



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 Regular Meeting was held on September 8th, 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/99000461168?pwd=WIVBR0ZKVfQ0RTJTVStheitiUy9vdz09>

Meeting ID: 990 0046 1168

Passcode: 295625

One tap mobile

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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 were 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 at 6:30 p.m. by Mayor Zambrano with the following members present:

**Mayor Pro-Tem Odilia Reyes
Alderman Christopher Flores
Alderman Pablo Martinez**

**Alderwoman Kristina Zambrano
Alderman Alvaro Lopez, Jr.**



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PUBLIC COMMENTS – Ms. Kara Rivas with KCS told members that their contract would expire October 1st. City will be having an event on October 8 and would like to revisit the contract at the next meeting. In the current contract we are entitled to 10 hours of service for the fee we pay and if want to continue without contract the fee would be at \$150.00 per hour.

PUBLIC HEARING – None

PRESENTATIONS – Mrs. Brannyn McDougal gave an update of the official Zoning Map and Land Development Code (LDC). Told members she was working with special Counsel to conduct public hearings the first to be October 5th. Alderman Martinez would like to see the changes being done to the map. Wanted to see the difference and how it would affect Mr. Solis and his annexation. Alderwoman Zambrano suggested a workshop to walk through it for a better understanding. The Comprehensive plan came in 2019 and the land use came into effect June 2020 that was when LNV was given authorization to start work on Zoning Map.

CONSENT AGENDA

1. Approval of Minutes for August 17, 2020
2. Approval of Minutes for Special Called Meeting August 31, 2020

Alderwoman Zambrano made the motion to approve minutes as presented for August 17, 2020 and August 31, 2020.

ACTION ITEMS

1. **Consideration with action to approve Audit for Fiscal Year ending 2019** – Mr. Noel Snedeker present Audit report to council members. This report will be different from previous audits. There may be a need to discuss corrective actions through a workshop. Alderman Flores and Alderwoman Zambrano suggest that a workshop would be appropriate to discuss procedures and standardizing forms to help the process. Motion was made by Alderwoman Zambrano to approve the Audit for Fiscal Year 2019. Motion was seconded by Mayor Pro-Tem Reyes and it carried with all ayes and 0 nays.

2. **Consideration with action to approve Letter of Engagement with Noel Snedeker to conduct 2019-2020 Fiscal Year Audit** – Mr. Snedeker once the engagement letter is approved he would start the process to try and have audit complete by March 31, 2021. Motion was made by Alderwoman Zambrano to approve the letter of engagement and seconded by Alderman Martinez. Motion carried with all ayes and 0 nays.



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3. Approve Resolution 2020-09-01 A Resolution of the City Council of the City of Gregory, Texas authorizing LNV Engineering to act as its engineer to provide engineering services associated to critical facility generators project under the direction of Texas General Land Office (GLO) Contract No. 20-065-114-C313 – Motion was made by Alderman Martinez to approve Resolution 2020-09-01 authorizing LNV Engineering to act as engineer for GLO contract. Motion was seconded by Alderwoman Zambrano and it carried with all ayes and 0 nays.

4. Consideration with action to appoint applicants to the Planning & Zoning Commission – Discussion was held and it was move to coincide with Items 6& 7.

5. Appointment of a Municipal Court Associate Judge – Mayor Pro-Tem Reyes told members that Judge Rachel De Los Santos came by do an evaluation and she was also present during the meeting to give comments. She told members she had spoken with Judge Beam and he was okay with her coming to assist with the backlog. She would be doing this with no fee or cost to the City. She was asked if she was willing to sign a liability waiver and replied “yes”. Motion was made by Alderwoman Zambrano to appoint Judge Rachel De Los Santos as an Associate Judge and seconded by Mayor Pro-Tem Reyes. Motion carried with 2 ayes Alderwoman Zambrano and Mayor Pro-Tem Reyes. 3 nays, Alderman Martinez, Alderman Flores and Alderman Lopez requested a waiver.

