary to hold hearing and can’t take any action on proposed action item. This must now be brought before the planning & zoning. Mr. McIlwain told members the new proposed map was based on pending possible industrial plan with potential builders. We already have 161 lots for multi-family subdivision. Map now has single family, multi-family, light industrial, light retail as comprehensive plan dictates. Developer now has to bring in writing an agreement with detailed maps to be taken before the planning and zoning. Mayor Pro-Tem Martinez told Mr. McIlwain he needed a feasibility study and financial study with his plans. He was told Special Council would be contacting him with list of requirements needed. Mayor Zambrano stated we may need to have a workshop to discuss this project further. Citizen Maria Mendez asked who would be funding this project and it was said the developer should.

HEARING CLOSED AT 6:44 p.m.

PRESENTATIONS

1. Presentation by Mr. Ernest Garza, CPA of City’s Financial Report – Mr. Garza advised they are still working on financials. We must correct a balance that is being carried over from previous audits. It is shown as an amount owed to City by the 4B. Mayor Zambrano said he believes it’s due because the City was paying 4B 1/3 of the sales tax revenue instead of the 1/4 as required. This has been corrected. City Secretary advised this will be discussed by the 4B in February’s meeting also.



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CONSENT AGENDA

1. Approve minutes of January 6, 2020 – Motion was made by Alderwoman Zambrano to approve minutes of January 6, 2020 as presented.

ACTION ITEMS

1. Consideration and action by the City Council on an ordinance proposing an amendment to the Comprehensive Plan by amending the Future Land Use Map of Planning Area Four of Planning Area Four “North Gregory”. - NO ACTION

2. Presentation by Chief of Police J. Cano for the 2019 Racial Profile Report – Chief Cano handed report to members which will give them a breakdown of traffic stops, race, and genders. This is state mandated and must be presented every year.

3. Consideration with action to approve Resolution 2020-01-04 an Order Establishing Procedure for City Officer’s Election – Motion was made by Alderwoman Zambrano to approve Resolution 2020-01-04 ordering an election for May 2, 2020 for the election of one (1) Mayor and two (2) Councilmembers to a four (4) year term. Motion was seconded by Alderman Flores and motion carried with all ayes and 0 nays.

4. Consideration with action to appoint an Alternate Municipal Court Judge. – Alderwoman Reyes Said we only have one applicant, Mr. Greg Kindle and from his resume has the qualifications to be Alternate Judge. Alderwoman Reyes made the motion to appoint Mr. Kindle and was seconded by Alderwoman Zambrano. Vote was 2 in favor Alderwoman Reyes and Alderwoman Zambrano. Discussion was held over appointment and qualifications and 3 votes were against by Mayor Pro-Tem Martinez, Alderman Flores and Alderman Lopez.

5. Consideration with action to approve Resolution 2020-01-05 to rescind awarded bid – City Secretary told council there was some confusion in the advertisement for contract and was awarded as repairs for the existing water storage tank. It should have been for the construction of a new storage tank. We will be advertising again and a new award will have to be given to the lowest bid. Our match of 30% may be more than anticipated due to the cost of materials. Alderman Flores made the motion to approve Resolution 2020-01-05 and was seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.

6. Consideration with possible action to adopt Ordinance 2020-01-03 an Ordinance of the City Council of the City of Gregory, Texas, pursuant to regulations in the Texas Transportation Code (TTC), establishing regulations for abatement and removal of junked vehicles; providing for severability clause and providing that this Ordinance shall be effective upon adoption. (Second Reading) – Motion was made by Alderwoman Zambrano to approve the second reading of Ordinance 2020-01-03 and was seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.



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OLD BUSINESS – None

EXECUTIVE SESSION - None

OTHER

Reports

City Staff– City Secretary told members that the County Primary elections will be held in the Council Chambers Tuesday, March 3, 2020, due to remodeling of the Community Center. City Early Voting for City Elections will also be held in the Council Chambers and Election day will be at the Community Center. Applications are being accepted for a place on the ballot for Mayor and two councilmembers with a four-year term. Deadline will be 5:00 p.m. February 14, 2020.

Chief of Police Cano reported 237 stops; 102 warnings; arrests are going up. Met with TxDOT and traffic light at TX 35 & FM 361 will be in operation soon

Volunteer Fire Dept. - Chief Garza reported 1 call for the month a grass fire due to fireworks. Will be attending meeting in Cuero for Fire Chiefs. May 3 there will be attending training in Ingleside and some of the members will be attending. We will be holding elections to fill the vacancy of Secretary left by Mr. Kohner. On January 20th we installed 143 fire alarms along with the Red Cross that were donated by Cheniere.

Planning & Zoning – Mr. Chavez reported looking for members to join and will be having a meeting tomorrow. We need at least one more member.

Park & Recreation – Meeting was held and dates were set for Easter Egg Hunt April 4th; Tent or Treat October 31; Illuminated Parade December 12th. Will be getting ready for the egg hunt, already have 3,000 eggs and will be looking for donations for at least 12 bikes to be given away. Thanked the office staff and public works for their assistance along with police department and fire department.

Council Members – Alderwoman Reyes discussed about the GPISD Bond election. Tuesday the 14th met with team members to discuss primary projects which consisted of water, sewage drainage, housing. Then at 3 p.m. with architect and Brannyn to discuss the preliminary design and site plan. At 6:30 met with 4B and was selected to be president of the board and will be discussing commercial and industrial development. Alderwoman Zambrano met with Focus Group for 3 hours discussing the air monitoring and their website which will be up in another 3 months. Will be setting meetings with Brannyn and others in the near future.

Mayor - told members of meetings attended. They discussed developments affecting all the communities but we need infrastructure for this and who will pay for it. City of Ingleside was hit by ransom cyber attack and we need to be cautious. Discussion with Dr. Clore about school's Bond election that will affect Portland and Gregory schools. Will be hosting the EDC breakfast at the Muster Zone for about 50-60 persons. Was at the team meeting with Dr. Woak, Odilia, Emily Martinez w/COG, Robert



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Viera, Brannyn, and Oscar Martinez. We discussed about mitigation money to be released to South Texas and the LMI survey to be conducted by GrantWorks.

No further discussion was held, Alderwoman Reyes made the motion to adjourn at 7:53 p.m. Motion was seconded by Alderman Lopez and carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

Celestino A. Zambrano, Mayor

ATTEST:

Norma S. Garcia, City Secretary