

City Council Regular Meeting  
July 17, 2023

A City Council regular meeting was held on the above date at Cameron City Hall, McLane Municipal Center, 100 South Houston Avenue, 3<sup>rd</sup> Floor, Cameron, Texas with all officers and members present except Council Member Cryer.

Mayor Harris called the meeting to order at 5:30 p.m.

Stephen Fuchs offered the invocation.

Council Member Goza led the pledge of allegiance.

Mayor Harris asked for citizen's comments.

There were no citizens comments.

Council Member Fuchs moved to approve the minutes of the July 3, 2023 regular meeting. Council Member Dominguez seconded the motion and it carried with Council Member Deal abstaining.

Mayor Harris opened the public hearing at 5:31 p.m. for the purpose of receiving public comments on a special use permit to place a HUD code manufacture home at 1609 West Main Street, Cameron, Texas.

Leo Montez, one of the property owners of the estate, asked that the council allow the placement of the home.

City Secretary Amy Harris presented the recommendation to deny from the Planning and Zoning Commission meeting on July 14, 2023.

Mayor Harris closed the public hearing at 5:40 p.m.

Council Member Fuchs moved to deny the special use permit at 1609 West Main Street. Council Member Pratt seconded the motion and it carried with Council Member Dominguez opposing.

Mayor Harris opened the public hearing at 5:41 p.m. for the purpose of receiving public comments on a special use permit to place a prefabricated wood structure at 504 North Crockett Avenue, Cameron, Texas.

Code Enforcement Officer presented pictures of what the property owner is proposing.

Marion & Pat Tully asked that the Council deny the requests at both 504 and 506 North Crockett.

City Secretary Amy Harris presented the recommendation to deny from the Planning and Zoning Commission meeting on July 14, 2023.

Mayor Harris closed the public hearing at 5:48 p.m.

Council Member Goza moved to deny the special use permit at 504 North Crockett Avenue. Council Member Pratt seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:49 p.m. for the purpose of receiving public comments on a special use permit to place a prefabricated wood structure at 506 North Crockett Avenue, Cameron, Texas.

City Secretary Amy Harris presented the recommendation to deny from the Planning and Zoning Commission meeting on July 14, 2023.

Mayor Harris closed the public hearing at 5:50 p.m.

Council Member Fuchs moved to deny the special use permit at 506 North Crockett Avenue. Council Member Goza seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:51 p.m. for the purpose of receiving public comments on a short form subdivision application for 806 West 22<sup>nd</sup> Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall confirmed that all forms and information had been received.

Cathy Scniferl asked what the use of the property would be used for. This property is being divided into two pieces. No use is specified as it will have to comply for the zoning of the current property.

Mayor Harris closed the public hearing at 5:53 p.m.

Council Member Deal moved to approve the short form subdivision for 806 West 22<sup>nd</sup> Street. Council Member Pratt seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:54 p.m. for the purpose of receiving public comments on the creation of a reinvestment zone for Butler Weldments.

CEDC Director Ginger Watkins stated that Butler Weldments is planning on investing \$600,000 in equipment which will create 4 to 6 full-time positions to an already established company.

Mayor Harris closed the public hearing at 5:55 p.m.

Mayor Harris opened a public hearing at 5:56 p.m. for the purpose of receiving public comments on the 2022 Water Quality Report.

Mayor Harris closed the public hearing at 5:57 p.m.

Mayor Harris read the first reading of the following ordinance:

**A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMERON, TEXAS TO CREATE AND DESIGNATE BUTLER WELDMENTS REINVESTMENT ZONE 2023 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT IN ALL MATTERS; DESIGNATING A LIAISON TO ACT ON ALL MATTERS PERTAINING TO THE PROPERTY DEVELOPMENT AND TAX ABATEMENT ZONE; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR NOTICE OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Cameron, Texas (the “City”) desires to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

**WHEREAS**, the City Council desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the City and to provide employment to residents of the City; and

**WHEREAS**, the City Council desires to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the “Act”); and

**WHEREAS**, the City held a public hearing on July 17, 2023, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

**WHEREAS**, the City at such hearing invited any interested persons to appear and present evidence for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone; and

**WHEREAS**, by the approval of a Resolution on July 17, 2023, the City has approved guidelines, rules, and regulations for tax abatement agreements and reinvestment zones and stating intent to participate in tax abatements; and

**WHEREAS**, it is the belief of the City Council that the premises do not include any property that is owned or leased by a member of the City Council or by a member of the City’s Planning and Zoning Commission or any other board or commission of the City having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from a property tax abatement.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF CAMERON, TEXAS:**

**SECTION 1. Findings.** The City Council, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and
- B. That the boundaries of the reinvestment zone should be approximately 15.85 acres as described and depicted in the attached Exhibit A; and
- C. That creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibit A will result in benefits to the City and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Sections 312.204 or 312.211 of the Act, as applicable; and
- D. That the reinvestment zone defined in Exhibit A meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the municipality.

