



**NOTICE OF CALLED MEETING  
THIS MEETING WAS POSTED PURSUANT TO THE TEXAS OPEN MEETING  
ACT V.T.C.A. GOVERNMENT CODE CHAPTER 551. THE CITY OF  
MADISONVILLE WILL HOLD A REGULAR COUNCIL MEETING AUGUST 8,  
2022 AT 6:00 P.M. AT 210 W. COTTONWOOD MADISONVILLE, TEXAS**

**CITY OF MADISONVILLE  
MINUTES**

The Madisonville City Council met in a regular council meeting on August 8, 2022 at 6:00 p.m. at 210 W. Cottonwood, Madisonville, Texas.

Council Members present:

William (Bill) Parten – Mayor  
Chris McGilbra – Mayor Pro Tem  
Jesse Jaenicke – Council Member  
Terri Davis – Council Member  
Brady Taylor – Council Member  
Melissa Hinojosa – Council Member

City Staff Members present:

Fabrice Kabona – City Manager  
Art Rodriguez – City Attorney  
James Greene – City Secretary  
Herbert Gilbert – Chief of Police  
Krystal Carrol – Director of Finance  
Kevin Story – Director of Public Works  
Tommy Starns – Municipal Court Judge  
Allen Castillo – Director of Wastewater Treatment Plant  
Richard Byrd – Director of Street Department  
Robert Bustamante – Director of Parks and Recreation  
Hilary Graham – Director of Marketing and Tourism  
Lacy Schilling – Assistant to the City Manager

**I. CALL MEETING TO ORDER**

- Mayor Parten called the meeting to order at 6:00 p.m.

**II. INVOCATION**

- Pastor Collins, Shiloh Missionary Baptist Church, gave the invocation.

### **III. PLEDGES**

- Mayor Pro Tem McGilbra led the pledges.

### **IV. VISITORS FORUM**

- Dave Ward

Mr. Ward complimented the City and announced that he thought the City employed the best group of individuals. Mr. Ward explained that Atmos is the worst energy company ever. He urged the council to do something in regard to regulations so that the City would have better control over utility companies. He said that Atmos was not being friendly to our City or its citizens. He said that they block the streets and have no regard for the citizens in this town in addition to destroying the streets by drilling 8 inch holes all over the streets. He said that patching didn't help solve the problem. He reminded the Council that they were about to spend \$175,000 on street repairs. He recommended that the City makes Atmos do their work on the streets prior to the street project begins.

- Pastor Collins

Pastor Collins announced that there would be a prayer vigil Thursday, August 11 at the Kimbro Center. He said that the prayer units the community through prayer and brings the community together as a family.

### **V. CONSENT AGENDA**

- **Approval of the minutes as written for July 11, 2022.**

- **Approval of Accounts Payable as written for the previous Month.**

Council member Jaenicke asked City Manager Kabona if he would explain the charges for vehicle repairs. Kabona explained that vehicle repairs and fuel costs have used a large portion of the year's budget. He further explained that he had met with Henson and have discussed reducing costs for repairs and maintenance. He also explained that another option would be a leasing program. Council member Jaenicke also asked about charges involving microchip readers – Kabona explained that the microchips would be showing up on the budget as well as the donation from the Mason Lodge that covered the expense of the chip reader. Council member Jaenicke asked about the generator project. Kabona explained that the grant received would cover expenses and that what Councilmember Jaenicke was asking about was regarding the engineer fees. Councilmember Jaenicke asked about the bridge repair on Trinity St. Kabona explained that it is a cost sharing agreement between the City and TXDOT. He noted that this agreement was budgeted in the current fiscal year and the work would begin in the next fiscal year. Councilmember Jaenicke then asked about the airport grant. Kabona explained that this was regarding the runway expansion project that was part of a grant. Councilmember Jaenicke then asked about \$8,064 for maintenance. Kabona explained that it was a refund from TML. Councilmember Jaenicke then asked about when the street maintenance would begin for the upcoming project. Kabona and Richard Byrd, Street Superintendent, explained that August 16 was

the tentative start date. Councilmember Davis then asked when the new solid waste contract would start and what the cost of the poly carts was. Kabona explained that was the normal recurring charge and the new contract had not begun.

Councilmember Jaenicke made a motion to approve all consent agenda items and the motion was seconded by Councilmember Taylor with each Councilmember voting AYE, motion carried.

## **VI. REGULAR AGENDA**

- **Ordinance adopting policies and procedures related to vendor/exhibitor booths at City Sponsored events.**

Kabona explained that this item was postponed from the last council meeting. Kabona also explained that changes were made and did not include the clause for vendors to obtain insurance, rather, there would be a statement added to the application that would hold each vendor liable for any damage or injury caused by them. Additionally, he explained that an exhibit was attached which addressed the fees for each event.

Councilmember Jaenicke asked what the charge for the Kimbro center in the past. Kabona explained that the current ordinance prohibits charging vendors for City Sponsored events. Councilmember Jaenicke then asked if the vendors would be charged for the mudbug festival even though it is on County property. Kabona then said that they would because it is a City sponsored event. Mayor Pro Tem McGilbra then said that the City should charge a flat rate for any event. Kabona explained that it is not fair to charge a vendor the same amount due to the size of the different events which is why there is different charges for each event. Councilmember Jaenicke asked what the money raised through these events would be used for. Kabona explained that these fees would go into the HOT fund to be used for marketing the City for future events. Councilmember Jaenicke then asked if a church would be charged due to its non-profit status. Kabona advised that there is flexibility built into the ordinance to address non-profits. Councilmember Taylor said that if next year we have found that we are losing vendors, could we change the ordinance. Councilmember Hinojosa asked a similar question and Kabona advised that the ordinance could be amended in the future if needed.

City Secretary Greene read the Caption of the ordinance.

Councilmember Hinojosa made a motion to approve the ordinance and the motion was seconded by Councilmember Davis with all councilmembers voting AYE, motion carried.

- **3<sup>rd</sup> Quarter Department Reports**

- **Police Department**

Councilmember Jaenicke asked Chief Gilbert about traffic enforcement and Councilmember Taylor asked about staffing levels. Chief Gilbert

explained that the two officers had left the department, but they had already replaced one of the two and had another, more experienced officer coming in a few weeks. Gilbert also explained that the COPS grant that they had applied for would allow for them to hire another officer. Ideally, Gilbert would like to hire three additional officers so that the City could provide 24 hour coverage. Gilbert also explained the 12-hour shifts that the patrol officers were working. Councilmember Hinojosa asked Gilbert about the K-9 unit the County had. Gilbert advised that the agreement would be much like it was before, and that the K-9 was specifically a drug dog. Mayor Pro Tem McGilbra asked why the officers were leaving. Gilbert advised that pay, age, and experience were reasons that officers leave the department. Gilbert explained that young officers would hire on to the department to be trained and gain experience to move on to larger departments later.

- **Municipal Court**

No questions were asked of the Court.

- **Fire Department**

Chief Jones was not available to attend the Council Meeting due to an ongoing fire. Councilmember Hinojosa made a comment of surprise at the amount of involvement with air lifts. Director of Finance Krystal Carrol advised that any landing of Life Flight required a fire truck present.

- **Public Works**

The Director of Public Works, Kevin Story, addressed council and advised that water usage was elevated, and that the department was working on several leaks throughout the community. He also reported that the City should be trying to conserve water. He noted that he did not want to enact drought contingency protocol – though the City is not close at this point. He urged the conservation of water and hopes that the current dry conditions don't continue. He advised that TCQ inspections were done and went well, but there were of course fixes that needed to be done. Story also said that he agreed with Mr. Ward's comments. He said that the Public Works Department was struggling to keep up with Iron Horse and the locates. He said that he had been in communication with Iron Horse and he has informed them that the City cannot put a priority on the locates that they need. He asked them to slow down on the number of locates each day, and work with him so that he does not need to devote the entire department each day doing locates. Mayor Parton said that Iron Horse needs to follow the same protocol that any other contractor working in the City does. Councilmember Jaenicke made a comment that Texas 811 does not locate City lines and so the City must do those locates and incurs an additional cost for those locates.

- **Waste Water**

No questions were asked.

