

January 22, 2019

A City Council workshop and special meeting was held on the above date in the City Council Chamber, 100 South Houston Avenue with all officers and members present except Council Member Hardeman.

Mayor Anderle called the workshop to order at 5:30 p.m.

City Manager JRhett Parker briefly reviewed the agenda items.

City Manager JRhett Parker called the Department Heads to review their monthly reports:

- Street Supervisor Craig Arnold reported that he will be having surgery and will be out for two weeks. Currently looking at trees that need trimming.
- Fire Chief Henry Horelica presented a breakdown of last year's calls. Currently working on planning of the annual fundraiser giveaway. Received Williams Foundation grant for bunker gear and have submitted another application for boot replacement.
- Police Chief Lonnie Gosch reported the Officer Maskunas, Rene Sapp and himself attended Code Enforcement training and that the Code Enforcement truck has been striped. Four properties have been sent to TCG to assist with clean-up. Currently receiving bids.
- Librarian Marie Christopher reported a slow December. Sue and Johnny Mann donated a piano for the Library. Brian Lazarow has been hired as a part-time employee.
- Airport is running the same and annual inspections are scheduled.
- City Secretary Amy Harris reported auditing firm has been in and should have the audit complete for a February meeting. Currently interviewing for utility clerk.
- CEDC Director Ginger Watkins announced opening day at the Yards of Cameron as February 2, 2019.
- Retail Director Melanie Reed reported attending a Heritage Tourism and Preservation of History conference last week. Façade grants are still ongoing and deadline may be extended. Downtown meeting will occur on January 24, 2019, Community Clean-Up day is scheduled for February 9, 2019 and Chamber Banquet is scheduled for February 19, 2019.
- Utilities Director Jerald Brunson reported a bid opening for the 2017 CDBG project has occurred and bids ranged from \$195,000 to \$400,000. Bids will be reviewed and be presented at the next council meeting. No water quality complaints were received.

Mayor Anderle called the regular meeting to order at 5:54 p.m.

Council Member Deal offered the invocation.

Council Member Willie led the pledge of allegiance.

Mr. James Young spoke during public comments regarding street and drainage issues and code enforcement. Mr. Young would like the Council to consider budgeting for more street and drainage in the coming year.

Mayor Anderle opened a public hearing at 5:57 p.m. held for the purpose of receiving public comments regarding special use permit at 601 East Main Street, Cameron, Texas.

Code Enforcement Officer Stanley Garrison explained that Mrs. Leftwich currently has a HUD code manufactured home at the location; however, with the ordinance restrictions in place, a special use permit is needed to replace the home.

Mrs. Leftwich provided pictures and specifications of the new HUD Code Manufactured home to be placed on the property. She has purchased the new home and the company is waiting on the permit to remove the current home and replace it with the new model.

Marion Cooley owns property in the vicinity and has no objection. Wendy Borgas also emailed a letter in support of issuing the permit.

Mayor Anderle closed the public hearing at 6:00 p.m.

Council Member Willie moved to approve the special use permit as requested. Council Member Schiller seconded the motion and it carried unanimously.

Mr. Roy Boutwell requested speed limit signs and possibly speed bumps on East 8th Street. Mr. Boutwell is concerned with the rate of speed of drivers mainly from 4:30 p.m. to 6:00 p.m. Mr. Boutwell also suggested a news article from the Police Chief regarding the speed limit in residential areas.

City Manager JRhett Parker and Police Chief Gosch will look at the cost of possible speed limit signs; however, no action was taken.

Julie Sulak and Melanie Reed requested use of the Wilson Ledbetter Park and the Downtown Square for the 2019 Cameron Fun Fest and National Train Day to be held on May 10-11, 2019. The Fun Fest will include the Kid Fish, BBQ cook-off and arts and crafts. The downtown area will potentially be used to National Train Day and will need possible street blockage for event.

Council member Schiller moved to approve the use of Wilson Ledbetter and the Downtown Square with street closures. Council Member Williams seconded the motion and it carried with Council Member Willie abstaining.

Ms. Linda Fredrickson requested permission for tree planting for Arbor Day. Ms. Fredrickson would like guidance on where the best location to plant would be.

Mayor and Council recommended coordinated planting with the City Manager

Council Member Williams moved to approve the following Resolution. Council Member Schiller seconded the motion and it carried unanimously.

CITY OF CAMERON CITY COUNCIL
RESOLUTION ESTABLISHING THE CITY OF CAMERON PACE PROGRAM

STATE OF TEXAS

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CITY OF CAMERON

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WHEREAS, the 83rd Regular Session of the Texas Legislature enacted the Property Assessed Clean Energy Act, Texas Local Government Code Chapter 399 (the "PACE Act"), which allows the governing body of a local government, including a municipality, to designate an area of the territory of the local government as a region within which an authorized representative of a local government and the record owners of commercial, industrial, and large multifamily residential (5 or more dwelling units) real property may enter into written contracts to impose assessments on the property to repay the financing by the owners of permanent improvements fixed to the property intended to decrease energy or water consumption or demand;

WHEREAS, the installation or modification by property owners of qualified energy or water saving improvements to commercial, industrial, and large multifamily residential real property in the City of Cameron will further the goals of energy and water conservation without cost to the public;

WHEREAS, the City Council finds that third-party financing of energy and water conserving projects through contractual assessments maintained by the City ("PACE financing") furthers essential government purposes, including but not limited to, economic development, reducing energy consumption and costs, conserving water resources, and reducing greenhouse gas emissions;

WHEREAS, the City Council adopted a Resolution of Intent to establish a PACE program for the City on December 17, 2018, including a reference to the report on the proposed program prepared as required by Section 399.009 of the PACE Act and made the report available to the public on the City's website and for inspection in the City Hall, 100 S. Houston, Cameron, Texas 76520

WHEREAS, The City Council finds that the administration of the PACE program by a qualified non-profit organization as an independent third-party Authorized Representative contracted by the City and compensated by application and administration fees paid by the participating property owners, will enable the program to be administered without use of City resources, will assure the objectives of impartiality and confidentiality of owner information, and will be convenient and advantageous to the City; and

WHEREAS, the City Council also finds that because no City funds will be expended for PACE financing of the Authorized Representative's services, the selection of such an independent third-party Authorized Representative is not subject to the Professional Services Procurement Act or other City purchasing requirements; and

WHEREAS, the City Council held a public hearing on January 7, 2019 at 5:30 pm in the City Council Chambers, 100 S. Houston, Cameron, Texas 76520 at which the public hearing could comment on the proposed program, including the report available for public inspection as mentioned above and as required by Section 399.008(a)(2):

NOW THEREFORE, be it resolved by the City Council of the City of Cameron that:

1. Recitals. The recitals to this Resolution are true and correct and are incorporated into this resolution for all purposes.
2. Establishment of Program. The City of Cameron hereby adopts this Resolution Establishing the City's Property Assessed Clean Energy Program ("Cameron PACE"), herein called "the Program," and finds that financing qualified projects through contractual assessments pursuant to the PACE Act is a valid public purpose and is convenient and advantageous to City and its citizens.
3. Contractual Assessments. The City will, at the property owner's request, impose contractual assessments on the property to repay PACE financing for qualified energy and water conserving projects available to owners of privately owned commercial, industrial, and large multifamily property.
4. Qualified Projects. The following types of projects are qualified projects for PACE financing that may be subject to such contractual assessments:

Projects that (a) involve the installation or modification of a permanent improvement fixed to privately owned commercial, industrial, or residential real property with five (5) or more dwelling units, and (b) are intended to decrease energy or water consumption or demand, including a product, device, or interacting group of products or devices on the customer's side of the meter that uses energy technology to generate electricity, provide thermal energy, or regulate temperature.

An assessment may not be imposed to repay the financing of facilities for undeveloped lots or lots undergoing development at the time of the assessment or the purchase or installation of products or devices not permanently fixed to real property.

5. Region. The boundaries of the entire geographic area within the City's jurisdiction are included in the boundaries of the region where PACE financing and assessments can occur.
6. Third- Party Financing. Financing for qualified projects under the Program will be provided by qualified third-party lenders chosen by the owners. Such lenders will execute written contracts with the Authorized Representative to service the debt through assessments, as required by the PACE Act. The contracts will provide for the lenders to determine the financial ability of owners to fulfill the financial obligations to be repaid through assessments, advance the funds to owners on such terms as are agreed between the lenders and the owners for the installation or modification of qualified projects, and service the debt secured by the assessments, directly or through a servicer, by collecting payments from the owners pursuant to financing documents executed between the lenders and the owners. The City will maintain and continue the assessments for the benefit of such lenders and will enforce the assessment lien for the benefit of a lender in the event of a default by an owner. The City of Cameron will not, at this time, provide financing of any sort for the Cameron PACE program.
7. Authorized Representative. The City Council will designate a non-profit organization to act as the Authorized Representative with authority to enter into written contracts with the record owners of real property in the City to impose assessments pursuant to the PACE Act to repay the financing of qualified projects on the owners' property, to enter into written contracts with the parties that provide third-party financing for such projects to service the debts through assessments, and to file written notice of each contractual assessment in the real property records of Milam County, all on behalf of the City. The City Manager or his designee will be the liaison with the Authorized Representative.
8. Enforcement. The City will enforce the collection of past due assessments and may contract with a qualified law firm to assist in collection efforts.
9. Report. The final report on the - PACE program, prepared in accordance with Section 399.009 of the Texas Local Government Code is attached and incorporated into this resolution. The City will post the resolution and report on the City's website.
10. Amendment of Program. The City Council may amend the Cameron PACE Program by resolution. However, another public hearing is required before the Program may be amended to provide for City financing of qualified improvements through assessments.

Council Member Williams moved to approve the professional services contract for the program administrator for the PACE program. Council Member Sims seconded the motion and it carried unanimously.

The following persons were nominated for the vacancy on the Planning and Zoning Commission:

- Pat Sheguit nominated by Council Member Williams
- Megan Kuzel nominated by Council Member Willie
- Loren Warrick nominated by Council Member Sims

A vote was taken and 3 votes were for Pat Sheguit, 1 for Megan Kuzel and 1 for Loren Warrick.

