

City Council Special Meeting
February 22, 2021

A City Council special meeting was held on the above date at The Yards of Cameron, 303 Adams Avenue, Cameron, Texas with all officers and members present except Council Member Goza.

Mayor Harris called the workshop to order at 4:30 p.m.

The following items were discussed in the workshop:

- Mayor Harris recognized Fire Chief Henry Horelica and the Cameron Volunteer Fire Department for achieving a 4-4Y rating for the fire department which lowers insurance rates for the residents of the Cameron and Milam County.
- Mayor Harris thanked City staff and volunteer group for the efforts put forth during the winter weather event last week. Mayor Harris asked that the Council consider tabling some items further down on the agenda until we know where we are on expenditures from this last week. City Manager J Rhett Parker asked the Council to start thinking about how they would want to help water customers should they have a large bill from possible leaks. Normally a payment plan would be offered.

Council Member Fuchs announced that the District Lions Club received funds that could possibly be distributed for food and water. The volunteer group that picked up tree limbs this past weekend has also raised \$3,500 to assist plumbing bills with families in need. Council Member Fuchs will be the contact for both of those outlets.

Boil water notice is still in effect; however, samples were taken to Waco this morning. Notice will be distributed once the notice is lifted.

- A list of possible park rental times and fees were presented. An ordinance will be written to provide additional rules and regulations. The Park Committee is meeting on Thursday and can discuss this further. City Secretary Amy Harris asked that no deposit system be put into place.
- City Attorney Art Rodriguez suggested making changes to the proposed zoning ordinance to work with changes that were made with State Legislature. Council Member Fuchs asked that changes be looked at a subcommittee then agreed that the City Attorney Art Rodriguez should review first. Council Member Hardeman doesn't want to re-write the ordinance at this point.
- Don Allman thanked the Council for using his firm for the annual audit this year. The City is in good financial condition as of September 30, 2020. Mr. Allman reviewed the management letter and the September 30, 2020 audit. Council Member Williams asked that Cameron Education Corporation issue be corrected and updated as the City of Cameron does not review or approve their budget or appoint directors as stated in the audit.

Mayor Harris called the special meeting to order at 5:40 p.m.

Council Member Deal offered the invocation.

Council Member Fuchs led the pledge of allegiance.

Mayor Harris asked for citizen's comments.

No one was present for citizens comments.

Council Member Williams moved to approve the minutes of the February 1, 2021 regular meeting. Council Member Sims seconded the motion and it carried with Council Member Fuchs abstaining.

Council Member Hardeman moved to approve Abiding Savior Lutheran Church's request to use the Downtown Mall for the Easter Sunrise Service on April 4, 2021. Council Member Deal seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 5:43 p.m. for the purpose of receiving public comments on tax abatement guidelines.

There being no one present to speak; Mayor Harris closed the public hearing at 5:44 p.m.

Mayor Harris opened a public hearing at 5:44 p.m. for the purpose of receiving public comments on establishing a tax reinvestment zone.

There being no one present to speak; Mayor Harris closed the public hearing at 5:45 p.m.

Council Member Hardeman moved to gift the food bank property located at 1300 North Austin Avenue, Cameron, Texas to The Blessing of God Food Pantry with the condition that if the group discontinues food distribution the property will revert back to the City. Council Member Sims seconded the motion.

Council Member Fuchs moved to approve the street closure request for Milam County Livestock Association Stock show from March 24-27, 2021. Council Member Williams seconded the motion and it carried unanimously.

Council Member Williams moved to table the spending of \$20,000 for the 12th Street Park Project until the Park Committee meets to discuss. Council Member Deal seconded the motion and it carried unanimously.

Council Member Deal moved to authorize the Mayor to sign the EDA grant documents. Council Member Fuchs seconded the motion and it carried unanimously.

Council Member Deal moved to approve the interlocal agreement with CTCOG to administer the EDA grant. Council Member Fuchs seconded the motion and it carried unanimously.

Council Member Deal moved to accept the September 30, 2020 Annual Audit as presented. Council Member Sims seconded the motion and it carried unanimously.

Council Member Fuchs moved to approve using reserve funds to proceed with Wallace Avenue project. Council Member Deal seconded the motion and it carried unanimously.

Council Member Williams moved to approve using reserve funds to proceed with the Walnut Street water line project. Council Member Sims seconded the motion and it carried unanimously.

Council Member Fuchs moved to table the installation of 14 GPS Bi-Polar ionizers for city buildings. Council would like to see expenses from the winter weather disaster, and we have not received COVID funds yet. Council Member Hardeman seconded the motion and it carried unanimously.

Mr. Bob Lane and Head Librarian Marie Christopher presented information for electrical and lighting upgrades at the Cameron Library. The upgrade would cost \$46,717. The library fund would pay \$11,000-15,000.

Council Member Fuchs asked if we could do the upgrade in phases so that it can be looked at during budget time.

Council Member Hardeman moved to table this item and review again in two to three months. Council Member Sims seconded the motion and it carried unanimously.

Council Member Williams stated that she would like to see the ionizers installed sooner rather than later.

No action was taken on moving the March 15, 2021 regular meeting.

Council Member Sims moved to approve the Application for Outdoor Gatherings in Excess of 10 People with COVID Guidelines as presented. Council Member Williams seconded the motion and it carried unanimously.

Council Member Deal moved to approve the following Resolution. Council Member Sims seconded the motion and it carried unanimously.

RESOLUTION NO. 2021-02-16-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMERON, TEXAS STATING THAT THE CITY ELECTS TO BECOME ELIGIBLE TO PARTICIPATE IN TAX ABATEMENTS; REAUTHORIZING TAX ABATEMENT GUIDELINES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING RESOLUTIONS; PROVIDING FOR

NOTICE OF THIS RESOLUTION; AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City adopted Chapter 11, Article 11.06 of the City's Code of Ordinances that provides for guidelines, rules, and regulations for tax abatement agreements and reinvestment zones;

Whereas, the guidelines, rules, and regulations are effective for two years from the date of adoption and the City seeks to re-authorize the guidelines;

Whereas, the City conducted a public hearing on February 15, 2021, regarding the reauthorization of the guidelines at which members of the public were given the opportunity to be heard; and

Whereas, the City of Cameron seeks to express its intent and elects to become eligible to participate in tax abatements.

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

SECTION 1. Findings. The recitals above are hereby found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes as finding of fact.

SECTION 2. Election and Reauthorization. Pursuant to Texas Tax Code Chapter 312, the City hereby elects to become eligible to participate in tax abatements and tax abatement agreements as authorized by said Chapter. The guidelines contained in Chapter 11, Article 11.06 of the City's Code of Ordinances are hereby reauthorized.

SECTION 3. Severability. It is hereby declared that the sections, paragraphs, sentences, clauses and phrases of this resolution are severable and, if any phrase, clause, sentence, paragraph or section of this resolution 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 resolution, 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 4. Repealing Conflicting Resolutions. All resolution and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION 5. Effective Date. This resolution shall take effect immediately from and after its adoption and it is accordingly so ordained.

Mayor Harris read the first reading of the following ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMERON, TEXAS TO CREATE AND DESIGNATE NORCAL OVENWORKS REINVESTMENT ZONE 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 February 15, 2021, 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 February 15, 2021, 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 2 acres of Lot #6 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 2 acres as described and depicted in Exhibit A attached hereto and the reinvestment zone is hereby designated and shall hereafter be designated as NorCal Ovenworks Reinvestment Zone, 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 describes 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 MRB Group to submit pre-application for Sidewalk Grant Application before deadline of March 1, 2021. Council Member Sims seconded the motion and it carried unanimously.

Council Member Fuchs moved to approve the expenditures for January 30, 2021 through February 19, 2021. Council Member Deal seconded the motion and it carried unanimously.

There following expenditures exceeded \$25,000:

- Anderson Machinery Austin, Inc. \$55,000.00
- American Medical Response \$27,933.53
- Waste Connection \$32,666.40

Council Member Williams announced that she will be moving out of the city limits which would prohibit her from serving. She will be submitting her resignation following the March 1, 2021 meeting.

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 7:05 p.m. Council Member Fuchs seconded the motion and it carried unanimously.