

City Council Regular Meeting
May 18, 2026

A City Council special 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 Vaculin.

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

Council Member Deal offered the invocation.

Council Member Sims led the pledge of allegiance.

Mayor Fuchs asked for citizen's comments.

There were no citizens' comments.

Council Member Deal moved to approve May 5, 2026, special meeting minutes. Council Member Dominguez seconded the motion, and it carried unanimously.

Council Member Harris moved to appoint Council Member Deal as Mayor Pro Tem. Council Member Cryer seconded the motion, and it carried unanimously.

Don Allman reviewed and presented the September 30, 2025, Annual Audit.

Council Member Deal moved to approve the September 30, 2025, Annual Audit as presented. Council Member Harris seconded the motion, and it carried unanimously.

Dusty Traylor, representing RBC Capital Markets, spoke regarding the sale of bonds for the Series 2026 Certificates of Obligation to complete the intake station project. Bart Fowler, representing McCall, Parkhurst and Horton, LLP, was present to answer any questions regarding the issue.

Council Member Harris moved to approve the following ordinance on its first and only reading. Council Member Cryer seconded the motion, and it carried unanimously.

ORDINANCE NO. 2026-05-18-012

ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF CAMERON, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; AUTHORIZING THE LEVY OF AN AD VALOREM TAX AND THE PLEDGE OF CERTAIN REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT AND A PAYING AGENT/REGISTRAR AGREEMENT; AWARDED THE SALE OF THE CERTIFICATES; AND AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE CERTIFICATES

Council Member Deal moved to authorize the street project for Colfax Avenue from West 4th Street to Batte Street. This project will utilize equipment and personnel from

Milam County. Council Member Harris seconded the motion, and it carried unanimously.

Police Chief Scott presented information regarding open records requests. The department will continue to look at software pricing and options to assist with the requests.

Council Member Deal moved to table this item. Council Member Dominguez seconded the motion, and it carried with Council Member Sims being absent.

Police Chief Scott requested discussion regarding possibly sponsoring candidates during the police academy as a recruiting tool.

Council Member Deal moved to table this item. Council Member Dominguez seconded the motion, and it carried unanimously with Council Member Sims being absent.

Mayor Fuchs read the first reading on the following ordinance.

AN ORDINANCE OF THE CITY OF CAMERON, TEXAS ESTABLISHING AN EXEMPTION FROM THE CITY'S REAL PROPERTY TAX OF 75 PERCENT OF THE APPRAISED VALUE FOR ALL OR PART OF REAL PROPERTY USED AS A QUALIFIED CHILDCARE FACILITY IN ACCORDANCE WITH TEXAS TAX CODE §11.37.

WHEREAS, Texas Tax Code Section 11.37, as added by S. B. 1145 of the 88th Texas Legislature regular session (2023), authorizes an exemption from ad valorem (property) taxes on all or part of the appraised value of real property, or a portion thereof, operating as a qualifying childcare facility; and

WHEREAS, an exemption, as described above, of 75 percent of the appraised value of all or a portion of real property used to operate a qualifying childcare facility is in public interest; and

WHEREAS, the City of Cameron desires to implement the policy proposal to grant the Qualified Childcare Facility property tax exemption in accordance with the Texas Tax Code Section 11.37, effective January 1, 2027, a copy of which is attached hereto as Exhibit "A".

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

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. (a)The City of Cameron hereby adopts an exemption, as authorized by Texas Tax Code Section 11.37, entitling qualifying people to an exemption from taxation by the City of Cameron of 75 percent of the appraised value of:

- A. The real property the person owns and operates as a qualifying child-care facility; or
- B. The portion of the real property that the person owns and leases to a person who uses the property to operate a qualifying child-care facility.

(b) To qualify for the exemption, the property must be:

- A. except as provided below, used exclusively to provide developmental and educational services for children attending the child-care facility; and
- B. reasonably necessary for the operation of the child-care facility.

(c) The use of exempt property for functions other than providing developmental and educational services for children attending the child-care facility located on the property does not result in the loss of an exemption authorized by this ordinance if those other functions are incidental to the use of the property for providing those services to those children and benefit:

- A. those children; or
- B. the staff and faculty of the facility.

