

MINUTES
REGULAR MEETING
TUESDAY, FEBRUARY 13, 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	Attorney for the City
Kristofer Quintana	Chief of Police-MPD
Stormey Laws	Captain-MPD
Adrian Gonzales	Officer-MPD
Christy Sullivan	The Monahans News
Ashley Aduino	MEDC Director
Joel Melendez	Building Inspector
Richard Convington	Public Works Director
Ed Mendez	Oncor
Jose Vasquez	Self
Allen Geil	Self

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 January 23, 2024, Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the minutes of the January 23, 2024, 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. Allen Geil addressed the Council regarding the sidewalk in front of his home. Mr. Geil mentioned that he received a call from Public Work Director Richard Covington stating that the city would remove the broken sidewalk, but it is the homeowner’s responsibility to replace it. Mr. Geil asked what will stop the erosion? Mr. Geil stated that the City is not reading the Transportation Code, correctly. City Manager Rex M. Thee stated that his concerns are duly noted and the city will not replace his sidewalk.

ITEM #5 Public Hearing: Open for comments regarding the request of the Building Inspector to declare Lot 57’ X 157’, Westover Tract 1, City of Monahans, Ward County, Texas (a.k.a. 518 W. 14th St.), a “Dangerous Building” and to order the same be demolished and removed and shut off utilities, if necessary.

Mayor Steen opened the Public Hearing at 3:06 p.m.

Building Inspector Joel Melendez addressed the Mayor and City Council stating that the structure fits the definition of “Dangerous Building” per the City of Monahans Building Code. City Manager Rex M. Thee cast pictures on the TV screen for all to see and Mr. Melendez explained the damage shown in the pictures. Mr. Melendez stated that he recommends the “Dangerous Building” be demolished and removed.

Jose Vasquez was present to address the Mayor and City Council. Mr. Vasquez made the following statements throughout the Public Hearing of said property:

- He lives in the trailer that is parked on the property.
- He lost everything in the fire including new lumber to rebuild the home.
- He has been working on the clean up, he has already done a lot, but needs more time.

Mayor Steen attempted to explain that a lien that is placed on a property, does not take the property away from the homeowner, unless the property taxes are not paid. Mr. Vasquez stated that he did not want to discuss that further. Council members reminded Mr. Vasquez of the extended time he has already received from last June.

With no further discussion, Mayor Steen closed the Public Hearing, 3:18 p.m.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding the City Council’s Findings and “The Order” regarding the building at Lot 57’ x 157’, Westover Tract 1, City of Monahans, Ward County, Texas (a.k.a. 518 W. 14th St.).

City Manager Rex M. Thee read the following Findings and the “Order” out loud. Mayor Steen called for a show of hands on each question and all five council members agreed unanimously on each question.

**CITY OF MONAHANS
CITY COUNCIL’S FINDINGS AND “THE ORDER”**

BE IT REMEMBERED THAT ON **February 13, 2024**, the City Council of the City of Monahans, Texas conducted a public hearing regarding the structure described as **Lot 57’ X 157’, Westover Tract 1, City of Monahans, Ward County, Texas (a.k.a. 518 W. 14th St.)**

FINDINGS

After considering the evidence presented, the Council finds that the structure is:

Section 1: CHECK ONLY ONE

an unsafe structure based on the standards set forth in the Monahans Code of Ordinances, Chapter 4 Building Regulation; Article 4.03 Dangerous Building; Sections 4.03.001 & 4.03.002

safe structure

“THE ORDER”

IT IS THEREFORE ORDERED BY THE MONAHANS CITY COUNCIL THAT:

Section 2: Use if Unsafe Structure was checked in Section 1

30-day option: the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** “Dangerous Building” within **30** days.

90-day option: **ONLY** if it is established with the advice of the Building Inspector and a specific schedule, the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** “Dangerous Building within **90** days.

since the building is being ordered demolished, the Council recommends that the City disconnect water and all other utilities.

