

MINUTES
REGULAR MEETING
TUESDAY, MARCH 26, 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
Christy Sullivan	The Monahans News
Ashley Aauto	MEDC Director
Richard Covington	Public Works Director
Aaron Huffty	Code Officer in Training
Teresa Burnett	Chamber of Commerce Executive 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 March 12, 2024, Regular Council Meeting.

Motion by Councilman Stava, seconded by Councilman Valenzuela to approve the minutes of the March 12, 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 Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$859,440.64
- b. Resolution No. 2024-014 Regarding Tax Roll Adjustments
- c. Monthly Reports/Minutes: (a) Airport Manager’s Monthly Report, (b) Animal Control Monthly Report, (c) Building Permit Monthly Report, (d) Code Enforcement Monthly (e) MEDC Minutes and Monthly Financial Report, (f) Municipal Court Monthly (g) City Monthly Fund Balances Report, (h) City Monthly Revenue and Expenditure Comparison Summary Report (i) Airport Advisory Minutes
(Airport Manager’s Report not included)

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve the consent items.

Votes were as follows:

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

Motion carried.

ITEM #5 Presentation by citizens to be heard. *None*

ITEM #6 City Manager Rex M. Thee briefed the Council with regards to the First Reading of Ordinance No. 1319 Drought Contingency Plan for Wholesale and Retail Public Utility Customers. Mr. Thee indicated that TCEQ requires an update to this plan every five years. Mr. Thee stated that not much has changed with the water supply situation and climate during this time and the plan update shows that with basically no changes.

Motion by Councilman Stava, seconded by Councilman Hawkins to approve the First Reading of Ordinance No. 1319:

**ORDINANCE NO. 1319
ADOPTION OF A DROUGHT CONTINGENCY PLAN
WHOLESALE AND RETAIL PUBLIC
UTILITY CUSTOMERS**

**AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS,
UPDATING/REVISING THE DROUGHT CONTINGENCY PLAN;
ESTABLISHING CRITERIA FOR THE INITIATION AND
TERMINATION OF DROUGHT RESPONSE STAGES;
ESTABLISHING RESTRICTIONS ON CERTAIN WATER USES;
ESTABLISHING PENALTIES, \$1,000 FINE FOR THE VIOLATION
OF AND PROVISIONS FOR ENFORCEMENT OF THESE
RESTRICTIONS; ESTABLISHING PROCEDURES FOR
GRANTING VARIANCES; AND PROVIDING SEVERABILITY AND
AN EFFECTIVE DATE.**

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 with regards to the First Reading of Ordinance No. 1320 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 (\$7,616,870) from 1/1/2023 through 12/31/2023 system wide for the West North Service Area (WNSA) by charging an additional \$1.92 per month on average to residential customers for meters read on or after May 11, 2024. Mr. Thee stated that since the City is part of the El Paso service area which has more customers than the other WNSA cities combined, what the City of El Paso does is usually the determining factor for the entire service area. Mr. Thee mentioned that if El Paso ultimately decides to contest the rate increase after this 105-day period, Monahans can opt to join the PUC rate case as well and the rate increase requests by Texas Gas Services will 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 for forty-five days.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve the First Reading of Ordinance No. 1320:

ORDINANCE NO. 1320

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

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. 2024-015 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 mentioned there were seven properties, three have been cleaned up leaving four non-compliant on the list. 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 Hawkins, seconded by Councilman Carrell to approve Resolution No. 2024-015: To approve the Code Enforcement Officer's report, and authorize further action up to and including filing non-compliant cases with Municipal Court.

Address:	Legal:	Owner:
1301 N. Doris	Quail View Block 4	Lot 5 & 6 Trillion Reality
404 S. James	Providence #1 Block 5	Lot 3 Rosemary Carrillo
206 N. Calvin	M.O.T. Block 52	Lot 16 & E/2 of 17 James Dunlap
104 E. Sealy	M.O.T. Block 33	Lot 3 Erfanian Ebrahim

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 Resolution No. 2024-016 Landfill Financial Assurance Letter of Credit for 2024 Fiscal Year. Mr. Thee indicated that currently, the City demonstrates compliance, which expires at the end of this month, by passing the TCEQ Local Government Financial Test based on percentage of debt vs. expenses. Mr. Thee stated that this test requires an audited financial statement from the latest fiscal year, but the City will not have the annual statement in time to use this mechanism; therefore, the City will have to obtain an irrevocable standby letter of credit in the amount of \$1,430,354 in lieu of the audited financial statement. Mr. Thee mentioned that the bank fee for the letter of credit is 1% (\$14,303.54).

Motion by Councilman Stava, seconded by Councilman Valenzuela to approve Resolution No. 2024-016: To authorize Issuance of the Irrevocable Letter of Credit issued by Tejas Bank payable to Texas Commission on Environmental Quality in the amount of \$1,430,354.

Votes were as follows:

"Aye"	Gerald Stava
"Aye"	Jeppie Wilson
"Aye"	Calvin Carrell
"Aye"	Ivy Valenzuela
"Aye"	Richard Hawkins

Motion carried.

ITEM #10 Motion by Councilman Hawkins, seconded by Councilman Stava to adjourn meeting at 3:16 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 April 9, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor