

MINUTES
REGULAR MEETING
TUESDAY, JANUARY 9, 2024

The City Council of the City of Monahans, Texas convened on the above date at 3:00 p.m. in the Council Chambers of City Hall with the following members, officers and visitors present:

Adam Steen	Mayor
Gerald Stava	Council Member District No. 1
Jeppie S. Wilson, Jr.	Council Member District No. 2/Mayor Pro Tem
Calvin Carrell	Council Member District No. 3
Ivy Valenzuela	Council Member District No. 4
Richard Hawkins	Council Member District No. 5
Rex M. Thee	City Manager
Frank Heslin	Assistant City Manager
Tonya Todd	City Secretary
Justin Till (<i>absent</i>)	Attorney for the City
Stormey Laws	Captain-MPD
Xavier Ramon	Lieutenant-MPD
Christy Sullivan	The Monahans News
Aaron Huffty	Code Officer in Training
Bobby Sinclair	Public Utilities Director
Richard Covington	Public Works Director

ITEM #1 & ITEM #2 Mayor Steen called the meeting to order and Councilman Wilson gave the invocation.

ITEM #3 City Manager Rex M. Thee briefed the Council on approving the minutes of the December 12, 2023 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Stava to approve the minutes of the December 12, 2023 Regular Council Meeting.

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #4 Presentation by citizens to be heard. None

ITEM #5 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-001 Ordering the General Election, May 4, 2024 to elect Council Member District No. 1, Council Member District No. 4, and Council Member District No. 5. Mr. Thee indicated that the positions up for election include Gerald Stava District 1, Ismael “Ivy” Valenzuela District 4, and Richard Hawkins District 5. Mr. Thee mentioned that the first day to file for a place on the general election ballot is January 17, 2024, and the last day to file is February 16, 2024.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve Resolution No. 2024-001:

1. That a General Election be held on the 4th day of May 2024 to elect:
Council Member District No. 1
Council Member District No. 4
Council Member District No. 5
2. Authorizes the Mayor to execute any election documents, as required by law.

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding the Monahans Volunteer Fire Department (MVFD) 2024 Election of Officers. Mr. Thee indicated that Officers are chosen from among themselves and subject to council approval. Mr. Thee stated that current officers are Chief Randy Crabtree, Asst. Chief John Bell, First Captain Cody Jimenez, Second Captain Ben McGilvray, Third Captain Roy Bean, Fourth Captain and Secretary - Treasurer Josh Smith, President Leroy Case, Vice President Chris Bates, Chaplain Cody Murphree. Mr. Thee mentioned that the MVFD elected officers at their Monday, January 8th meeting. Mr. Thee stated that the MVFD has operated well over the past year, adding and maintaining equipment, obtaining new training equipment, training, and responding to fire and accident calls across the county.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve the 2024 Election of Officers for the Monahans Volunteer Fire Department and acknowledge appointments to the Board of Trustees for the Monahans Firemen’s Relief & Retirement Fund as follows:

Fire Chief:	Randy Crabtree
Assistant Fire Chief:	John Bell
First Captain:	Cody Jimenez
Second Captain:	Ben McGilvray
Third Captain:	Roy Bean
Fourth Captain and Secretary-Treasurer:	Joshua Smith

President: Leroy Case
Vice President: Chase Crouch
Chaplain: David McDougle

Board of Trustees

Melvin Craft Term expires: January 2025
Roy Bean Term expires: January 2026
Leslie Moore Term expires: January 2027

Votes were as follows: “Aye” Gerald Stava
“Aye” Jeppie Wilson
“Aye” Calvin Carrell
“Aye” Ivy Valenzuela
“Aye” Richard Hawkins

Motion carried.

ITEM #7 City Manager Rex M. Thee briefed the Council regarding First Right of Refusal to purchase Airport Hangar #4 from the Estate of John H. “Trey” Edwards III. Mr. Thee indicated that the estate of John H. “Trey” Edwards III has offered to sell the hangar for \$5,000 to Ronnie Pool who is currently renting the hangar. Mr. Thee mentioned that the City has received a letter requesting the council consider first right of refusal under Section 14 of the Hangar Lease agreement. Mr. Thee stated that he did not see a real benefit to the City to own the hangar.

Motion by Councilman Stava, seconded by Councilman Valenzuela to invoke first right of refusal not to purchase Airport Hangar #4 from the Estate of John H. “Trey” Edwards III.

Votes were as follows: “Aye” Gerald Stava
“Aye” Jeppie Wilson
“Aye” Calvin Carrell
“Aye” Ivy Valenzuela
“Aye” Richard Hawkins

Motion carried.