Council Member Williams moved to appoint Pat Sheguit to the Planning and Zoning Commission. Council Member Deal seconded the motion and it carried unanimously.

Council Member Schiller moved to order the May 4, 2019 General Election. Council Member Deal seconded the motion and it carried unanimously.

ORDER OF GENERAL ELECTION

A general election is hereby ordered to be held on Saturday, May 4, 2019 for the purpose of:

Electing Council Member Ward #1, Council Member Ward #3, Council Member Ward #5 and Council Member At-Large.

Early voting by personal appearance will be conducted each weekday at City Hall, 100 South Houston Avenue, Cameron, Texas, between the hours of 8:00 a.m. and 4:00 p.m. on Monday, April 22, 2019 through Friday, April 26, 2019 and between the hours of 7:00 a.m. to 7:00 p.m. on Monday, April 29, 2019 and Tuesday, April 30, 2019 except for official City holidays.

Election Day Voting will be conducted on May 4, 2019 at Cameron ISD, 303 East 12th Street, Cameron, Texas from 7:00 a.m. to 7:00 p.m.

Applications for ballot by mail shall be mailed to:

Amy Harris, Early Voting Clerk
 P. O. Box 833
 Cameron, Texas 76520

Applications for ballot by mail must be received no later than the close of business on Tuesday, April 23, 2019.

Council Member Williams moved to authorize the City Manager to enter into necessary contracts regarding the May 4, 2019 elections. Council Member Sims seconded the motion and it carried unanimously.

Utilities Director Jerald Brunson presented a request to finance a sewer jetter truck in which payments would begin in October 2019.

Council Member Schiller moved to approve the purchase. Council Member Willie seconded the motion and it carried unanimously.

Council Member Schiller moved to approve the expenditures of January 5, 2019 to January 18, 2019. Council Member Sims seconded the motion and it carried with Council Member Deal abstaining.

The following expenditures exceeded \$25,000.00:

- The Bank of New York \$ 162,275.00

- Waste Connections

\$ 32,048.26

Council Member Williams moved to approve the December 2018 Financial Report as presented. Council Member Schiller seconded the motion and it carried unanimously.

DECEMBER 2018 REVIEW

25.00%

General Revenues	1,595,004.37	37.16
EXPENSES		
Street Dept.	194,621.35	18.71
Code Enf	11,324.95	9.44
Fire Dept.	\$37,720.74	25.93
Police Dept.	\$375,293.89	30.8
Court	\$7,512.05	11.93
Library	\$17,177.48	23.75
Ambulance	\$27,215.46	24.39
Other Operating Exp	\$152,097.24	24.23
Cemetery & Parks	\$37,918.83	23.51
Administration	\$84,109.33	28.83
Debt Service	\$263,426.97	59.83
Total Expenses	\$1,208,418.29	28.16
GF Fund Profit	\$386,586.08	
Water & Sewer Revenues	\$905,727.79	28.16
EXPENSES		
Water Maintenance	\$133,141.51	19.87
Water Treatment	\$153,950.25	41.37
Sewer Treatment	\$109,860.62	34.19
W & S Administration	\$232,455.42	26.04
Bond Retirement	\$524,622.21	54.6
Total Expenses	\$1,154,030.01	35.87
Water & Sewer Loss	-\$248,302.22	
Airport Revenues	\$24,686.12	14.19
Airport Expenses	\$37,675.40	22.33

HOT Revenues	\$112,312.28
HOT Expenses	\$10,000.00
HOT Profit	\$102,312.28

Lib Revenues	\$34,999.36
LIB Expenses	\$4,569.67
Lib Profit	\$30,429.69

Fire Revenues	\$27,653.28
Fire Expenses	-\$6,866.54
Fire Profit	\$34,519.82

CDBG #7216081	
CDBG Revenues	\$121,973.05
CDBG Expenses	\$79,727.72
Project Balance	\$42,245.33

TWDB-DWSRF-LF1000534	
DWSRF	
Revenues	\$715,307.96
DWSRF Expenses	\$684,803.54
Project Balance	\$30,504.42

TWDB-DWSRF-L1000517	
DWSRF	
Revenues	\$2,326.20
DWSRF Expenses	\$0.00
Project Balance	\$2,326.20

Airport Loss	-\$12,989.28
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2018 CDBG #7217049	
CDBG Revenues	\$9,075.00
CDBG Expenses	\$0.00
<u>Project Balance</u>	<u>\$9,075.00</u>

TWDB-CWSRF-L1000516	
CWSRF	
Revenues	\$2,160.51
CWSRF	
Expenses	\$0.00
<u>Project Balance</u>	<u>\$2,160.51</u>
TWDB-CWSRF-LF1000523	
CWSRF	
Revenues	\$0.00
CWSRF	
Expenses	\$0.00
<u>Project Balance</u>	<u>\$0.00</u>

There being no further business for the Council to consider, Council Member Schiller moved to adjourn the meeting at 6:59 p.m. Council Member Deal seconded the motion and it carried unanimously.