- **Street Department**

Councilmember Taylor asked which streets were going to be working on. Byrd said that Turner, Rucker, S. Casey, Mimosa from 75, E and W Limit, and Summit. Byrd said they would be starting on the 16<sup>th</sup> and that the plan would begin with Mimosa by the High School, hopefully prior to the beginning of school. Councilmember Davis asked if he had the schedule from ATMOS – where/when they would be digging. Councilmember Jaenicke said that it was important that we weren't repairing a street prior to them digging it up. Byrd said that he would ensure that coordination would happen. Councilmember Taylor asked if there were plans for ditches to be dug before winter. Byrd advised that he was working on them in the order that they came in. Councilmember Jaenicke asked what work orders covered. Byrd advised that it covered culverts, ditches, and potholes. He also advised that when it came to potholes, usually they would address that one section at a time. Additionally, he said that work orders were good to allow them to know where potholes were. Kabona said that a proactive approach was being used to address street issues. Councilmember Davis asked about gullies in the cemetery. Byrd advised that the inmates were scheduled to work on that. Kabona advised that he had signed a contract with TDCJ and that the City was second on the list. He noted that Town Branch section was the area the work would be done and should be done before October.

- **Parks & Recreation**

The Parks and Recreation Director, Robert Bustamante, advised that the parks were good and if council had any questions. He also advised that the grass was being kept short to prevent fire. No questions were asked.

- **Marketing & Tourism**

Mayor Parten asked what events were upcoming. The Director of Marketing & Tourism, Hilary Graham, advised that the Gun Show on August 20-21 and the Back to School Bash on August 27. Mayor Pro Tem McGilbra commended Graham on the Mud Bug Festival.

- **Finance**

The Director of Finance, Krystal Carrol, advised that the sales tax was above average monthly, and the general fund was looking good.

- **Proposal to adopt tax rate for Tax Year 2023 and announce time, date, and place of public hearings and the meetings to vote on the tax rate.**

Kabona advised pursuant to truth in taxation requirement in following receipt of tax calculation from the Madison County Tax Office, the government body must take a record vote approving the proposed tax rate, set and announce the date and

time and location of the public hearings. On Monday, July 25, 2022, the Madison County Appraisal District released the certified values of properties within the City. This data was used to calculate the No New Revenue Tax Rate and Voter Approval Tax rate for Fiscal Year 2022-2023. The City experienced an increase of 26.17% in taxable values over the previous fiscal year. The certified values came to be \$266,294,767 which is a significant increase. The voter approval tax rate is set to 0.8868 which is the maximum that Council can increase the tax rate without voter approval. The No New Revenue Tax rate has been set to 0.5557 which is the minimum to approve to bring in the same revenue as the last fiscal year.

Mayor Parten asked if Kabona's recommendation was to set the tax rate to 0.6939. Kabona advised that Council is voting to allow staff to publish notice for the meeting in which the tax rate would be voted on.

Councilmember Jaenicke made a motion to approve by record vote the announcement of the time, date, and location for the public hearings regarding the proposed tax rate for Tax Year 2023 and the motion was seconded by Mayor Pro Tem McGilbra.

Record Vote:

Councilmember Jaenicke: AYE

Councilmember Davis: AYE

Mayor Pro Tem McGilbra: AYE

Councilmember Hinojosa: AYE

Councilmember Brady: AYE

AYE: 5 NAY: 0 Motion Carried

The public hearing for the proposal to adopt the tax rate for Tax Year 2023 will be held:

Time: 6:00 p.m.

Date: September 12, 2022

Location: 210 West Cottonwood St., Madisonville, TX 77864 in the Council Chambers

## **VII. Work Session**

- **Budget workshop for FY 2022-2023.**

City Manager Kabona addressed and acknowledged that the budget was a team effort and that the executive team as a whole was responsible for creating the budget that would be presented. Specifically, Kabona acknowledged the Finance Director, Krystal Carrol, as being instrumental in putting the budget together. Kabona then presented and explained the proposed budget to City Council. The Mayor and City Council thanked Kabona for a thorough and detailed presentation.

## **VIII. Adjournment**

Councilmember Hinojosa made a motion to adjourn and the motion was seconded by Councilmember Davis with all Council Members voting AYE, motion carried.