

City Council Regular Meeting
March 3, 2025

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

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

Council Member Deal offered the invocation.

Council Member Vaculin led the pledge of allegiance.

Mayor Fuchs asked for citizen's comments.

There were no citizens comments.

Mayor Fuchs opened a public hearing at 5:31 p.m. for the purpose of receiving public comments on a variance to operate a manufacturing company in a commercial zoned district.

Mr. Windham stated that all products manufactured will be for drinking water or wastewater. They do not expect any safety impact to residents as all business and manufacturing will be enclosed. They do not expect any odor, noise or dust from the business. Red Eye Chems, LLC plans on removing unsafe buildings and using all buildings that are still usable.

John Redington, owner of 213 West Tyson Avenue, stated opposition to a chemical plant being placed at this location. Mr. Redington stated that he felt it would hinder the downtown development.

Spring Janke, a local chemical engineer, asked if materials were hazardous and what permitting would be required. Ms. Janke also inquired about facility siting and hours of operation.

Richard Dodd, property owner downtown, presented documentation from the company's website. Mr. Dodd grew up in Milam County and has practiced law in current building downtown for the last 42 years. He would like the Council to deny the chemical plant from operating two blocks from downtown. His concerns include noise, dust and smell. He suggested they be located in an Industrial Park where this type of business is allowed.

Debbie Streicher stated that she feels it would be dangerous to have a chemical plant in this area.

Council Member Dominguez asked the hours of operation.

Council Members Pratt and Deal asked what type of chemicals would be used.

Council Member Vaculin asked what type of work would be done for the building to be usable.

Mr. Windham stated that not all chemicals are manufactured. Blending of materials would also occur. DOT hazardous materials would have to be permitted for transportation. There will be no vapor issues or cloud of smoke, no dust and manufacturing would be fully enclosed. There will be some storage tanks, but no vibration. Operation will be Monday through Friday from 8-5 p.m. with some possible truck traffic outside of those hours.

Mayor Fuchs stated that industrial use was conducted downtown previously; however the direction has changed. He would like to see investment in the property just not at its current location.

City Manager Ricky Tow stated that the Planning and Zoning Commission recommended approval.

Council Member Deal stated that he would like to have the company in our community just not at this location.

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

Council Member Deal moved to deny the variance at 401 South Houston Avenue. Council Member Cryer seconded the motion and it carried with Council Member Vaculin abstaining.

Mayor Fuchs opened the public hearing at 6:03 p.m. for the purpose of receiving public comments on a special use permit application to place a HUD code manufactured home at 1000 South Nolan Avenue, Cameron, Texas.

Rachel Huerta presented pictures of abandoned houses in the area. Ms. Huerta stated that the HUD code manufactured home she is purchasing would be an improvement to the area.

Mayor Fuchs closed the public hearing at 6:04 p.m.

Council Member Deal moved to approve the special use permit at 1000 South Nolan Avenue. Council Member Pratt seconded the motion and it carried unanimously.

Mayor Fuchs opened the public hearing at 6:05 p.m. for the purpose of receiving public comments on a variance to operate a RV park in a commercially zoned district.

Maxie Morgan spoke to the Council and presented a written objection with the following reasons:

1. Devaluation of homes in the area.
2. Initiative to beautify Cameron within the corridors does not follow this plan
3. Utility Cost – lift station at 22nd Street is at max capacity so could lead to a sewer problem.
4. Proposed area is in a flood zone which could cause issues to adjoining property
5. Could be a safety issue with kids
6. Presented a picture of a RV currently located on the property which is dilapidated.

Neither Mr. Allson or Mr. Pratt were present to speak on this issue.

Jim Camp stated concern regarding the flood zone area. Mr. Camp asked that the Council deny the variance until an engineered plan was available regarding the flooding area.

Michael Grider stated that he would okay with an RV park that was gated, concrete pad, planned properly. Mr. Grider is opposed to the RV park as presented.

Bill McCutchin, resident of Cameron, stated that he is for the betterment of the community and asks that the Council deny this special use permit.

Mayor Fuchs closed the public hearing at 6:22 p.m.

Council Member Deal moved to deny the variance at 2103 North Travis Avenue. Council Member Vaculin seconded the motion and it carried unanimously with Council Member Pratt abstaining.

Mayor Fuchs updated the Council on a letter submitted to the Milam Appraisal District requesting more information regarding moving tax collection to the Appraisal District. Most Milam County city's and school districts are looking into moving tax collection with the issues occurring this past year.

KPA Engineers were not available due to illness so this will be covered at a future meeting.

Council Member Deal moved to approve the expenditures for February 15, 2025 through February 28, 2025. Council Member Vaculin seconded the motion, and it carried unanimously.

The following expenditures exceeded \$25,000.00:

- CEDC \$ 52,849.77
- BOK Financial \$907,223.75
- Classic Bank \$ 92,115.00
- SWHP \$ 27,549.61
- Waste Connection \$ 40,903.03
- SPI \$ 34,166.50

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 6:25 p.m. Council Member Vaculin seconded the motion and it carried unanimously.