**SECTION 2. Designating Zone.** Pursuant to the Act, the City hereby creates a reinvestment zone for commercial/industrial tax abatement encompassing the approximately 15.85 acres as described and depicted in Exhibit A attached hereto and the reinvestment zone is hereby designated and shall hereafter be designated as Butler Weldments Reinvestment Zone 2023, City of Cameron, Texas.

**SECTION 3. Abatement Incentives.** The City Council hereby declares that, upon designation of the reinvestment zone, the City may provide, on a case-by-case basis, tax abatement incentives in accordance with the Act and the guidelines, rules, and regulations for tax abatement agreements and reinvestment zones for the City of Cameron, Texas.

**SECTION 4. Designated Representative.** The City Council directs and designates its City Manager as the City's authorized representative to set all matters pertaining to the nomination and designation of the area described herein as a reinvestment zone. The City Council further directs and designates the Economic Development Director of the City of Cameron, Texas, as liaison for communication with the Texas Department of Economic Development to oversee reinvestment zone activities and communications with applicable businesses.

**SECTION 5. Severability.** It is hereby declared that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6. Repealing Conflicting Ordinances.** All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

**SECTION 7. Effective Date.** This ordinance shall take effect immediately from and after its adoption and it is accordingly so ordained.

Council Member Fuchs moved to approve the following resolution. Council Member Deal seconded the motion and it carried unanimously.

**RESOLUTION NO. 2023-07-17-012**

City of Cameron  
Body Worn Camera Grant Resolution

**WHEREAS**, The City Council of The City of Cameron, herein after, the "City," finds it in the best interest of the citizens of the City of Cameron, that the State of Texas Body Worn Cameras Grant, hereinafter, the "Grant" be operated for the 2023/2024 fiscal year,

**WHEREAS**, the City agrees to provide \$6,668.00 for the said project as required by The State of Texas- Office of the Governor grant application; and

**WHEREAS**, the City agrees that in the event of loss or misuse of the Office of the Governor Funds, the City assures that the funds will be returned to the Office of the Governor in full;

**WHEREAS**, the City designates the City Manager of the City of Cameron as the Grantee's authorized official and the authorized official shall be given the power to apply for accept, reject, alter or terminate the grant on behalf of the applicant agency.

**NOW THEREFORE, BE IT RESOLVED** that the City approves submission of the grant application for the Grant to the Office of the Governor.

Council Member Fuchs moved to approve the following resolution. Council Member Deal seconded the motion and it carried unanimously.

**RESOLUTION NO. 2023-07-17-013**

**A RESOLUTION OF THE CITY COUNCIL OF CAMERON, TEXAS PARTNERING WITH CAMERON LIONS CLUB FOR IMPROVEMENTS AND RENAMING THE CAMERON CITY PARK TO LIONS CENTENNIAL PARK**

**WHEREAS**, the Cameron Lions Club continually provides improvement and equipment to the Cameron City Park

**WHEREAS**, Cameron Lions Club has offered to provide improvements and equipment to Cameron City Park in exchange for re-naming the Park to Lions Centennial Park

**WHEREAS**, continued improvement and equipment to the park enhances the quality of life for its citizens

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMERON, TEXAS THAT:**

**Section 1.** The City of Cameron and Cameron Lions Club continue to work together to improve the park.

**Section 2.** The Cameron City Park shall be renamed to Lions Centennial Park.

Council Member Deal moved to approve the following resolution. Council Member Fuchs seconded the motion and it carried unanimously.

**RESOLUTION NO. 2023-07-17-014**

**A RESOLUTION OF THE CITY OF CAMERON, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

WHEREAS, the City of Cameron, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC. ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("OCSC"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 29, 2023, Oncor filed with the City an Application to Amend its Distribution Cost Recovery Factor and Update Mobile Generation Riders, PUC Docket No. 55190, seeking to increase electric distribution rates by approximately \$152.78 million and update Oncor's Rider Mobile Generation and Rider Wholesale Mobile Generation to recover \$1.07 million related to mobile generation facilities; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, OCSC is coordinating its review of Oncor's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, OCSC members and attorneys recommend that members deny the DCRF.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMERON, TEXAS:**

**Section 1.** That the City is authorized to participate with Cities in PUC Docket No. 55190.

**Section 2.** That subject to the right to terminate employment at any time, the City hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the City.

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202; and to Thomas L. Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Council Member Goza moved to approve the expenditures for July 1, 2023 through July 14, 2023. Council Member Deal seconded the motion and it carried unanimously.

The following expenditures exceeded \$25,000.00:

- TMRS \$25,723.94
- Traylor & Associates \$33,200.00
- Waste Connections \$396,317.85

Council Member Fuchs moved to approve the May 2023 Financial Report. Council Member Goza seconded the motion and it carried unanimously.

**MAY 2023 REVIEW**

67.00%

|                     |                |       |                      |              |
|---------------------|----------------|-------|----------------------|--------------|
| General Revenues    | \$3,431,624.17 | 71.9  | HOT Revenues         | \$179,782.58 |
| EXPENSES            |                |       | HOT Expenses         | \$26,440.00  |
| Street Dept         | \$600,826.55   | 56.4  | HOT Profit           | \$153,342.58 |
| Code Enf            | \$51,087.03    | 40.03 |                      |              |
| Fire Dept           | \$214,643.60   | 69.37 | LIB Revenues         | \$25,322.18  |
| Police Dept.        | \$830,836.35   | 61.74 | LIB Expenses         | \$8,075.90   |
|                     |                |       | LIB                  |              |
| Court               | \$41,035.79    | 57.66 | Profit               | \$17,246.28  |
| Library             | \$57,523.35    | 55.38 |                      |              |
| Other Operating Exp | \$426,238.80   | 72.22 | Fire Revenues        | \$113,291.32 |
| Cemetery & Parks    | \$75,279.03    | 56.6  | Fire Expenses        | \$18,768.27  |
| Administration      | \$286,671.42   | 70.89 | Fire Profit          | \$94,523.05  |
| Swimming Pool       | \$14,158.56    | 39.77 |                      |              |
| Debt Service        | \$504,263.98   | 97.36 |                      |              |
| Animal Control      | \$40,399.50    | 59.1  | TWDB-DWSRF-LF1000534 |              |
| Total Expenses      | \$3,142,963.96 | 65.86 | DWSRF Rev            | \$30,504.42  |
|                     |                |       | DWSRF Exp            | \$0.00       |
| GF Fund Profit/Loss | \$288,660.21   |       | Project Balance      | \$30,504.42  |

|                        |                |       |
|------------------------|----------------|-------|
| Water & Sewer Revenues | \$2,245,020.72 | 66.52 |
| EXPENSES               |                |       |
| Water Maintenance      | \$610,086.56   | 78.46 |
| Water Treatment        | \$328,042.33   | 81.79 |
| Sewer Treatment        | \$164,246.53   | 53.39 |
| W & S Administration   | \$515,232.73   | 57.09 |
| Bond Retirement        | \$914,171.49   | 92.67 |
| Total Expenses         | \$2,531,779.64 | 75.01 |

|                     |                |
|---------------------|----------------|
| TWDB-DWSRF-L1000517 |                |
| DWSRF Rev           | \$1,246,821.26 |
| DWSRF Exp           | \$1,244,495.06 |
| Project Balance     | \$2,326.20     |

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|---------------------|--------------|
| TWDB-CWSRF-L1000516 |              |
| CWSRF Rev           | \$110,504.16 |
| CWSRF Exp           | \$108,343.65 |
| Project Balance     | \$2,160.51   |

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|---------------------------|---------------|--|
| Water & Sewer Profit/Loss | -\$286,758.92 |  |
|---------------------------|---------------|--|

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| TWDB-CWSRF-LF1000523 |        |
| CWSRF Rev            |        |
| CWSRF Exp            |        |
| Project Balance      | \$0.00 |

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|---------------------|--------------|--------|
| Airport Revenues    | \$148,378.08 | 145.47 |
| Airport Expenses    | \$95,667.62  | 132.2  |
| Airport Profit/Loss | \$52,710.46  |        |

|                 |             |
|-----------------|-------------|
| CDBG #7219061   |             |
| CDBG Revenues   | \$12,373.53 |
| CDBG Expenses   | \$0.00      |
| Project Balance | \$12,373.53 |

|                    |            |  |
|--------------------|------------|--|
| 2018 CDBG #7217049 |            |  |
| CDBG Revenues      | \$1,500.00 |  |
| CDBG Expenses      | \$0.00     |  |
| Project Balance    | \$1,500.00 |  |

|             |             |  |
|-------------|-------------|--|
| PD Revenues | \$28,283.38 |  |
| PD Expenses | \$2,395.53  |  |
| PD Profit   | \$25,887.85 |  |

Council Member Deal moved to approve the June 2023 Financial Report. Council Member Fuchs seconded the motion and it carried unanimously.

**JUNE 2023 REVIEW**

75.00%

|                     |                |       |
|---------------------|----------------|-------|
| General Revenues    | \$3,750,713.89 | 78.59 |
| EXPENSES            |                |       |
| Street Dept         | \$656,237.78   | 61.6  |
| Code Enf            | \$57,399.94    | 44.98 |
| Fire Dept           | \$219,411.47   | 70.91 |
| Police Dept.        | \$907,565.24   | 67.44 |
| Court               | \$46,117.04    | 64.8  |
| Library             | \$64,189.19    | 61.79 |
| Other Operating Exp | \$472,598.06   | 80.08 |
| Cemetery & Parks    | \$90,992.32    | 68.42 |

|              |              |
|--------------|--------------|
| HOT Revenues | \$186,080.51 |
| HOT Expenses | \$29,026.00  |
| HOT Profit   | \$157,054.51 |

|              |             |
|--------------|-------------|
| LIB Revenues | \$25,397.64 |
| LIB Expenses | \$8,075.90  |
| LIB Profit   | \$17,321.74 |

|               |              |
|---------------|--------------|
| Fire Revenues | \$113,676.74 |
| Fire Expenses | \$18,062.27  |

|                |                |       |
|----------------|----------------|-------|
| Administration | \$316,084.92   | 78.16 |
| Swimming Pool  | \$22,019.82    | 61.85 |
| Debt Service   | \$509,199.95   | 98.32 |
| Animal Control | \$44,352.29    | 64.88 |
| Total Expenses | \$3,406,168.02 | 71.32 |

GF Fund Profit/Loss                      \$344,545.87

|                        |                |       |
|------------------------|----------------|-------|
| Water & Sewer Revenues | \$2,502,380.97 | 74.14 |
| EXPENSES               |                |       |
| Water Maintenance      | \$657,523.15   | 84.56 |
| Water Treatment        | \$358,049.43   | 89.28 |
| Sewer Treatment        | \$195,387.45   | 63.51 |
| W & S Administration   | \$573,550.90   | 63.55 |
| Bond Retirement        | \$958,178.99   | 97.13 |
| Total Expenses         | \$2,742,689.92 | 81.26 |

Water & Sewer Profit/Loss                      -\$240,308.95

|                     |              |        |
|---------------------|--------------|--------|
| Airport Revenues    | \$162,873.71 | 159.68 |
| Airport Expenses    | \$112,985.37 | 156.49 |
| Airport Profit/Loss | \$49,888.34  |        |

|                    |            |
|--------------------|------------|
| 2018 CDBG #7217049 |            |
| CDBG Revenues      | \$1,500.00 |
| CDBG Expenses      | \$0.00     |
| Project Balance    | \$1,500.00 |

|             |             |
|-------------|-------------|
| PD Revenues | \$29,398.41 |
| PD Expenses | \$3,464.79  |
| PD Profit   | \$25,933.62 |

Fire Profit                      \$95,614.47

|                      |             |
|----------------------|-------------|
| TWDB-DWSRF-LF1000534 |             |
| DWSRF Rev            | \$30,504.42 |
| DWSRF Exp            | \$0.00      |
| Project Balance      | \$30,504.42 |

|                     |                |
|---------------------|----------------|
| TWDB-DWSRF-L1000517 |                |
| DWSRF Rev           | \$1,870,213.29 |
| DWSRF Exp           | \$1,867,887.09 |
| Project Balance     | \$2,326.20     |

|                     |              |
|---------------------|--------------|
| TWDB-CWSRF-L1000516 |              |
| CWSRF Rev           | \$110,504.16 |
| CWSRF Exp           | \$108,343.65 |
| Project Balance     | \$2,160.51   |

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|----------------------|--------|
| TWDB-CWSRF-LF1000523 |        |
| CWSRF Rev            |        |
| CWSRF Exp            |        |
| Project Balance      | \$0.00 |

|                 |             |
|-----------------|-------------|
| CDBG #7219061   |             |
| CDBG Revenues   | \$12,373.53 |
| CDBG Expenses   | \$0.00      |
| Project Balance | \$12,373.53 |

The City Council entered into executive session at 6:01 p.m. for the following reasons:

- Pursuant to §551.074 To Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee – Associate Municipal Judge

The City Council reconvened into Open Session at 6:09 p.m.

No action was taken on personnel discussion regarding Associate Municipal Judge

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 6:10 p.m. Council Member Fuchs seconded the motion and it carried unanimously.