

**MINUTES  
REGULAR MEETING  
TUESDAY, FEBRUARY 25, 2020**

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:

*David B. Cutbirth  
Absent-Rudy Hernandez  
Jeppie S. Wilson  
Calvin Carrell  
Ivy Valenzuela  
Richard Hawkins*

*Mayor  
Council Member District #1  
Council Member District #2/Mayor Pro Tem  
Council Member District #3  
Council Member District #4  
Council Member District #5*

*Rex M. Thee  
Tonya Todd  
Alan Nicholas*

*City Manager  
City Secretary  
Attorney for the the City*

*Dean Rasmuson  
Teresa Burnett  
Billy Riley  
Ashley Aduato  
Christy Sullivan*

*Maverick Engineering  
Chamber of Commerce  
Chief of Police-MPD  
MEDC Director  
Monahans News*

**ITEM #1 & ITEM #2** Mayor Cutbirth 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 February 11, 2020 Regular Council Meeting.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve the minutes of the February 11, 2020, Regular Council Meeting, as presented.

Votes were as follows:	Absent	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell
	“Aye”	Ivy Valenzuela
	“Aye”	Richard Hawkins

Motion carried.

**ITEM #4** Presentation by citizens to be heard. Teresa Burnett, Director of the Chamber of Commerce stated that things are busy at the Chamber, working with six entities on the Mobile App for the last three months.

**ITEM #5** City Manager Rex M. Thee briefed the Council regarding Public Hearing Rezone: East Monahans Subdivision Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights-of-way, all of Blocks 18 and 19 and the interior street and alley rights-of-way therein, and the remainder of a 174.053-acre tract of land out of Section 50, Block N, G&MMB&A, City of

Monahans, Ward County, Texas, to rezone from an R-1 (Single Family Dwelling) to an R-5 (Planned Development, Residential). Mayor Cutbirth opened the Public Hearing for anyone that would like to address the council regarding the rezone. City Manager Rex M. Thee indicated that the purpose for the rezone is to allow residential development to progress in an orderly manner, under control of the City Council with Planning and Zoning Board prior determination. Mr. Thee stated that a developer or persons could buy lots here and there and ask for whatever zone designation they want. Mr. Thee mentioned that R-5 regulates residential development, it does not regulate dwellings. Mr. Thee stated that the developer will have to submit plans to the City for the type of residence they want to build, plat the property (lots) to conform, and then rezone the property (lots) before being allowed to build a dwelling, all which has to go through Planning and Zoning public hearing and approval, City Council public hearing and approval, and City inspectors approval of plans. Dean Rasmuson, with Maverick Engineering, a representative for the Monahans Economic Development Corporation (MEDC) stated that he's available to answer questions. Mr. Rasmuson indicated that they plan to have East Parkway paved within 6 months and the detention ponds will allow for the removal of the flood zone in that area. There were no questions or comments from the public and Mayor Cutbirth closed the Public Hearing and proceeded with the regular meeting.

**ITEM #6** City Manager Rex M. Thee briefed the Council regarding First Reading of Ordinance No. 1275 Rezoning East Monahans Subdivision Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights-of-way, all of Blocks 18 and 19 and the interior street and alley rights-of-way therein, and the remainder of a 174.053-acre tract of land out of Section 50, Block N, G&MMB&A, City of Monahans, Ward County, Texas, from an R-1 (Single Family Dwelling) to an R-5 (Planned Development, Residential). Mr. Thee stated that he recommends approving the rezone because it puts a master plan in place throughout the development of the entire area and the Planning and Zoning Board approved the rezone in their meeting February 20, 2020.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the First Reading of Ordinance No. 1275:

ORDINANCE NO. 1275  
AN ORDINANCE AMENDING ZONING ORDINANCE NO. 486  
OF THE CITY OF MONAHANS, REZONING CERTAIN LANDS  
SITUATED IN THE CITY OF MONAHANS AS DESCRIBED  
HEREIN; AND DECLARING AN EFFECTIVE DATE.

**Section 1:** That a 205.012-Acre Tract: Being a Northern portion of the East Monahans Subdivision, including all of Blocks 7-17, and all of the adjacent rights-of-way North of 12th Street Public Right-of-Way per the Plat recorded in Volume 7, Page 28, of the Plat Records of Ward County, Texas and the remainder of that 174.053-acre tract of land recorded in Volume 944, Page 575, of the deed records of Ward County, Texas, all out of Section 50, Block "N", G&MMB&A, RR Co. Survey, City of Monahans, Ward County, Texas, be rezoned from an R-1 (Single Family Dwelling) to an R-5 (Planned Development, Residential).

Votes were as follows:            Absent            Rudy Hernandez

“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 Resolution No. 2020-009 a Replat of East Monahans Subdivision Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights-of-way, all of Blocks 18 and 19 and the interior street and alley rights-of-way therein, and the remainder of a 174.053-acre tract of land out of Section 50, Block N, G&MMB&A, City of Monahans, Ward County, Texas. Mr. Thee stated that the replat basically opens up the area north of East 12<sup>th</sup> Street to allow future residential developments to replat, as needed, while conforming to the Master Plan.

Motion by Councilman Valenzuela, seconded by Councilman Hawkins to approve Resolution No. 2020-009: To approve the Replat of East Monahans Subdivision Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights-of-way, all of Blocks 18 and 19 and the interior street and alley rights-of-way therein, and the remainder of a 174.053-acre tract of land out of Section 50, Block N, G&MMB&A, City of Monahans, Ward County, Texas.

Votes were as follows:	Absent	Rudy Hernandez
	“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. 2020-010 Cancelling the May 2, 2020 General Election for Unopposed Races in District No. 1, District No. 4, and District No. 5. Mr. Thee stated that Council District No. 1 Rudy Hernandez, Council District No. 4 Ismael (Ivy) Valenzuela, and Council District No. 5 Richard Hawkins are unopposed candidates.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve Resolution No. 2020-010: That the City Council of the City of Monahans cancels the election for Council Member District No. 1, Council Member District No. 4, and Council Member District No. 5, that would have been held on May 2, 2020 and declares that Rudy Hernandez is elected to Council Member District No. 1, Ismael “Ivy” Valenzuela is elected to City Council District No. 4, and Richard Hawkins is elected to Council Member District No. 5. The officers will take the oath of office, at a time to be determined, as though the election had been held and canvassed. The City Secretary is directed to post a copy of the attached Bilingual Order of Cancellation at the polling place on May 2, 2020.

Votes were as follows:	Absent	Rudy Hernandez
	“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 Resolution No. 2020-011 to award Bid for construction of the Quela Street Lift Station Project. Mr. Thee indicated that the lowest responsible bid came in at \$338,645 which was \$62,000 less than the engineers expected and over \$100,000 less than he budgeted. Mr. Thee stated that L. Howard Construction did the North Ruth Lift Station Project and they did a good job.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve Resolution No. 2020-011: To award the bid to L. Howard Construction in the amount of \$338,664.18 for construction of the Quela Street Lift Station Project and authorize City Manager to execute contract with L. Howard Construction.

Votes were as follows:	Absent	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell
	“Aye”	Ivy Valenzuela
	“Aye”	Richard Hawkins

Motion carried.

**ITEM #10** City Manager Rex M. Thee briefed the Council with regards to donating a 2013 Taurus Police Car to the Ward County Sheriff’s Department. Mr. Thee indicated that the car is too small for all the equipment the police officers need and use these days and it gets very little use. Mr. Thee stated that the Sheriff’s Department has a need for a more economical transport car that does not need all the equipment of a patrol unit. Mr. Thee mentioned that he feels this is a good gesture to the County because they are helping to build a bathroom on to the dispatch office at the Police Department at no charge to the City for construction manager and supplies. Mr. Thee stated that the car is valued between \$4,500 to \$5,500 and the bathroom addition at approximately \$7,500. Councilman Wilson stated that he is thankful for all that Ward County does.

Motion by Councilman Wilson, seconded by Councilman Hawkins to donate the 2013 Taurus Police Car to the Ward County Sheriff’s Department.

Votes were as follows:	Absent	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell
	“Aye”	Ivy Valenzuela
	“Aye”	Richard Hawkins

Motion carried.

**ITEM #11** Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:16 p.m.

Votes were as follows:	Absent	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell

“Aye” Ivy Valenzuela  
“Aye” Richard Hawkins

Motion carried.

Passed and approved by the Monahans City Council on March 24, 2020.

ATTEST:

APPROVED:

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Tonya Todd, City Secretary

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David B. Cutbirth, Mayor