



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 Governor Abbott's Emergency Orders issued March 16, 2020, members of the Gregory City Council may attend this meeting by videoconference or teleconference.

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 Meeting was held on June 7, 2021, at 6:30 p.m. in the Community Room of the Gregory Housing Authority located at 103 Granajo St.

<https://zoom.us/j/98679030213?pwd=VElIV0Y3L2p1eGlieko4dlczbmRKUT09>

Meeting ID: 986 7903 0213

Passcode: 917693

One tap mobile

+13462487799,,98679030213#,,,,*917693# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 986 7903 0213

Passcode: 917693

Find your local number: <https://zoom.us/j/98679030213?pwd=VElIV0Y3L2p1eGlieko4dlczbmRKUT09>

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.

Meeting was called to order by Mayor Pro-Tem Odilia Reyes at 6:30 p.m. with the following members present:

Alderman Pablo Martinez

Alderman Alvaro Lopez, Jr.

Alderman Christopher Flores - AX

Mayor Jeronimo B. Garcia - AX

Alderman George Hernandez

PUBLIC COMMENTS FROM AUDIENCE - Mrs. Maria Hernandez, 219 Kline St.- questioned the lowering of water dam and the flood damage caused back in 2012. Asked how many officers for the PD and Chief Cano told her 7. Questions the reason



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

Minutes

June 7, 2021

Page 2

why ex-Mayor Celestino Zambrano and ex-Alderwoman Kristina Zambrano resigned and was disappointed because she had voted for them. She didn't want to see trailers in town, wanted drainage and clearing of old houses.

Mr. Ernest Menchaca- 206 Third St. discussed how the recent rains didn't flood the City since the dam had broken. He stated that we flooded because the farmlands and Portland's flow was coming into Gregory's drainage ditch and holding everything back. Complained about county road 1910, needed to clean the roadways, and TPCO. City Council needs to be more transparent.

PUBLIC HEARINGS – NONE

CONSENT AGENDA –

1) **Approval of Minutes of May 17, 2021** – Motion was made by Alderman Martinez to approve minutes of May 17, 2021.

PRESENTATIONS – Presentation by Dr. Michelle Cavazos, Superintendent, Gregory-Portland ISD to discuss and request for the formation of a Joint Task Force, joined by Board Member Tim Flinn and Board Member Ms. Carrie Gregory – Dr. Cavazos told members she would like to create a joint task force to improve and expand the education for students in the district. Mr. Flinn told members he would like to have a better relationship with community and Mrs. Gregory would like to form small committee with Gregory and Portland to know and share information. They will be having a retreat for the members and to introduce the 4 new members on Wednesday and Thursday. Council members were invited to attend on Wednesday at 11:30 a.m. at Stephen F. Austin Elementary. Mayor Pro-Tem Reyes told members about the new program created. The Boys & Girls club for after school care and meal till 6:00 p.m. at Austin Elementary.

ACTION ITEMS

a) **Consideration with possible action to approve Audit Engagement Letter by Mr. Noel Snedeker** Mr. Snedeker present members his letter of engagement. It was reviewed and discussed. Motion was made by Alderman Martinez to approve Mr. Snedeker to conduct the 2020-2021 Audit. Motion was seconded by Alderman Lopez and it carried with all ayes and 0 nays.

b) **Discuss and approve an Ordinance 2021-06-01 an Ordinance by the City Council of the City of Gregory, Texas, General obligation Refunding Bonds, Series 2021; Approving and Authorizing a Purchase and Investment Letter, an Escrow Agreement, and a Paying Agent/Registrar Agreement; Approving and Authorizing all Other Instruments and Procedures Related Thereto; and Declaring and Effective Date – Presentation by Mr. Andres Ayala and Mr. Noel Valdez** - Mr. Ayala told members that Mr. Noel Valdez was not able to move forward as expected. All public records indicated that the city



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

Minutes

June 7, 2021

Page 3

was paying the note at a 5.04% interest rate. All filings with Attorney General, Comptroller's Office, and Texas Municipal Advisory Council need to be corrected. Frost has our note at 4.38% and that is what has been paid for the past 10 years. We have a bid with Broadway Bank with a fixed rate of 1.38% which can be paid off at any time with a 30-day notification. Mr. Ayala recommended that all discrepancies be corrected and to call a Special Called meeting ASAP to lock in the interest rate. Motion was made by Alderman Martinez to table this discussion and seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.

c) Discussion with possible action for the conversion from QuickBooks to Incode Software for Accounting, Utility, and Payroll – Mr. Greg Kindle was asked by Mayor Pro-Tem Reyes to do research and he gave Council presentation of the programs. Currently we are using QuickBooks and it not very user friendly for governmental accounting. Incode is driven and made for government. Mr. Snedeker told members all the surrounding towns use this program. The conversion will take 6-8 months with the training of staff. You have outgrown QuickBooks and you got to make the move now. Cost will be approx. \$148,000.00 to include the training, accountant and IT tech. Alderman Martinez made the motion to approve the conversion with add on. Motion was seconded by Alderman Lopez and it carried with all ayes and 0 nays.

d) Discussion and Possible action on Somerset Development

e) Discussion of report from Engineer reference water/wastewater capacity related to proposed Development

f) Discussion regarding and agreement with Developer to cover City's Costs for Professional/Consultant service fees

g) Update from Financial Consultant, if needed - Cynthia Trevino, Special Counsel told members she had received results of the City's capacity for water and wastewater from Robert Viera. City has enough capacity for Phase 1 which would be 350 single family dwellings. The Developers Agreement is being discussed and waiting on the developer to give his available costs at a reasonable amount for reimbursement. There will be other legal items that may come forward later. Mr. McIlwain said his agreement with the City of Sinton was for \$50,000. Mr. Noel Valdez was drawing up the agreement and once completed it will be passed on to Mr. Dan Martinez attorney for Mr. McIlwain for review. Mayor Pro-Tem Reyes said he has gotten with Ardurra to discuss the wastewater and was told we are at 73% capacity and we need to start planning for a new facility or expansion. All this will take time with TCEQ. Mr. Andre Ayala stated this would be cost incurred to the development and Alderman Martinez commented it would be nice to build a new plant verses an expansion. No Action Taken.

OLD Business – None



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

Minutes

June 7, 2021

Page 4

CLOSED SESSION – None

OPEN SESSION – None

REPORTS

Alderman Martinez told members he will be speaking with Mr. Steve Elliott about our drainage problem to look for solutions.

FUTURE AGENDA ITEMS - None

There being no further business motion was made by Alderman Martinez to adjourn meeting at 7:51 p.m. Motion was seconded by Alderman Lopez and it carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

ATTEST:

Odilia Reye, Mayor Pro-Tem

Norma S. Garcia, City Secretary