

City Council Regular Meeting
June 3, 2024

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.

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

Council Member Deal offered the invocation.

Council Member Harris led the pledge of allegiance.

Mayor Fuchs asked for citizen's comments.

There were no citizens comments.

Council Member Vaculin moved to approve the May 20, 2024 regular meeting minutes. Council Member Cryer seconded the motion and it carried unanimously.

Mayor Fuchs moved agenda items 14 and 15 before the public hearings.

Melanie Romine, representing the Cameron Rotary Club, presented solar café lights that the Rotarians would like to purchase and install on the downtown square. The lights are commercial grade.

Council Member Pratt moved to approve the request for solar lights as presented. Council Member Harris seconded the motion and it carried unanimously.

Scott and Cody Schoppe presented flyers for the 6th Annual Project Maynardstang Cruise-In on September 28, 2024 from 4 p.m. to 7 p.m. The Schoppe's asked to use the Cameron Municipal Airport this year. This will be the third year for use at the airport. The Schoppe's will work with Michael Ranspot to coordinate activities.

Council Member Deal moved to approve the request as presented. Council Member Cryer seconded the motion and it carried unanimously.

Mayor Fuchs opened a public hearing at 5:39 p.m. for the purpose of receiving public comments on a special use permit application to place a HUD code manufactured home at 908 West Main Street, Cameron, Texas.

Shelby Parker and Eddie West asked that the Council approve the special use permit. According to Ms. Parker, the home will be 0.3 miles from other HUD code manufactured homes. They intend to live in the home.

The planning and zoning commission recommended denying permit at their May 30, 2024 meeting.

An objection to the permit was received from George Schuh, owner of 903 West Main Street.

Mayor Fuchs closed the public hearing at 5:41 p.m.

Council Member Pratt moved to approve the special use permit. Council Member Cryer seconded the motion and it carried with Council Member Harris abstaining.

Mayor Fuchs opened a public hearing at 5:43 p.m. for the purpose of receiving public comments on a special use permit application to place a foot business/snow cones at 707 West 8th Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that this request was before the council because the business wants to operate in an R-2 zone.

Virgie Hardeman spoke regarding opposition to the business in an R-2 Zone. Zoning laws are in place for a reason and several other requests have been denied previously.

Henry Taylor spoke in support of the business. He is located across the street from 707 West 8th Street.

Ruth Canady stated that she agreed to only sell snow cones at the address at the times stated from the Planning and Zoning Commission. She is wanting to provide for the safety of the children, so they don't have to cross the highway. Ms. Canady stated that she spoke with an attorney so that taxes will have been taken care of.

Clementine Ray spoke in opposition of the business in an R-2 zone.

There were two letters of support received for this request from Eddy Johnson, 805 North Madison Avenue and James Johnson, 716 West 8th Street.

The planning and zoning commission recommended approval of permit with stipulations at their May 30, 2024 meeting.

Mayor Fuchs closed the public hearing at 5:55 p.m.

Council Member Deal moved to deny the permit. Council Member Harris seconded the motion. After discussion between Council regarding unpaid taxes, selling food in an R-2 zone, traffic issues, location is two blocks from Milam County Annex, the motion carried with Council Members Pratt and Dominguez opposing.

Mayor Fuchs opened a public hearing at 6:03 p.m. for the purpose of receiving public comments on a special use permit application to place an internet café/game room at 412 West Batte Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that a permit is needed because this type of business is not covered in our zoning ordinance.

Antonio Orozco, Manager of Newby Entertainment, stated that he currently operates game rooms in Harker Heights and Port Lavaca. Drugs, drinking and smoking are not allowed. They have passed all regulation with the State of Texas to operate. Mr. Orozco explained that the game is basically a computer game played with tokens. Forty-eight computers have been purchased for the location along with upgrades to electric, plumbing and internet.

Lindsey Culpepper, resident in the area, expressed opposition to this permit for the following reasons:

- Increased influx of cars seven days a week from 10 a.m. to midnight.
- Could lead to property damage.
- Concerned as it is an adult only business and targets vulnerable residents.
- Could possibly have to increase resources such as law enforcement.
- Owner of the property nor the owner of the game room lives in this community.

Ms. Culpepper submitted a written statement as well as a statement from Elano Alvarado, Jr., and asked that the Council reject this permit.

Gilbert Moreno, resident of the area, stated opposition to the permit along with a written statement and research of possible issues with sweepstakes game rooms. He asked that the Council deny the permit.

Opposition letters were received from Kyle Van Cleave, 408 West Batte Street; Michael Schoppe, 508 West Tyson Avenue; Rev. Jim Chamberlain, 306 South Nolan Avenue and Lindsey Culpepper at 407 South College.

One letter of support was received from Ruth Kruse, property owner in the area.

The planning and zoning commission recommended denying permit at their May 30, 2024 meeting.

Council Member Harris moved to deny the permit. Council Member Deal seconded the motion. After discussion amongst the Council, the motion carried unanimously.

Mayor Harris opened a public hearing at 6:20 p.m. for the purpose of receiving public comments on sub-standard structures at the following properties:

- N. MLK Boulevard; R72002
- 904 West 3 ½ Street; R24911
- 808 North Austin Avenue, R10939

Code Enforcement Officer Ricky McCall stated that all notices have been mailed and posted. He presented pictures of the structures for the Council to review.

Mayor Fuchs closed the public hearing at 6:23 p.m.

Council Member Deal moved to approve the demolition of the sub-standard structures. Council Member Pratt seconded the motion and it carried unanimously.

Council Member Deal moved to approve the expenditures for May 18, 2024 through May 31, 2024. Council Member Dominguez seconded the motion and it carried unanimously.

There following expenditures exceeded \$25,000.00:

- CEDC \$45,443.55
- Tyler Technologies \$47,178.00

There being no other business to consider, Council Member Deal moved to adjourn the meeting at 6:24 p.m. Council Member Cryer seconded the motion and it carried unanimously.