Use if Safe Structure was checked in Section 1:

The Owner/Property in Control of/Mortgagee/Lienholder shall

30-day option: the Owner/Property in Control of/Mortgagee/Lienholder secure and repair the structure within **30** days.

90-day option: **ONLY** if it is established with the advice of the Building Inspector and a specific schedule, the Owner/Property in Control of/Mortgagee/Lienholder shall secure and repair the structure within **90** days.

IT IS FURTHER ORDERED BY THE MONAHANS CITY COUNCIL THAT:

In the event that the owner, property in control of, mortgagee, or lienholder shall fail to comply with this Order in the allotted time, the City may secure the structure and may take requisite action to demolish, clean and grade the lot, and establish a lien on the property without further notice or hearing.

Entered this 13th day of February, 2024.

Adam Steen, Mayor

The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

Motion by Councilman Carrell, seconded by Councilman Hawkins to accept the City Council’s Findings and Order and approve the 30-day option: the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** “Dangerous Building” within **30** days. **Lot 57’ X 157’, Westover Tract 1, City of Monahans, Ward County, Texas (a.k.a. 518 W. 14th St.)**

Votes were as follows:

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

Motion carried.

ITEM #7 Public Hearing: Open for comments regarding the request of the Building Inspector to declare Lot 13, Block 1, Hawkins Addition, City of Monahans, Ward County, Texas (a.k.a. 1403 S. Allen), a “Dangerous Building” and to order the same be demolished and removed and shut off utilities, if necessary.

Mayor Steen opened the Public Hearing at 3:27 p.m.

Building Inspector Joel Melendez addressed the Mayor and City Council stating that the structure fits the definition of “Dangerous Building” per the City of Monahans Building Code. City Manager Rex M. Thee cast pictures on the TV screen for all to see and Mr. Melendez explained the damage shown in the pictures due to a fire that occurred October 6, 2023. Mr. Melendez stated that he recommends the “Dangerous Building” be demolished and removed.

Councilman Carrell asked if the property was rented or if he had a response from the owner? Mr. Melendez did not know specifically, if the property had renters and has not had any communication from the property owner. Mr. Melendez mentioned that he has received confirmation that the first letter sent was received. Mr. Melendez sent letters to the property owner to two possible addresses in Lubbock. A public notice was placed in the newspaper and a notice letter was filed in the records of the Ward County Clerk's Office regarding the Public Hearing. Councilman Wilson thanked Joel Melendez and Richard Covington for all the work they did.

Mayor Steen asked if anyone present would like to address this matter? There was no response.

With no further discussion, Mayor Steen closed the Public Hearing, 3:31 p.m.

ITEM #8 City Manager Rex M. Thee briefed the Council regarding the City Council's Findings and "The Order" regarding the building at Lot 13, Block 1, Hawkins Addition, City of Monahans, Ward County, Texas (a.k.a. 1403 S. Allen).

City Manager Rex M. Thee read the following Findings and the "Order" out loud. Mayor Steen called for a show of hands on each question and all five council members agreed unanimously on each question.

**CITY OF MONAHANS
CITY COUNCIL'S FINDINGS AND "THE ORDER"**

BE IT REMEMBERED THAT ON **February 13, 2024**, the City Council of the City of Monahans, Texas conducted a public hearing regarding the structure described as **Lot 13, Block 1, Hawkins Addition, City of Monahans, Ward County, Texas (a.k.a. 1403 S. Allen)**

FINDINGS

After considering the evidence presented, the Council finds that the structure is:

Section 1: CHECK ONLY ONE

an unsafe structure based on the standards set forth in the Monahans Code of Ordinances, Chapter 4 Building Regulation; Article 4.03 Dangerous Building; Sections 4.03.001 & 4.03.002

safe structure

"THE ORDER"

IT IS THEREFORE ORDERED BY THE MONAHANS CITY COUNCIL THAT:

Section 2: Use if Unsafe Structure was checked in Section 1

30-day option: the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** "Dangerous Building" within **30** days.

___ 90-day option: **ONLY** if it is established with the advice of the Building Inspector and a specific schedule, the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** “Dangerous Building within **90** days.

✓ since the building is being ordered demolished, the Council recommends that the City disconnect water and all other utilities.

Use if Safe Structure was checked in Section 1:

The Owner/Property in Control of/Mortgagee/Lienholder shall

___30-day option: the Owner/Property in Control of/Mortgagee/Lienholder secure and repair the structure within **30** days.

___90-day option: **ONLY** if it is established with the advice of the Building Inspector and a specific schedule, the Owner/Property in Control of/Mortgagee/Lienholder shall secure and repair the structure within **90** days.

IT IS FURTHER ORDERED BY THE MONAHANS CITY COUNCIL THAT:

In the event that the owner, property in control of, mortgagee, or lienholder shall fail to comply with this Order in the allotted time, the City may secure the structure and may take requisite action to demolish, clean and grade the lot, and establish a lien on the property without further notice or hearing.

Entered this 13th day of February, 2024.

Adam Steen, Mayor

The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

Motion by Councilman Stava, seconded by Councilman Wilson to accept the City Council’s Findings and Order and approve the 30-day option: the Owner/Property in Control of/Mortgagee/Lienholder shall **demolish and remove** “Dangerous Building” within **30** days. **Lot 13, Block 1, Hawkins Addition, City of Monahans, Ward County, Texas (a.k.a. 1403 S. Allen)**

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 with regards to authorizing the City to clean up the property at Lot 9, Block 3, Casa Bonita, City of Monahans, Ward County, Texas (a.k.a. 1003 S. Bruce) per Chapter 7. Health and Sanitation Article 7.02. Weeds, Rubbish and

Other Objectionable Matter. Mr. Thee indicated that this is the property of Johanna Gray that the City demolished and removed a dangerous building due to fire, and cleaned the property in late 2022. Mr. Thee indicated that a lien was placed on the property at that time for \$17,911.92. Mr. Thee mentioned Ms. Gray began living in an RV on the property, which still had a standing garage type building on it. Mr. Thee stated that a few weeks ago the RV and building burned completely, and neither can be considered a “building” under Code 4.03. and the property is a health and safety issue. Mr. Thee stated that he is requesting to clean the property under City Code 7.02 Weeds, Rubbish, and other Objectionable Matter, and place a second lien.

Motion by Councilman Wilson, seconded by Councilman Hawkins to authorize the City to clean up the property at Lot 9, Block 3, Casa Bonita, City of Monahans, Ward County, Texas (a.k.a. 1003 S. Bruce) per Chapter 7. Health and Sanitation Article 7.02. Weeds, Rubbish and Other Objectionable Matter, and place a second lien.

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. 2024-006 Charging Off Delinquent Utility Accounts from 10/01/2020 to 09/30/2021. Mr. Thee stated that amount to be charged off is \$12,213.49 of old delinquent utility accounts by recommendation of the independent auditors. Mayor Steen read the whereas sections of the resolution, out loud.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve Resolution No. 2024-006: To declare these delinquent accounts uncollectible in the amount of \$12,213.49 for utility accounts, as per attached list 10/01/2020 through 09/30/2021.

Votes were as follows:

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

Motion carried.

ITEM #11 Mayor Steen read the following statement out loud, in open session. “The City Council will begin its Executive Session on this 13th day of February, 2024 at 3:40 p.m. pursuant to the provisions of the Open Meetings Law – Texas Government Code, in accordance with the authority contained in:

- a. Section 551.074 Personnel Matters: Monahans Economic Development Corporation Board appointment for unexpired term 10/01/2023 to 09/30/2026.”

ITEM #12 Mayor Steen read the following statement out loud, in open session. “The City Council has completed its Executive Session on the 13th day of February 2024 at 4:32 p.m.” City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-007 Appointment to Monahans Economic Development Board for unexpired term 10/01/2023 to 09/30/2026.

No action taken.

ITEM #13 Motion by Councilman Hawkins, seconded by Councilman Wilson to adjourn meeting at 4:33 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 February 27, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor