

MINUTES
REGULAR MEETING
TUESDAY, JUNE 08, 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:

Adam Steen	Mayor
Absent-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
Loris M. Scott	Self
Billy Riley	Chief of Police MPD
Christy Sullivan	The Monahans News

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 May 25, 2021 Regular Council Meeting.

Motion by Councilman Valenzuela, seconded by Councilman Hawkins to approve the minutes of the May 25, 2021, 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 Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$615,038.48
- b. Resolution No. 2021-019 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 Officer’s Report (e) MEDC Minutes and Monthly Financial Report,

(f) Municipal Court Monthly Report, (g) City Monthly Fund Balance Report, (h) City Monthly Revenue and Expenditure Comparison Summary Report (i) Planning and Zoning Board of Adjustment Minutes (j) Airport Advisory Board Minutes (*Airport Manager’s Monthly Report not included.*)

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

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

Motion carried.

ITEM #5 Presentation of citizens to be heard. Ashley Aduato, MEDC Director, stated that the structure is going up for the new Dollar General on Sealy, 8:28 car wash is open and Carroll Faulkner will be at the next MEDC meeting with an update on the Broadband project. Teresa Burnett, Chamber of Commerce Director, mentioned that they have a very busy summer with many events such as outdoor movie in the park, the Freedom Festival in July, and the Butterfield Festival.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1287 regarding Lot 1 of an unnamed plat, Block N, Section 50 (79.62’x139.05’) G&MMB&A (a.k.a.101 South James) removal from the fire zone. Mr. Thee indicated that a Public Hearing was held prior to the first reading of the Ordinance and there was no public comment received.

ORDINANCE NO. 1287

AN ORDINANCE REMOVING CERTAIN LAND SITUATED WITHIN THE CITY OF MONAHANS AS DESCRIBED HEREIN FROM FIRE ZONE.

Section 1: That the following property be removed from the Fire Zone:

- 1. Lot 1 of an unnamed plat, Block N, Section 50 (79.62’x139.05’) G&MMBA, otherwise known as 101 South James, Monahans, Texas

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 the Appointment of Ward County Tax Assessor Collector to calculate and publish the No-New-Revenue Tax Rate and Voter-Approval Tax Rate for 2021. Mr. Thee indicated that Vicki Heflin calculates and will

publish the no-new-revenue tax (formerly the effective tax rate) and voter-approval tax rate (formerly the roll back tax rate) for 2021.

Motion by Councilman Carrell, seconded by Councilman Hawkins to appoint, Vicki Heflin Ward County Tax Assessor Collector to calculate and publish the No-New-Revenue Tax Rate and Voter-Approval Tax Rate for 2021.

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. 2021-020 regarding Texas Gas Service, a division of One Gas Inc. request for continued use of Financial Instruments for Hedging Gas Costs for 2021-2022 heating season. Mr. Thee indicated that Hedging is a means used by Texas Gas Service (TGS) to stabilize gas prices the customer pays. Mr. Thee explained that if TGS purchased gas “real time” at the monthly index price, the consumer would also see the rise and fall of gas price on their monthly bills. Mr. Thee stated that the recent extended freeze was a prime example of the benefit to TGS and its customers of hedging, to avoid huge spikes in price due to unforeseen weather events.

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve Resolution No. 2021-020.

To approve Texas Gas Service Company, a division of ONE Gas Inc. request for use of financial instruments to mitigate natural gas costs for incorporated customers in the West Texas Service Area for the upcoming 2021-2022 heating season as required by Rate Schedule No. 1 Cost of Gas Clause, Section B.3.

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. 2021-021 adding the Chamber of Commerce to the City’s TML Health Benefits Pool Insurance Plan. Mr. Thee indicated that TML Health’s legal counsel is looking at this proposal and if they approve it, the City Council’s approval would be the next step. Mr. Thee stated it will then be up to TML’s board of directors. Mr. Thee stated that Chamber’s employees would be allowed to apply for health insurance during the open enrollment period, as do all City employees. Mr. Thee stated that the City would be billed, and the Chamber would reimburse the City. Mr. Thee stated that the budget will need to show expenditures and revenues for this matter. Mr. Thee stated that he does not think the addition of two to three employees would shift the City’s risk on the claims

utilization exposure. Ms. Burnett thanked the Council for their consideration and Mayor Steen thanked Ms. Burnett and the Chamber for all that they do.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve Resolution No. 2021-021: To approve adding Monahans Chamber of Commerce employees to the City of Monahans TML Health Benefits Pool health plan with the Chamber being responsible for reimbursement of costs for its employees at the same contribution levels as active city employees.

ITEM #10 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:14 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 June 22, 2021.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor