

MINUTES
REGULAR MEETING
TUESDAY, MARCH 23, 2021

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	Mayor
Rudy Hernandez	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
Teresa Burnett	Executive Director Chamber of Commerce
Ashley Aduato	Director Monahans Economic Development Corporation
Adam Steen	Self
Christy Sullivan	The Monahans News
Richard Covington	Public Works Director
Billy Riley	Chief of Police MPD
Melton Mitchell	Risk Management Officer
Cathy Anthony	Self

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 March 9, 2021 Regular Council Meeting.

Motion by Councilman Valenzuela, seconded by Councilman Hawkins to approve the minutes of the March 9, 2021, Regular Council Meeting, as presented.

Votes were as follows:

“Aye”	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, Chamber of Commerce Director, mentioned that the Chamber had their annual banquet and a lot of deserving awards were given out. Ms. Burnett stated that a Lunch and Learn “Safe to Save” program will be presented April 8,

2021 to promote and educate the importance of safe driving. Ashley Adatao, MEDC Director mentioned that progress continues on the Broadband project.

Item #5 City Manager Rex M. Thee briefed the Council regarding a Proclamation: Safe Digging Month in the City of Monahans and ETJ for the Month of April 2021. Mr. Thee indicated that this is a proclamation in support of National Safe Digging Month for the month of April 2021. Mr. Thee stated that the Proclamation helps heighten awareness of safe digging practices and the national 811 reporting call number for contractors, utility operators, pipelines and the public in Monahans and our Extraterritorial Jurisdiction (ETJ). Mayor Cutbirth read the Proclamation aloud.

Motion by Councilman Carrell, seconded by Councilman Hernandez to approve the Proclamation for Safe Digging month for April 2021.

Votes were as follows:

“Aye”	Rudy Hernandez
“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 request from First Baptist Church to temporarily close 6th St. between Alice and Betty Avenue, March 28, 2021, from to 2:00 p.m. to 7:00 p.m., for a Car Show and Pinewood Derby.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve the request from First Baptist Church to temporarily close 6th St. between Alice and Betty Avenue, March 28, 2021, from 2:00 p.m. to 7:00 p.m., for a Car Show and Pinewood Derby.

Votes were as follows:

“Aye”	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. 2021-014 Code Enforcement Officer’s Report regarding properties in violation of Section 6 and/or Section 13 City Code of Ordinances weeds, garbage, trash and /or Building Code violations. Mr. Thee indicated that Code Enforcement Officer Richard Covington was available to answer any questions. Councilman Carrell thanked Mr. Covington for the report. Mr. Thee mentioned that the City’s landfill is permitted for 20 tons per day and there are fees and rules associated with proper disposal of debris from property clean-ups.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve Resolution No. 2021-014: To approve the Code Enforcement Officer’s report and initiate any action necessary to bring these properties into compliance.

Address:	Legal:	Owner:	
1006 W. 2 nd	Neill	Block 3 Lot N 100’ of 5	Gonzalo Meza
306 S. Gail	Farr	Block 3 Lots 4, 5, & 6	Jesus Porras
411 N. Main	M.O.T.	Block 30 Lots 14 & 15	Robert Garcia
2100 S. Betty	Buddy	Block 1 Lots 7, 8, & 9	Terry Moore
500 W. Sealy	M.O.T.	Block 3 Lots 7 thru 10	Virginia Bassett
315 E. “A”	M.O.T.	Block 16 Lots 2, 3, & 4	Eulalia Huertas
503 S. Dwight	MDCO #1	Block 2 Lot 9	Rebecca Caballero
201 E. “I”	Hall	Block 1 Lots 4, 5, & 6	Frederick Nunn

Votes were as follows:

“Aye”	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 with regards to the First Reading of Ordinance No. 1283 Suspending the Proposed Gas Reliability Infrastructure Program (GRIP) Interim Rate Adjustment of Texas Gas Service (TGS) Company, A Division of ONE Gas, Inc. Mr. Thee indicated that TGS proposes to capture the net increase in capital invested (\$8,691,283) in the entire West Texas Service Area (WTSA) incorporated areas from 1/1/2020 through 12/31/2020 by charging an additional \$2.43 per month on average to residential customers. Mr. Thee stated that since we are part of the El Paso service area and they have 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 El Paso. Mr. Thee stated that he recommends approving this ordinance suspending the rate adjustment decision.

Motion by Councilman Wilson, seconded by Councilman Hernandez to approve First Reading of Ordinance No. 1283:

ORDINANCE NO. 1283

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:	“Aye”	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 2021 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 0.4820% due to inflation charged for telecommunications lines in city right-of-ways if the council takes no action, in effect making no response to the Public Utility Commission of Texas (PUC). Mr. Thee mentioned that the new rates will go into effect no later than July 1st 2021. Mr. Thee stated that a response to decline would mean the City could join any future rate case along with other stakeholder cities and recommend taking no action on this item.

No action taken.

Item #10 EXECUTIVE SESSION: Mayor Cutbirth read the following statement aloud in open session “The City Council will begin its Executive Session on this 23rd day of March 2021 at 3:18 p.m. Pursuant to the provisions of the Open Meetings Law – Texas Government Code, in accordance with the authority contained in:

- a) Section 551.072 Deliberations Regarding Real Property City Hangar #3.”

Item #11 OPEN SESSION: Mayor Cutbirth read the following statement aloud in open session “The City Council has completed its Executive Session on this 23rd day of March 2021 at 3:34 p.m.” To convene after open session in Council Chambers, City of Monahans in compliance with Texas Government Code:

- a) Section 551.072 Deliberations Regarding Real Property City Hangar #3

City Manager briefed the Council regarding the possible sale of City Hangar #3 located at the Roy Hurd Memorial Airport. Mr. Thee indicated that the Airport Advisory Board recommends selling the hangar. Mr. Thee mentioned that a lease agreement would be in effect for any new owner and the City would have Right of First Refusal if the hangar is ever sold in the future.

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve the sale of City Hangar #3 with a minimum bid of \$5,000; a new hangar will need to be built; the hangar is to be used to store airplanes; the City would have Right of First Refusal if the hangar is sold in the future; the sale does not include the land; the land will be leased for a fee and all these stipulations will be put in writing for bidders.

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

Motion carried.

Item #12 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:35 p.m.

Votes were as follows: “Aye” 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 13, 2021.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

David B. Cutbirth, Mayor