

MINUTES
REGULAR MEETING
TUESDAY, MARCH 22, 2022

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
Rudy Hernandez (absent)	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
Alan Nicholas	Attorney for the City
Richard Covington	Public Works Director
Teresa Burnett	Director Chamber of Commerce
Ashley Aauto	Director MEDC
Billy Riley	Chief of Police MPD
Kris Quintana	Captain MPD
Melton Mitchell	Risk Management Officer
Christy Sullivan	Monahans News
Laura McLean	Walsh Gallegos Treviño Kyle & Robinson P.C.

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 March 8, 2022 regular Council Meeting.

Motion by Councilman Valenzuela, seconded by Councilman Carrell to approve the minutes of the March 8, 2022, 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 of citizens to be heard. Ashley Aauto, Director of the MEDC, mentioned that the Broadband project is nearing the completion of Phase 1, Burkes Outlet is looking to open in July or August, and the business at 8th & Main is looking at July for a completion date.

ITEM #5 City Manager Rex M. Thee introduced Laura McLean an attorney with Walsh Gallegos Treviño Kyle & Robinson P.C. Mr. Thee indicated that Ms. McLean will give a power point presentation regarding the process for Redistricting the Single-Member City Council Election Districts after the 2020 Census. Mr. Thee stated that she will explain the process, where we are in the process, and what we do next. After the presentation, Ms. McLean stated that moving forward we want to be transparent, post the power point presentation on the city's website, we will have a Public Hearing and a resolution will be presented, for adoption, of the revised lines at an upcoming meeting.

ITEM #6 Public Hearing: Open for comments regarding Lot N. 42' of 9 & all of 10, Block 6, M D CO #1, otherwise known as 901 S. Dwight Ave., City of Monahans, Ward County, Texas for a rezone from an R-1 (Single Family Dwelling) to an R-3 (Multi-Family Dwelling)

Close Public Hearing

ITEM #7 Consider and Act Upon First Reading of Ordinance No. 1296 Rezoning Lot N. 42' of 9 & all of 10, Block 6, M D CO #1, otherwise known as 901 S. Dwight Ave., City of Monahans, Ward County, Texas from an R-1 (Single Family Dwelling) to an R-3 (Multi-Family Dwelling)

City Manager Rex M. Thee informed the Council that agenda item #6 and #7 is null and void. Mr. Thee mentioned that the Planning and Zoning Board denied said request at their meeting March 21, 2022.

ITEM #8 City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1297 Suspending the Proposed Gas Reliability Infrastructure Program (GRIP) Interim Rate Adjustment of Texas Gas Service Company, A Division of ONE Gas, Inc.

Mr. Thee indicated that Texas Gas Service proposes to capture the net increase in capital invested of \$4,987,687 from 1/1/2021 through 12/31/2021 system wide for the West Texas Service Area (WTSA) by charging an additional \$1.22 per month on average to residential customers. Mr. Thee stated that since we are part of the City of El Paso service area which has more customers than the other WTSA cities combined, what the City of El Paso does is usually the determining factor for the entire service area. Mr. Thee mentioned that, typically, these rate increase requests by One Gas/Texas Gas Services go into effect after this process unless contested by the City of El Paso. Mr. Thee indicated that he recommends approving this ordinance, suspending the rate adjustment decision for forty-five days. Mayor Steen read the caption of Ordinance No. 1297 out loud.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve the First Reading of Ordinance No. 1297:

ORDINANCE NO. 1297

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS SUSPENDING THE PROPOSED GAS RELIABILITY INFRASTRUCTURE PROGRAM INTERIM RATE ADJUSTMENT OF TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC.;

FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT;
DECLARING AN EFFECTIVE DATE AND REQUIRING DELIVERY OF THIS
ORDINANCE TO THE COMPANY

A. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein and such recitals, as findings of fact, are hereby approved.

B. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

C. EFFECTIVE DATE

This ordinance shall become effective from and after its passage.

D. COPY OF ORDINANCE TO TGS

Within 10 days after passage, a copy of this Ordinance shall be sent Stephanie Houle, Texas Gas Service, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746.

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 the Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way access Line Rates.

Mr. Thee indicated that the City will see an increase of 2.5378% due to inflation. Mr. Thee mentioned that if the council takes no action, this increase will take effect, increasing the rate the City charges for telecommunications lines in city right-of-ways. Mr. Thee stated that the new rates will go into effect no later than July 1st this year and a response to decline would mean the City could join any future rate case along with other stakeholder cities. Mr. Thee indicated that he recommends taking no action on this item and accepting this maximum rate increase.

No action taken.

ITEM #10 City Manager Rex M. Thee briefed the Council regarding a request from Crossroads Church to close 5th Street between S. Allen and S. Calvin, April 24, 2022, 10:00 a.m. to 2:30 p.m., “Sunday Funday” at Hill Park. Mr. Thee indicated that he had no problem with this request, and they have members that are City employees who will handle the street closure.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve request from Crossroads Church to close 5th Street between S. Allen and S. Calvin, April 24, 2022, 10:00 a.m. to 2:30 p.m., “Sunday Funday” at Hill Park.

Votes were as follows:	Absent	Rudy Hernandez
	“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 22nd day of March 2022 at 3:53 p.m. Pursuant to the provisions of the Open Meetings Law – Texas Government Code, in accordance with the authority contained in:

1. a. Section 551.074 Personnel Matters:
 - a. Attorney for the City Appointment.”

ITEM #12 Mayor Steen read the following statement out loud in open session. “The City Council has completed its Executive Session on the 22nd day of March 2022 at 4:07 p.m.” City Manager briefed the Council regarding any action deemed necessary after executive session, Section 551.074 Personnel Matters, Attorney for the City Appointment to consider and act upon Resolution No. 2022-010. Mr. Thee indicated that per city charter the term for the Attorney for the City expires March 31, 2022 and a new term will begin April 1, 2022.

Motion by Council Wilson, seconded by Councilman Valenzuela to approve Resolution No. 2022-010: To appoint Justin Till Attorney for the City, for a two-year period beginning April 1, 2022, and ending March 31, 2024. The appointee will be compensated as follows for services provided:

1. A \$2,000.00 per month retainer fee, payable the first of each month for services rendered and reimburse for reasonable expenses for participating in any City related activities and/or training during this appointment period.

Votes were as follows:

Absent	Rudy Hernandez
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

Alan Nicholas addressed the Mayor and City Council and thanked them for the opportunity to serve as Attorney for the City. Mr. Nicholas stated that he believes Mr. Till will do a great job and if the City needs him, on any matter, do not hesitate to call.

ITEM #13 Motion by Councilman Hawkins, seconded by Councilman Wilson to adjourn meeting at 4:15 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 April 26, 2022.

ATTEST:

Tonya Todd, City Secretary

APPROVED:

Adam Steen, Mayor