

**MINUTES – REGULAR MEETING
CITY OF MCCAMEY
MONDAY JANUARY 12, 2026**

The City Council met for the Regular Meeting on Monday January 12, 2026 in Council Chambers, City Hall, 207 East Sixth Street, McCamey, Texas, to act on the agenda posted for the meeting.

PRESENT: Mayor Pro-Tem Noe Marquez, Alderman Ward 1 Vilma Rodriguez, Alderman Ward 1 Cindy Zuniga, Alderman Ward 2 Ilda Lujan, Alderman Ward 3 Angel Armendarez, Alderman Ward 3 Juan Galan, City Attorney Melanie Spratt, City Secretary Patty Jones.

ABSENT: Mayor Pedro Rosales

STAFF: Ramon Venegas, Elodia Gomez, Edward Fuentes, Ellen Crossland and Judge Yoli Gomez.

GUESTS: Nandy and Linda Zarate, Michael Van Maren

1. Call meeting to Order.

Mayor Pro-Tem Noe Marquez called the meeting to order at 7:00.

2. Pledge of Allegiance.

Mayor Pro-Tem Noe Marquez led the Pledge.

3. Prayer.

Angel Armendarez led the prayer.

4. PUBLIC COMMENTS

Michael Van Maren introduced himself as the new owner of McCamey Properties - RV Parks.

5. Approve minutes of the Regular Meeting held December 8, 2025.

Ilda Lujan motioned to approve the minutes. Juan Galan seconded. All voted in favor.

6. Approve minutes of the Called Meeting held December 15, 2025.

Cindy Zuniga motioned to approve the minutes. Ilda Lujan seconded. All voted in favor.

7. Review of financial reports for month ending December 2025.

General Fund Revenues to date	\$ 341,889.08
General Fund Expenses to date	\$ 269,146.58
Water & Sewer Fund Revenues to date	\$ 372,927.92
Water & Sewer Fund Expenses to date	\$ 419,927.44


8. Approve bills submitted for payment.
Vilma Rodriguez motioned to approve the bills. Juan Galan seconded. All voted in favor.
9. Discuss and act on comments presented by Nandy and Linda Zarate on Nimitz and placement of a fire hydrant.
Edward Fuentes stated that the fire hydrant had been received on Tuesday. Nandy Zarate stated that Pando Construction had done the seal coat. Ramon Venegas and Patty Jones both stated that no notice was received by the City so that an inspection could be done at the time the work was completed. Nandy Zarate also raised concern on water drainage from the substation area and old Humble Camp going into his yard. Vilma Rodriguez asked if it was necessary to wait on the determination from the bond election to fix this. Patty Jones stated, no, the Council just needs to request the work be done. Juan Galan asked for quotes to be obtained about water diversion.
10. Approve Upton County Elections Administrator to conduct the May 02, 2026 Elections, by entering into a Joint Elections Agreement between UPTON COUNTY and THE CITY OF McCAMEY, as authorized in Texas Election Code, section 271.002.
Attorney Melanie Spratt stated the contract is standard. Ilda Lujan motioned to approve the contract. Vilma Rodriguez seconded. All voted in favor.
11. Call/Order the City of McCamey General Election for May 02, 2026, to elect the Mayor, one Alderman for Ward 1, one Alderman for Ward 2, and one Aldermen for Ward 3; with Early Voting to be held Monday, April 20, 2026 through Tuesday, April 28, 2026. These seats are currently held by Pedro Rosales, Vilma Rodriguez, Noe Marquez, and Juan Galan respectively. The last day to file is 5:00 pm on Friday, February 13, 2026.
Cindy Zuniga motioned to order the General Election. Juan Galan seconded. All voted in favor.
12. Consider setting Monday, April 20, 2026, and Tuesday, April 28, 2026, as the two days for extended early voting hours from 7 am – 7 pm.
Ilda Lujan motioned to set the two days for extended voting hours. Vilma Rodriguez seconded. All voted in favor.
13. Discuss and act of water rates for Upton County accounts.
Patty Jones requested that this be postponed until February. The County Commissioners will have this on the next agenda for approval. Juan Galan motioned to postpone. Angel Armendarez seconded. All voted in favor.
14. Discuss and act on re-plat request of Lot 1 and Lot 2, Section 2, Old Town McCamey, currently deeded to Juan Ibarra Jr. and Martha Ibarra.
A brief discussion explaining the what a plat is and the requirements for approval from the Council to make changes to the sizes was held. After clarification that the Ibarras are dividing the current lot into two equal sized lots, Angel Armendarez motioned to approve the re-plat request. Cindy Zuniga seconded. All voted in favor.

15. Discuss and act on declaring 301 E. 9th Street, McCamey, TX, legally described as Lots 13 and 14 ; Block 77, Original Town of McCamey, Upton County, Texas as a dilapidated structure.
Angel Armendarez motioned to send the final notice via Priority Mail (signature required) to the property owners. Vilma Rodriguez seconded. All voted in favor.
16. Discuss and act on request received from Debra Crossland to request “non-delivery point addresses” be requested be added to the USPS system for address verification purposes. Juan Galan motioned to request all McCamey addresses be added to the USPS AMS system. Cindy Zuniga seconded. All voted in favor.
17. Discuss and act of purchase or lease of wifi extenders from Big Bend Telephone to allow for outside cameras.
Juan Galan motioned to purchase three wifi extenders. Cindy Zuniga seconded. All voted in favor.
18. Discuss and act on quote to repair roof on City Hall equipment barn.
Ilda Lujan motioned to postpone action pending delivery of quotes. Vilma Rodriguez seconded. All voted in favor.
19. Discuss and act on Verkada free trial of camera system at Landfill.
Attorney Spratt stated that any footage from “game cameras” can not be used as evidence. Currently, the Landfill does not have internet service. Ilda Lujan motioned to get quotes for cameras at Landfill and Sante Fe Park before trial period. Angel Armendarez seconded. All voted in favor.
20. Discuss and act on allowing Patty Jones and Ramon Venegas to attend a Tx Agrilife workshop in San Angelo for Park grants and improvements.
Angel Armendarez motioned to allow attendance to the workshop. Vilma Rodriguez seconded. All voted in favor.
21. REPORTS:
 - Cost of Gas Report \$0.4884 per Ccf
 - Sales Tax Collections Report \$80,520.88
 - Code Enforcement Report 10 contacts made through letters, 5 properties brought to code, 3 final notices sent, 1 citation issued.
 - Animal Control Report 12 dogs/cats, 4 others picked up, 7 deceased animals removed, 1 redeemed, 2 bites, 6 in pound, 2 warnings issued and 8 after hours call outs.
 - Water Dept Report 231 million gallons of water used for 2025, employees have been working on backhoe, Luis is doing well during the 90 day probationary period.
 - Streets Report Road assessment and core sample project has started, employees working on moving donated items to museum.
 - Secretary Report Working on grant possibilities, continuing training/classes

22. Adjourn.

Mayor Pro-Tem Marquez adjourned the meeting at 8:07 p.m.

Attest: 
Patty Jones, City Secretary


Noe Marquez, Mayor Pro-Tem