(d) A person who claims an exemption under Subsection (a)(B) must include with the application for the exemption an affidavit certifying to the chief appraiser for the appraisal district that appraises the property that is the subject of the application that:

- A. the person has provided to the child-care facility to which the property is leased a disclosure document stating the amount by which the taxes on the property are reduced as a result of the exemption and the method the person will implement to ensure that the rent charged for the lease of the property fully reflects that reduction;
- B. the rent charged for the lease of the property reflects the reduction in the amount of taxes on the property resulting from the exemption through a monthly or annual credit against the rent; and
- C. the person does not charge rent for the lease of the property in an amount that exceeds:
 - (i) for property that consists of space in a commercial property, the rent charged by the person to other tenants of the commercial property for similar space; or
 - (ii) for property other than property described by Paragraph (A), the average rent charged for comparable rental property.

(e) “Child-care facility” and “qualifying child-care facility” as used in the ordinance shall have the same meaning as those terms are defined in Texas Tax Code Section 11.37.

Section 3. As set forth in Texas Tax Code Section 11.37(g), a person cannot claim the childcare facility exemption on property they own and lease to another to operate a qualifying childcare facility if the person also claims a Texas Tax Code Section 11.13 residence homestead exemption on the property or leases any part of the property to another for use as a principal residence.

Section 4. The exemption adopted by this ordinance applies to the tax year beginning January 1, 2027.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time,

place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter. 551, Tex. Gov't. Code.

Council Member Deal moved to approve the expenditures for April 25, 2026, through May 8, 2026. Council Member Cryer seconded the motion, and it carried unanimously with Council Member Sims being absent.

The following expenditure exceeded \$25,000.00:

- Waste Connections \$44,95.69
- TxDOT Finance Division \$29,485.00
- TMRS \$32,808.55

Council Member Harris moved to approve the March 2026 Financial Report. Council Member Dominguez seconded the motion, and it carried unanimously with Council Member Sims being absent.

MARCH 2026				
50.00%				
General Revenues	\$3,492,365.18	68.4	HOT Revenues	\$282,712.27
EXPENSES			HOT Expenses	\$19,700.00
Street Dept	\$356,536.39	32.17	HOT Profit	\$263,012.27
Code Enf	\$31,732.86	18.37		
Fire Dept	\$111,195.22	59.64	LIB Revenues	\$1,228.21
Police Dept.	\$772,509.95	51.47	LIB Expenses	\$143.00
			LIB Profit	\$1,085.21
Court	\$30,645.74	37.82		
Library	\$55,201.40	39.9	Fire Revenues	\$113,551.00
Other Operating Exp	\$340,238.69	50.9	Fire Expenses	\$50,846.00
Cemetery & Parks	\$55,750.17	39.82	Fire Profit	\$62,705.00
Administration	\$215,660.34	44.99		
Swimming Pool	\$7,430.17	17.86	TWDB-DWSRF-LF1000534	
Debt Service	\$495,555.26	96.75	DWSRF Rev	\$30,504.42
Animal Control	\$44,250.42	57.64	DWSRF Exp	\$0.00
Total Expenses	\$2,516,706.61	49.29	Project Balance	\$30,504.42
GF Fund Profit/Loss	\$975,658.57			
Water & Sewer Revenues	\$1,091,564.88	34.73	TWDB-DWSRF-L1000517	
EXPENSES			DWSRF Rev	\$0.00
Water Maintenance	\$369,236.51	48.45	DWSRF Exp	\$0.00
Water Treatment	\$373,651.33	85.86	Project Balance	\$0.00

Sewer Treatment	\$157,843.82	42.98
W & S Administration	\$383,373.18	42.82
Bond Retirement	\$589,230.45	86.29
Total Expenses	\$1,873,335.29	59.61

Water & Sewer Profit/Loss	-\$781,770.41	
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Airport Revenues	\$78,989.58	32.91
Airport Expenses	\$75,534.45	31.47
Airport Profit/Loss	\$3,455.13	

PD - Special Account 67		
PD Revenues	\$19,395.89	
PD Expenses	\$4,431.68	
PD Profit	\$14,964.21	

TWDB-CWSRF-L1000516	
CWSRF Rev	\$2,160.51
CWSRF Exp	
Project Balance	\$2,160.51

TWDB-CWSRF-LF1000523	
CWSRF Rev	\$66,060.00
CWSRF Exp	\$0.00
Project Balance	\$66,060.00

PD - Seized Funds 60	
Seizure Revenues	\$102,959.63
Seizure Expenses	\$82,317.42
Seizure Balance	\$20,642.21

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 6:27 p.m. Council Member Harris seconded the motion, and it carried unanimously with Council Member Sims being absent.