Item #8 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-002 Annual Review of the Public Funds Investment Policy for the City of Monahans. Mr. Thee indicated that some changes have been made, mostly to tighten up some language, and modernize, such as adding a cyber security clause under Internal Controls. Mr. Thee stated that in accordance with public funds state law, this policy will reiterate maintaining public trust, by providing safety, liquidity, and diversification, before yield. Mr. Thee mentioned that investment institutions or groups consistent with state and federal law, and any depository bank contract will remain the same, as seen in Section IV of the policy.

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve Resolution No. 2024-002: That the City of Monahans Investment Policy and Strategy attached is hereby reviewed and approved as written.

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #9 City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1318 amending Appendix A Fee Schedule §A4.004(a)(b) Oil or Gas Drilling or Production of the Code of Ordinances, City of Monahans, Texas. Mr. Thee indicated that he proposed to increase the fee for a permit from \$1,500.00 to \$3,500.00, and increase the supplemental from \$1,000.00 to \$2,000.00. Mr. Thee stated that the fees have not been adjusted since 1996, and do not cover the cost of inspections by the City’s consulting petroleum engineer. Mayor Steen read the caption of the Ordinance out loud. Mayor Steen stated that he appreciates the hard work being done by the Code Enforcement Department.

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve the Second and Final Reading of Ordinance No. 1318:

ORDINANCE NO. 1318

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONAHANS, TEXAS, INCREASING THE FEES PAYABLE BY APPLICANTS FOR A WELL DRILLING PERMIT AND A SUPPLEMENTAL WELL PERMIT, PROVIDING FOR CODIFICATION, EFFECTIVE DATE, AND FINDING PROPER NOTICE AND MEETING.

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #10 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-003 Code Enforcement Officer’s Report Regarding Properties in Violation of one or more of the following Articles: Article 4.03, Article 7.02, Article 12.03 of the Code of Ordinances, City of Monahans, Texas. Mr. Thee indicated that approving this resolution will authorize non-compliant cases to proceed up to and including filing with Municipal Court.

Motion by Councilman Stava, seconded by Councilman Valenzuela to approve Resolution No. 2024-003: To approve the Code Enforcement Officer’s report, and authorize further action up to and including filing non-compliant cases with Municipal Court.

803 S. Kenneth Bellaire	Block 28	Lot 9	Jason & Jennifer Molinar
106 S. Main M.O.T.	Block 33	Lot 15 & 16	Chase & Martiza Williams & Nick Sanchez
201 S. Eva Kizer	Block 2	Lot E/2 of 5 & all of 6	Andres Fuentes

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #11 City Manager Rex M. Thee briefed the Council regarding a 2024 Septic Sewage Disposal Contract with 5C Companies, LLC. Mr. Thee indicated that the fees are consistent with the two existing contracts, and like the existing contracts, can be cancelled by the City for any reason. Mr. Thee mentioned that 5C Companies, LLC will be servicing portable toilets in Ward County.

Motion by Councilman Carrell, seconded by Councilman Wilson to approve the 2024 Septic Sewage Disposal Contract with 5C Companies, LLC.

Votes were as follows:

“Aye”	Gerald Stava
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #12 City Manager Rex M. Thee briefed the Council with regards to request from the Monahans Lions Club for Hotel Occupancy Tax (HOT) Funds in the amount of \$3,000 for the Lions District Mid-Winter Conference. Mr. Thee indicated that the Lions Mid-Winter Conference will bring in a lot of attendees from El Paso to San Angelo who will stay in the local hotels. Mr. Thee mentioned that this is an eligible use of HOT funds that are budgeted for Projects/Events–Advertising, Promotions, and Activities. Mr. Thee stated that he recommends authorizing the requested funds.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the request from the Monahans Lions Club for Hotel Occupancy Tax (HOT) Funds in the amount of \$3,000 for the Lions District Mid-Winter Conference.

Votes were as follows:

“Aye”	Gerald Stava
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“Aye” Jeppie Wilson
“Aye” Calvin Carrell
“Aye” Ivy Valenzuela
“Aye” Richard Hawkins

Motion carried.

ITEM #13 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:18 p.m.

Votes were as follows: “Aye” Gerald Stava
“Aye” Jeppie Wilson
“Aye” Calvin Carrell
“Aye” Ivy Valenzuela
“Aye” Richard Hawkins

Motion carried.

Passed and approved by the Monahans City Council on January 23, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor