

City Council Regular Meeting  
March 1, 2021

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

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

The following items were discussed in the workshop:

- City Manager J Rhett Parker reviewed the following agenda items:
  - Asked the Council to consider tabling items number 7 and 9 until HUD code manufactured homes can be inspected. The year model for the home at 202 North Karnes is a 1984 model and the home for 813 West 12<sup>th</sup> Street is a 1997 model. Code Enforcement would like to inspect both homes before allowing them at the locations.
  - The second and final reading for the reinvestment zone for NorCal Ovenworks needs to be approved.
  - Would like to expend up to \$21,000 on the Municipal Airport fuel tanks to upgrade loading of fuel. We currently have \$9,000 in Airport Reserves. The Ramp Grant through TxDOT Aviation will help pay half of the expenditure. Upgrades will occur after Easter.
  
- City Manager J Rhett Parker presented Park Committee meeting minutes. The Committee would like to wait on picnic sites and possibly use budgeted funds to research possible graves. The Committee would like to still develop the space, but honor those that are buried there. Council Member Deal spoke with Council Member Goza regarding looking for graves. This will be done once the area dries out.

Mayor Harris called the regular meeting to order at 5:38 p.m.

Council Member Goza offered the invocation.

Council Member Williams led the pledge of allegiance.

Mayor Harris asked for citizen's comments.

Pat Sheguit asked that the Council try to continue to clean up entry into town. Mr. Sheguit thanked Council Member Williams for her proactive approach to cleaning up the town and hopes that the City will become more proactive.

Council Member Sims moved to approve the February 22, 2021 minutes with corrections. Council Member Deal seconded the motion and it carried with Council Member Goza abstaining.

Mayor Harris opened a public hearing at 5:45 p.m. for the purpose of receiving public comments on an application for a special use permit to allow a mobile home in the back yard at 202 North Karnes Avenue.

Elisa Hernandez presented pictures of the 1984 model to be moved into her parent's back yard. Ms. Hernandez has contacted a moving company to make sure that the structure is movable. The mobile home is currently located at the mobile home park on East 3<sup>rd</sup> Street. The home will face Mason Street and the parking and entrance will be from 2<sup>nd</sup> Street.

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

Code Enforcement Officer Stanley Garrison stated that the property has to be in the same name of the trailer for this to take place. According to Ms. Hernandez, her parents are willing to deed her the entire property. Mr. Garrison also clarified that all guidelines must be met before the special use permit is issued. Mr. Garrison asked that the Council table this until an inspection of the home can be done.

City Secretary Amy Harris presented the Planning and Zoning Commission's recommendation to approve the special use permit.

Council Member Fuchs moved to table this item until an inspection of the home can be done. Council Member Goza seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 6:02 p.m. for the purpose of receiving public comments on an application for a special use permit to allow placement of a HUD code manufactured home at 813 West 12<sup>th</sup> Street.

Mr. Noradino Martinez Trejo presenting dimension of the lot and home of the 1997 HUD code manufactured home. Mr. Trejo stated that the home is in Giddings.

Mayor Harris closed the public hearing at 6:07 p.m.

As with the previous item, Code Enforcement Officer Stanley Garrison asked the Council to table this item until the home can be inspected.

City Secretary Amy Harris presented the Planning and Zoning Commission's recommendation to approve the special use permit.

Council Member Fuchs moved to table the special use permit at 813 West 12<sup>th</sup> Street until an inspection can be done. Council Member Goza seconded the motion and it carried unanimously.

Mayor Harris opened a public hearing at 6:09 p.m. for the purpose of receiving public comments on an application to place a HUD code manufactured home at 212 South Colfax Avenue.

Mayor Harris closed the public hearing at 6:10 p.m.

City Secretary Amy Harris presented the Planning and Zoning Commission's recommendation to approve the special use permit. Ms. Rodriguez was present at the Planning and Zoning Commission and presented pictures of a new HUD code manufactured home from a dealership. One letter of opposition was received prior to the meeting.

Council Member Fuchs moved to approve the special use permit since other HUD code manufactured homes exist in the area. Council Member Deal seconded the motion and it carried unanimously.

Council Member Williams moved to approve the second and final reading of the following ordinance. Council Member Goza seconded the motion and it carried unanimously.

**ORDINANCE NO. 2021-03-01-012**

**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.**

Council Member Deal moved to table the park committee recommendation to dedicate property as a park until further research can be done on the potential graves. Council Member Fuchs seconded the motion and it carried unanimously.

Council Member Hardeman moved to advise administration to begin rezone of property to R-2. Council Member Deal seconded the motion and it carried unanimously.

City Manager J Rhett Parker presented information regarding upgrading the Municipal Airport fuel tanks for safety purposes. The City can apply for the TxDOT Aviation Ramp Grant to pay for half of the project.

Council Member Deal moved to authorize the City Manager to proceed with the Municipal Airport fuel tank upgrade. Council Member Williams seconded the motion and it carried unanimously.

Council Member Fuchs moved to approve the expenditures for February 20, 2021 through February 26, 2021. Council Member Williams seconded the motion and it carried unanimously.

There following expenditures exceeded \$25,000:

- CEDC \$ 32,803.32
- Classic Bank \$ 85,966.25

- Kaspberg, Patrick & Associates \$ 33,160.00
- Elliott Construction LLC \$212,635.56
- Elliott Construction LLC \$283,250.16

Council Member Fuchs moved to accept Council Member Williams resignation. Council Member Deal seconded the motion and it carried unanimously.

City Manager J Rhett Parker presented Council Member Williams with a gift for her years of service.

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 6:36 p.m. Council Member Fuchs seconded the motion and it carried unanimously.