4. Consideration with action to appoint Applicants to the Planning & Zoning Commission - Council members were presented with 3 applicants wanting to volunteer for the positions in the P&Z. Discussion was held as to the applicants. Alderman Martinez commented that from the P&Z Bylaws there should be five members and to be selected by Council. Two of the applicants were members of the Park Advisory which has been dormant due to the COVID and another member reapplied to be a part of the board who had previously served as a member. Alderman Martinez stated he was not comfortable to approve applicants. Mayor Pro-Tem Reyes stated that she would like to appoint Mrs. Noberta Zambrano and Alderwoman Zambrano requested the appointment of Mrs. Amelia Flores. Mayor Zambrano made the recommendation to appoint Mr. Jesus Alvarado. Motion was made by Alderwoman Zambrano to appoint applicants to the Planning and Zoning Commission and it was seconded by Mayor Pro-Tem Reyes. Vote carried with Alderwoman Zambrano – yes, Mayor Pro-Tem Reyes – yes, Alderman Martinez – no, Alderman Flores – no, Alderman Lopez – no. Two (2) ayes and three (3) nays.

6. Discussion with possible action to review and amend Zoning Ordinance – No Action



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7. Discussion with possible action to adopt Ordinance 2020-09-02 An Ordinance to Temporarily Disband the Planning & Zoning Commission – discussion was held and Mayor Zambrano said there is no need to disband the P&Z we have volunteers willing to fill the vacancies to bring it back. Alderman Martinez stated we don't have a P&Z and maybe should hold a workshop to discuss this further. No Action taken

This Item was brought back during the Report session. - Alderman Martinez requested this be brought back for action. Mr. John Bell made reference to Section 1 that Council shall be considered Planning & Zoning and Section 3 all ordinances in conflict with ordinance are repealed. Special Council stated that ordinances will have to be reviewed that referred to Planning and Zoning making recommendations. Motion was made by Alderman Martinez to adopt Ordinance 2020-09-02 to temporarily disband the P&Z Commission. Motion carried with two (2) nays, Alderwoman Zambrano and Mayor Pro-Tem Reyes – three (3) ayes Alderman Martinez, Alderman Flores and Alderman Lopez. It carried with 3 ayes and 2 nays. Alderman Martinez suggested that a retreat workshop may be need to help reunite members. Poll will be taken as to their availability to schedule one.

8. Discussion with possible action to amend or renegotiate "IT" contract with Gregory Kindle & City of Gregory – Due to the time and length of discussions, it was decided to have this item tabled for the next meeting. Motion was made by Alderman Martinez to table and seconded by Alderman Flores. Motion carried with all ayes and 0 nays.

REPORTS

1. City Staff – City Secretary give report of activities taken place, work orders and repairs and renovations being done to the park. Chief Cano – gave a brief of his report previously emailed to members.

2. Volunteer Fire Dept. – None

3. Mayor and Council Members – Mayor Pro-Tem Reyes told of the meeting held to discuss Update of the Municipal Complex. Alderwoman Zambrano requested to have a workshop on October 12 to discuss the Land Development Code. Alderman Martinez requested to discuss the Ordinance to disband the P&Z again. It was then brought back for discussion. Alderman Lopez questioned the services by Republic services. Alderman Martinez told him he had reached out to them and they were to furnish him with list of streets completed on the bulk service. Mayor Zambrano told members that Mr. Ruiz with DNRBZ completed the agreement with Rincon Water Supply (CCN) and recommended city should start process to amend its CCN to bring in the agreed expansion.



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There being no further items for discussion, Mayor Pro-Tem Reyes made the motion to adjourn meeting at 9:08 p.m. Motion was seconded by Alderman Martinez. Motion carried with all ayes and 0 nays.

CITY OF GREGORY, TEXAS

Celestino A. Zambrano, Mayor

ATTEST:

Norma S. Garcia, City Secretary