

City Council Special Meeting  
September 5, 2023

A City Council special 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.

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

Council Member Deal offered the invocation.

Council Member Dominguez led the pledge of allegiance.

Mayor Harris asked for citizen's comments.

Clementine Ray stated West 12<sup>th</sup> Street, West 10<sup>th</sup> Street and West 8<sup>th</sup> Street are in disrepair and would like a response.

Mayor Harris asked Street Supervisor Craig Arnold to meet with Ms. Ray regarding her concerns.

There were no other citizens comments.

Council Member Deal moved to approve the minutes of the August 21, 2023 regular meeting. Council Member Pratt seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:36 p.m. for the purpose of receiving public comments on a short form subdivision application for 608 West 4<sup>th</sup> Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that all requirements for the short form subdivision has been met.

Mayor Harris closed the public hearing at 5:37 p.m.

Council Member Deal moved to approve the short form subdivision application for 608 West 4<sup>th</sup> Street, Cameron, Texas. Council Member Cryer seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:38 p.m. for the purpose of receiving public comments on a special use permit for a variance to place a HUD code manufactured home at 300 North Adams Avenue, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that the Planning and Zoning Commission recommended denying permit with three objections received.

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

Council Member Fuchs moved to deny the special use permit at 300 North Adams Avenue, Cameron, Texas. Council Member Goza seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:41 p.m. for the purpose of receiving public comments on a special use permit for a variance to place a HUD code manufactured home at 1601 West Main Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that the Planning and Zoning Commission recommended denying the permit due to unpaid property taxes.

The property owner clarified that the taxes were current as of the meeting today and showed house plans for the property.

Mayor Harris closed the public hearing at 5:43 p.m.

Council Member Deal moved to approve the special use permit at 1601 West Main Street. Council Member Dominguez seconded the motion and it carried with Council Member Fuchs opposing.

Melanie Reed and Spring Janke, representing the Cameron Chamber of Commerce, presented a request to use the downtown square for the following:

- Steak, Stein and Wine Festival on October 14, 2023.
- Trunk or Treat Halloween Event on October 31, 2023

Council Member Fuchs moved to approve the use of the downtown square for the event of October 14, 2023. Council Member Deal seconded the motion and it carried unanimously.

Council Member Fuchs moved to approve the use of the downtown square for the event on October 31, 2023. Council Member Deal seconded the motion and it carried unanimously.

Council Member Fuchs moved to approve the annual audit engagement letter with Donald Allman since we will have a single audit next year. Council Member Deal seconded the motion and it carried unanimously.

Cameron Economic Development Director Ginger Watkins stated that the following members were up for re-appointment, and all were willing to serve another term:

- Jim Camp
- Mike Zajicek
- Connie Anderle
- Carl Bradley

Nathan Fuchs moved to nominate and appoint the following to a two-year term on the Cameron Economic Development Corporation:

- Jim Camp
- Mike Zajicek
- Sara Kostroun
- Carl Bradley

Council Member Deal seconded the motion and it carried unanimously.

City Manager Ricky Tow updated on the process of the Verizon Wireless lease agreement.

Council Member Deal moved to table the agreement. Council Member Fuchs seconded the motion and it carried unanimously.

Mayor Harris read the first reading of the following Ordinance:

**AN ORDINANCE DECLARING THE OFFICIAL NEWSPAPER OF THE CITY OF CAMERON, TEXAS.**

**WHEREAS**, the electorate of the City of Cameron, Texas, adopted a Charter at an election called for the purpose, which became effective the first Tuesday in April, 1956; and

**WHEREAS**, Section 127 of this Charter dictates that a newspaper published in the City of Cameron in the English language be declared as the official newspaper of the City each fiscal year;

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

That the official newspaper of the City of Cameron, Texas for the fiscal year ending September 30, 2024 is hereby declared to be

**Central Texas Publishing, LP  
Db a "The Cameron Herald"  
108 East 1<sup>st</sup> Street  
Cameron, TX 76520**

Mayor Harris read the first reading of the following Ordinance:

**CITY OF CAMERON, TEXAS  
FISCAL YEAR 2023-2024  
ANNUAL BUDGET**

MAYOR  
William Harris

MAYOR PRO-TEM  
Nathan Fuchs

**COUNCIL MEMBERS**

Barbara Dominguez  
Maurice Goza

Kyle Deal  
Jimmy Pratt  
Cliff Cryer

CITY MANAGER  
Ricky Tow

CITY SECRETARY/FINANCE OFFICER  
Amy Harris

This budget will raise more revenue from property taxes than last year's budget by an amount of \$\_\_\_\_\_, which is a \_\_\_\_\_% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$\_\_\_\_\_.

City Council Record Vote

The members of the governing body voted on the adoption of the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Tax Rate	Proposed FY 2023-2024	Adopted FY 2023-2024
Property Tax Rate	\$0.73	\$0.

No-New Revenue Tax Rate	\$0.5690	
Voter-Approval Tax Rate	\$0.5861	
M & O Tax Rate	\$0.5583	\$0.
Debt Rate	\$0.1717	\$0.1717

The total amount of municipal debt obligation secured by property taxes for the City of Cameron is \$517,548.94.

Mayor Harris read the first reading of the following Ordinance:

**AN ORDINANCE OF THE CITY OF CAMERON, TEXAS LEVYING AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND TERMINATING SEPTEMBER 30, 2024 PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID.**

**WHEREAS**, the City Council of the City of Cameron, Texas, approved the municipal budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024; and

**WHEREAS**, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Cameron, Texas in accordance with such budget and the Texas Tax Code;

**WHEREAS**, the City of Cameron was required to hold a public hearing on the proposed tax rate and did such on September 18, 2023.

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

**Section 1.** There is hereby levied and there shall be collected for the maintenance and operation of the municipal government of the City of Cameron (herein the "City") and to provide an amount described by Texas Tax Code Section 26.04(e)(3)(C) for the 2023/2024 fiscal year, upon all property, real, personal and mixed, within the corporate limits of said City on January 31, 2024 subject to taxation, a tax of \$0.73 on each \$100.00 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

1. For the maintenance and operation of the general government (General Fund), \$0.5583 on each \$100.00 valuation of property; and
2. For the interest and sinking fund, \$0.1717 on each \$100.00 valuation of property

**Section 2.** That taxes levied under this ordinance shall be due October 1, 2023 and if not paid on or before January 31, 2024, and if then not paid, shall be delinquent and subject to penalties and interest in the manner provided by law.

**Section 3.** All taxes shall become a lien upon the property against which assessed, and the Milam County Tax Office as the assessor and collector of the City is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and laws of the State of Texas and ordinances of the City, and shall, by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the interest and penalty collected from such delinquent taxes shall be apportioned to the general fund of the City. All delinquent taxes shall bear interest from date of delinquency at the rate as prescribed by state law.

**Section 4.** As required by Texas Tax Code section 26.05, the following statements are provided:

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.  
 THE TAX RATE WILL EFFECTIVELY BE RAISED BY 28.21 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$\_\_\_\_\_.

The City Secretary is directed to post the applicable information regarding taxes on the City's Internet website.

**Section 5.** That this ordinance shall take effect and be in force from and after its second and final reading.

Council Member Deal moved to approve the expenditures for August 19, 2023 through September 1, 2023. Council Member Goza seconded the motion and it carried unanimously.

There following expenditures exceeded \$25,000.00:

- Cameron Economic Development Corporation \$ 42,389.09
- Westar Construction Inc \$103,572.80

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

**JULY 2023 REVIEW**

83.00%

General Revenues	\$4,027,832.60	84.39	HOT Revenues	\$189,289.29
EXPENSES			HOT Expenses	\$29,026.00
Street Dept	\$724,981.70	68.05	<u>HOT Profit</u>	<u>\$160,263.29</u>
Code Enf	\$64,226.83	50.33		
Fire Dept	\$220,331.21	71.21	LIB Revenues	\$25,734.82
Police Dept.	\$984,845.42	73.18	LIB Expenses	\$8,075.90
			LIB	
Court	\$51,032.74	71.71	<u>Profit</u>	<u>\$17,658.92</u>
Library	\$71,155.90	68.5		
Other Operating Exp	\$540,955.56	91.66	Fire Revenues	\$114,064.20
Cemetery & Parks	\$98,727.48	74.23	Fire Expenses	\$21,617.76
Administration	\$334,012.15	82.59	<u>Fire Profit</u>	<u>\$92,446.44</u>
Swimming Pool	\$32,774.45	92.06		
Debt Service	\$514,135.92	99.27		
Animal Control	\$48,385.05	70.78	TWDB-DWSRF-LF1000534	
<u>Total Expenses</u>	<u>\$3,685,564.41</u>	<u>77.22</u>	DWSRF Rev	\$30,504.42
			DWSRF Exp	\$0.00
GF Fund Profit/Loss	\$342,268.19		<u>Project Balance</u>	<u>\$30,504.42</u>
Water & Sewer			TWDB-DWSRF-L1000517	
Revenues	\$2,768,586.65	82.03	DWSRF Rev	\$1,920,661.50
EXPENSES			DWSRF Exp	\$1,918,335.30
Water Maintenance	\$704,746.64	90.63	<u>Project Balance</u>	<u>\$2,326.20</u>
Water Treatment	\$386,444.34	96.36		
Sewer Treatment	\$211,960.46	68.9		
W & S Administration	\$638,150.51	70.71	TWDB-CWSRF-L1000516	
Bond Retirement	\$972,701.49	98.61	CWSRF Rev	\$110,504.16
<u>Total Expenses</u>	<u>\$2,914,003.44</u>	<u>86.34</u>	CWSRF Exp	\$108,343.65
			<u>Project Balance</u>	<u>\$2,160.51</u>

Water & Sewer Profit/Loss	-\$145,416.79
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Airport Revenues	\$179,637.67	176.12
Airport Expenses	\$114,775.98	158.97
Airport Profit/Loss	\$64,861.69	

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

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PD Revenues	\$29,514.29
PD Expenses	\$3,464.79
PD Profit	\$26,049.50

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

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

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**Budget Workshop on the following:**

- General Fund
- Enterprise Fund
- Airport Fund
- Library Fund
- Tourism Fund
- CVFD Fund
- Cameron Economic Development Corporation Projects and Budget

There being no other business to consider, Council Member Fuchs moved to adjourn the meeting at 7:33 p.m. Council Member Deal seconded the motion and it carried unanimously.