



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 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).

The Meeting was held on December 7, 2020, at 6:30 p.m. in the Council Chambers of the Gregory City Hall located at 206 W. Fourth St.

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)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 947 9249 9510

Passcode: 144453

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

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 6:32 p.m. with the following members present:

Alderman Pablo Martinez

Alderman Alvaro Lopez, Jr.

Alderman Christopher Flores

PUBLIC COMMENTS – Mr. Celestino Zambrano commented that his resignation was issued effective October 8th and had 120 days to call election and he has not heard anything about the calling of an election.



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PUBLIC HEARING

Meeting recessed at 6:37 p.m. to conduct Public Hearing: City Council of the City of Gregory will conduct Public Hearing the purpose will be 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 of US 181. –Audience Present: Council members, Danika Reddick, Robert Viera, Cynthia Trevino, Brannyn McDougal, Jeronimo Garcia, Celestino Zambrano, Kara Ruiz, Michael Bell, Buris McRee, Donald Kubicek, Philip Ramirez, George Hernandez, Chuck Cammak, Greg Blackard-

Mr. Jeronimo Garcia asked what impact would it have on the sewer plant and how much money would it bring into the city. Mr. Michael Bell gave a presentation description of the project and all the benefits it would bring to city. Mr. Robert Viera said that the plant can take in 100,000 gals per day up to 160,000 at which time it would be at 90% capacity. It was asked about increasing permit and were told it would take time about 3 to 4 years and money to complete the process. Mr. Michael Bell stated he would donate \$10,000 toward the cost of permit. Robert Viera commented “you may table this for further study for the expansion and financing the cost of permit”. Mr. Zambrano questioned about the impact and economic studies for the project. There is not an accurate number of gallons being its commercial. It is not economically feasible and puts the comprehensive plan at risk. Mr. Bell said they have one in Baytown and is the same size as the planned project. Its taxable value is 30 million. Mr. McIlwain told them about his project and the length of time he has waited for his project to take off. Mr. John Bell said the project will not impact Mr. McIlwain project. Mr. Jeronimo Garcia requested to table or conduct a workshop to study this further. Mr. Nance stated they wanted to be good neighbors and this park would have 265 pads and amount of wastewater would be a significant amount.

Regular meeting opened at 7:47 p.m.

PRESENTATIONS – Update Report of Development Plan for Somerset Land Co., LLC, by Mr. Wiley McIlwain. – Mr. McIlwain gave an update on his project that has been going on for the past 2 years. This project would encompass 254 acres to include Mr. Locke’s 200 acres. This would be of retail commercial, multifamily and light industrial. He would like to continue the project with PIDS process. Need to make a decision now or early January. Gregory is lacking rooftops and I’m willing to construct a lift station to accommodate this. Currently doing a similar project in Sinton and would like to request a workshop to discuss the project.



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This project is being done through a PIDS district to move forward and would like to do the same here. Mr. Philip Ramirez has been working to make project compliant with the comprehensive plan. We plan to have 250 apartments and have a developer ready. He told them the PIDS and TIRZ would be beneficial and not jeopardize the city. It would bring tax revenue to the city. Robert Viera suggested that maybe it would be feasible to tie both project with TIRZ & PIDS and maybe discuss this further. Mayor Pro-Tem Reyes told members that this project had been presented to 4B and were told it to be a light industrial development. She requested numbers to be able to visualize this project. Councilman Flores was designated a point of contact for this project.

Consent Agenda

- a.) Approval of Minutes of November 2, 2020 – Motion was made by Alderman Martinez to approve minutes as presented.

Action Items:

- 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 an application with Texas Water Development Board funding for flood control** – Mr. Pruski with the Nueces River Authority told members this is a project being done in conjunction with City of Gregory, City of Portland and San Patricio Drainage District. It is being funded through the Texas Water Development Board to help alleviate the flooding within the city and Portland. There will be no monetary contribution needed from the City. This Resolution is needed to continue the application process. Motion was made by Alderman Martinez and seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.
- b) **Approval of First-Class RV Park Annexation Agreement** – Mayor Pro-Tem Reyes requested this item be tabled and have a workshop to discuss this further. Motion was made by Alderman Flores to approve the agreement and was seconded by Alderman Martinez. Motion carried with 3 ayes and 1 nay by Mayor Pro-Tem Reyes.
- 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** – Alderman Martinez made the motion to approve Ordinance 2020-12-02 for the Annexation of 30.46 acres and was seconded by Alderman Flores. Motion carried with 3 ayes and 1 nay being Mayor Pro-Tem Reyes.
- 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 of the intersection with US 181** – Alderman Flores made the motion to approve zone



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change and Alderman Lopez seconded the motion. Motion carried with 3 ayes and 1 nay being Mayor Pro-Tem Reyes.

e) Approval of revision to Comprehensive Plan to complement Zoning Change for First Class RV Park – Alderman Martinez made the motion to approve the revision to be made to the Comprehensive Plan. Motion seconded by Alderman Lopez. Motion carried with 3 ayes and 1 nay being Mayor Pro-Tem Reyes. This will be brought back at a later date when Zoning Ordinance and Map are complete and approved.

f) Discussion and review of Plat of Gregory R.V. Park Block 1 Lot 1 – Robert Viera reviewed the Plat and approved as presented. Alderman Martinez made the motion to approve plat of 24.51 acres for the Gregory R.V. Park, Block 1 Lot 1. Motion was seconded by Alderman Flores and it carried with 3 ayes and 1 nay by Mayor Pro-Tem Reyes.

OLD BUSINESS

a) Approval to advertise for an Associate Judge – Alderman Martinez made the motion to approve to advertise for the position of Associate Judge and seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.

CLOSED SESSION – Council recessed at 9:13 p.m. to 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

CLOSED SESSION – closed at 10:08 p.m.

OPEN SESSION – Regular meeting reconvened at 10:10 p.m.

Mr. Greg Blackard told members he was in support to have the project happen. Alderman Martinez told Mr. Blackard he was grateful and thankful to still be able to move forward.

1. City Hal Complex Project and related contracts and agreements - Alderman Martinez made the motion to have special counsel proceed as directed on Municipal Complex and related contracts and agreements. Motion was seconded by Alderman Flores and it carried with all ayes and 0 nays.

2. Somerset Development Agreement – Alderman Flores made the motion to have special counsel proceed as directed on the Somerset Development. Motion was seconded by Alderman Lopez and it carried with all ayes and 0 nays.



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FUTURE AGENDA ITEMS – Alderman Flores maybe to relook the personnel policy.

OTHER

Reports – Mayor Pro-Tem Reyes said we need to advertise for Associate Judge and would like to schedule a workshop to discuss with Hilltop the management and bond sale for the PIDs.

Motion was made by Alderman Flores to adjourn at 10:25 p.m. and was seconded by Alderman Lopez. Motion carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

Mayor Pro-Tem Odilia Reyes

ATTEST:

Norma S. Garcia, City Secretary