

MINUTES
REGULAR MEETING
TUESDAY, JUNE 14, 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	Council Member District No. 1
Jeppie S. Wilson, Jr.	Council Member District No. 2/Mayor Pro Tem
Calvin Carrell (absent)	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	Attorney for the City
Ashley Adatao	Director MEDC
Billy Riley	Chief of Police MPD
Kris Quintana	Captain MPD
Melton Mitchell	Risk Management Officer
Christy Sullivan	The Monahans News
Loris Scott	Self
Tino Sanchez	Self
Ed Mendez	Oncor
Ellen Friar	Ward Co. Auditor
Greg Holly	Ward Co. Judge
Teresa Burnett	Executive Director Chamber of Commerce
Richard Covington	Public Works 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 May 24, 2022 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the minutes of the May 24, 2022, Regular Council Meeting, as presented.

Votes were as follows:	“Aye”	Rudy Hernandez
	“Aye	Jeppie Wilson
	Absent	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 \$677,349.24
- b. Resolution No. 2022-016 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 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

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

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

Motion carried.

(Airport and Code Enforcement Reports not included)

ITEM #5 Presentation by citizens to be heard. Ashley Adauto, MEDC Director stated that HTeaO will be opening in July, Burkes Outlet will be opening in a couple of weeks and they continue working on projects for the Eastside Development. Teresa Burnett, Chamber of Commerce Executive Director mentioned that they are very busy with summer events and movie night in the park was very successful.

ITEM #6 Public Hearing: City Manager Rex M. Thee stated that this Public Hearing is for interested parties to submit their request for the 2022-2023 Hotel Occupancy Tax funds. Mayor Steen opened the Public Hearing. Teresa Burnett Executive Director of the Chamber of Commerce thanked the Mayor and Council for always supporting them. Ms. Burnett stated that they will convert their software and website this year, they continue working with organizations in booking their hotels. Ms. Burnett indicated that many of the events they put on are free for many to enjoy. Ms. Burnett stated that their request is for \$176,995 for their tourism budget. Mayor Steen stated that the City appreciates all that they do for the community. The Honorable Judge Greg M. Holly thanked the Mayor and Council for the opportunity to speak and the ongoing cooperation between the City and the County. Judge Holly stated that he appreciates any funding from the HOT funds and their request is for \$400,000 for the Ward County Event Center and \$50,000 for the Museum Complex. Judge Holly stated that he would like the requests of other organizations to be considered prior to the County’s request, in case they have greater needs. Frank Heslin spoke on behalf of the Sands Art Association. Mr. Heslin stated that they are looking for funding for the Historical building on N. Main & they have applied for a grant. Mr. Heslin mentioned that the roof is in bad shape and Ms. Burnett mentioned that the north wall was in bad shape, too. Mr. Thee stated that the HOT revenue is up \$155,583 over the estimated budgeted collections for FY 2022. Mr. Thee thanked everyone for their comments and stated that their request will be considered during the upcoming Budget Workshops. No other request was made and Mayor Steen closed the Public Hearing.

ITEM #7 Public Hearing: City Manager Rex M. Thee stated that this Public Hearing was to receive comments regarding a Rezone at Lot 2, Block 1, Skelly Camp Addition, City of Monahans, Ward County, Texas, otherwise known as 110 E. “K” St., from an “R-2” district (Two-family) to an “R-6” district (Specific use permit) . Mayor Steen opened the Public Hearing. Mr. Thee indicated that the owners originally petitioned for an “R-4” district (Limited Business) in order to run a day care. Mr. Thee mentioned that the Planning and Zoning Board met May 31, 2022 and voted to rezone the residence as an “R-6” district (Specific user permit) which allows the day care, but must be renewed every two years. Mr. Thee stated that if it is not renewed or the business closes, the property will revert back to “R-2” district. There were no other comments and Mayor Steen closed the Public Hearing.

ITEM #8 City Manager Rex M. Thee briefed the Council regarding First Reading of Ordinance No. 1300 Rezone Lot 2, Block 1, Skelly Camp Addition, City of Monahans, Ward County, Texas, otherwise known as 110 E. “K” St., from an “R-2” district (Two-family) to an “R-6” district (Specific use permit).

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve first reading of Ordinance No. 1300:

**ORDINANCE NO. 1300
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 Lot 2, Block 1, Skelly Camp Addition, City of Monahans, Ward County, Texas, otherwise known as 110 E. “K” St., be rezoned from an “R-2” district (Two-family) to an “R-6” district (Specific use permit)

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

Motion carried.

ITEM #9 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2022-017 the 3rd Replat of Commercial Tract 26, East Monahans Subdivision, City of Monahans, Ward County, Texas. Mr. Thee indicated that MEDC requested a 3rd replat which will divide the tract into five (5) Lots of approximately one acre each. Mr. Thee stated that the replat requires developers to provide a street and cul-de-sac for access, as well as utility easements. Mr. Thee mentioned that Tract 26 is the caliche area between the billboards along the I-20 Access Road west of PJ's Coffee. Mayor Steen read the Resolution out loud.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve Resolution No. 2022-017: To approve the 3rd Replat of Commercial Tract 26, East Monahans Subdivision, City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

ITEM #10 City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1299 Denying the Proposed Change in Rates of Oncor Electric Delivery Company, LLC. Mr. Thee indicated that by denying Oncor’s request to the Public Utilities Commission (PUC), the City will have the right to participate in PUC’s rate case proceedings. Mr. Thee mentioned that the First Reading was approved at the previous meeting. Mayor Steen read the caption of Ordinance No. 1299 out loud.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the second and final reading of Ordinance No. 1299:

ORDINANCE NO. 1299

AN ORDINANCE DENYING THE PROPOSED CHANGE IN RATES OF ONCOR ELECTRIC DELIVERY COMPANY LLC, FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Votes were as follows:

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

Motion carried.

ITEM #11 City Manager Rex M. Thee briefed the Council on the appointment of Ward County Tax Assessor Collector to calculate and publish the No-New-Revenue Tax Rate and Voter-Approval Tax Rate for 2022. Mr. Thee indicated that Vicki Heflin will calculate and publish the no-new-revenue tax and voter-approval tax rate for 2022. Mr. Thee stated that he is currently working on the budget using the estimated appraisal values and final adjustments to the budget will be made using Ms. Heflin's calculations.

Motion by Councilman Wilson, 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 2022.

Votes were as follows:

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

Motion carried.

ITEM #12 Motion by Councilman Hawkins, seconded by Councilman Hernandez to adjourn meeting at 3:38 p.m.

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

Motion carried.

Passed and approved by the Monahans City Council on June 28, 2022.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor