

MINUTES
of
MART CITY COUNCIL
August 14, 2023

Item 1. Call to Order: Mayor Bob Kaiser called the meeting to order at 6:30 pm.

Item 2. Roll call. A quorum was present—Mayor ProTem Trevor Baize, Councilmembers Odell Nevills, John Garrett, Sandra Lynch, and Ethan Deike were all present. Also present were City Secretary Lambert Little, City Attorney Charlie Buenger, Police Chief Shane James, Finance Director Vikki Grimes, and Gil Gregory, representing MRB Group (Engineers). Approximately 2 dozen concerned citizens were present.

Odell Nevills offered a prayer.

The Pledge of Allegiance and the Texas Pledge were recited.

Citizens Comments were lengthy.

Brenda Roberts had a long list of concerns, and stated that she was not a newcomer.

James Miller supported City Secretary Little and was critical of Mayor ProTem Baize.

Wanda Cornell said the City should keep City Secretary Little and let him help the City.

Linda Kelley stated that she felt that it was unethical and immature to post City business online.

Roberto Gomez condemned City Secretary Little over misunderstandings about placement of manufactured home in the City. Mr. Gomez shared a timeline of the interactions he and his representatives had had with City Secretary Little. In closing, Mr. Gomez claimed that he was shorted on his speaking time.

Carolyn Range praised the Police Department, and then supported City Secretary Little, stating that the City should "...keep this keeper..." and not look back.

Craig Steffe offered thanks to Chief of Police James, and offered thanks to City Secretary Little for the attempted repairs in the alley behind his restaurants.

Greg Thomas stated that he is a local contractor, that he has had several cordial conversations with City Secretary Little, that if Little wants to stay, he should be allowed to stay, and that he (Mr. Thomas) wants to live in an RV.

Dennis Ruiz expressed deep concerns about the proposed ordinance regarding manufactured homes, and said he needed more answers to questions about the ordinance.

Carolyn Potts shared excerpts from letters of support for City Secretary Little, including a letter from Chris and Reyna Smith, of Lone Star Medicare Center in Mart. Reyna explained in her letter that there was a horrible sewer smell in their building on Texas Avenue, and that the City Crews stated that there was nothing they could do. Mr. Little inspected the property, directed the City crew to conduct more extensive sewer jetting at her property and the adjacent properties. She says that the problem was resolved.

David "Doc" Gillam closed his 60-seconds of comments with "Let's keep Lambert."

Trini Carbajal identified himself as a local real estate investor and expressed frustration that the rules kept changing, and that he had had some conversations with City Secretary Little but that Little had always been civil.

Anita Buzan spoke about how she was discarding boxes across from City Hall, and City Secretary Little came over to scold her about not breaking the cardboard boxes down before discarding them. She said that even though Little was critical of her, he was still polite and that they made friends.

Nathan Embry, a Waco real estate investor with properties in Mart, stated that City Secretary Little had been helpful to him as he constructed some duplexes in Mart.

Item 7, Consent Agenda, was passed unanimously on a motion from Mayor ProTem Baize and a second from Councilmember Lynch.

Item 8, Departmental Reports, were given. Secretary commented on Municipal Court activities; Little also commented on Public Works activities and referred to the multiple water leaks which appear at this time of the year. Chief Shane James reported on Police activities; Finance Director Vikki Grimes commented on finances; Gil Gregory gave an extended report on engineering activities. There was no Fire Department report. The Administrative report was deferred in the interest of time.

Mayor Robert Kaiser elected to rearrange the agenda to deal with the personnel issues early on, and asked for the interview of a City Secretary/City Administrator candidate to take place first, followed by deliberation regarding the Interim City Secretary and an interview of a prospective Public Works Supervisor.

At 7:35 pm, Council retired into Executive Session to conduct an interview with City Secretary/City Administrator candidate Vikki Grimes.

Council reconvened in Regular Session at 8:07 pm.

Rather than remain in Executive Session, City Secretary Lambert Little asked for deliberation of his position to be conducted in Open Session.

Following much discussion, Councilmember Odell Nevills moved to continue City Secretary Little's employment until additional candidates could be found. The motion died for lack of a second.

Mayor ProTem Trevor Baize moved to end City Secretary Little's employment on September 30th. Councilmember John Garrett seconded the motion. In a roll-call vote, Mayor ProTem Baize, Councilmember Garrett, and Councilmember Sandra Lynch voted yes. Councilmember Odell Nevills and Councilmember Ethan Deike voted no. In the absence of a supermajority, the motion failed.

No further action was taken on the City Secretary position.

At 8:27 pm, Council again retired into Executive Session, to deliberate the employment of Terry Hangsarp as Public Works Supervisor.

Council reconvened in Regular Session at 8:58 pm.

Mayor ProTem Baize moved to hire Terry Hangsarp as Public Works Supervisor, beginning 2 weeks from August 15th. Councilmember Nevills seconded the motion. The vote was 5-0 in favor of.

The original order of the agenda was resumed, and Item 9, Discussion and possible action on Adopting Ordinance 082301, an ordinance regulating manufactured housing and manufactured homes within the City of Mart; prohibiting non-site-built homes or residential structures, except HUD-Code Manufactured Homes; requiring a permit and fees; providing for enforcement including civil penalties; and providing for an effective date, was discussed at length. Ultimately, Mayor ProTem Baize moved to adopt Ordinance 082301, including Exhibit "A", with the exclusion of the final sentence in Paragraph 2 of Exhibit "A" (excluding the prohibition of the use of shipping containers as accessory structures in residential areas). Councilmember Garrett seconded. The vote was 5-0 in favor of.

Item 10, Discussion and possible action on considering an offer on the nursing home property at 1201 E. McLennan Street, was discussed. The consensus of Council was that the property should be advertised for sale so that other interested parties could act. Ultimately, no action was taken on this agenda item.

Item 11, Discussion and possible action on quotes for health care benefits for City of Mart employees, was discussed. The City of Mart's current health benefits provider, TX Health Benefits Pool, proposed a nearly 70% increase in the rates. Finance Director Vikki Grimes solicited quotes from 2 other benefits providers; their prices were comparable or higher. Mayor ProTem Baize moved to accept the renewal rate from TX

Health Benefits Pool, with the City's cost of \$670/month per employee. Councilmember Ethan Deike seconded the motion. The vote was 5-0 in favor of.

Item 12, Discussion and possible action on accepting a proposal from MRB Group for professional engineering services to prepare a discharge permit renewal for the City of Mart Water Treatment Plant, was discussed. Mayor ProTem Baize moved, and Councilmember Garrett seconded, to accept MRB's proposal. The vote was 5-0 in favor of.

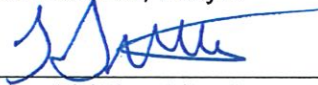
Councilmembers made closing comments, followed by the Mayor's closing comments.

The meeting adjourned at 9:22 pm.

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A large, stylized handwritten signature in blue ink, likely belonging to Robert Kaiser, Mayor.

Robert Kaiser, Mayor

A smaller, more compact handwritten signature in blue ink, likely belonging to Lambert Little, City Secretary.

Lambert Little, City Secretary