

MINUTES  
REGULAR MEETING  
TUESDAY, JULY 12, 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	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	Self
Kristofer Quintana	Chief of Police MPD
Melton Mitchell	Risk Management Officer
Christy Sullivan	The Monahans News
Loris Scott	Self
Freddie Bullock III	Self
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 June 28, 2022 Regular Council Meeting and July 6, 2022 Budget Workshop.

Motion by Councilman Hawkins, seconded by Councilman Hernandez to approve the minutes of the June 28, 2022 Regular Council Meeting and July 6, 2022 Budget Workshop, 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** Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$910,923.47
- b. Resolution No. 2022-019 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 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) Airport Advisory Board Minutes

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

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

Motion carried.  
*(Airport not included)*

**ITEM #5** Presentation by citizens to be heard. Ashley Aduato, MEDC Director stated that they are working on the budget and continue to work with an engineer on water and sewer plans for the Eastside development. Teresa Burnett, Chamber of Commerce Executive Director mentioned that she will attend a workshop and present a program, in Alpine, on the Broadband project. Mayor Steen asked how the Freedom Festival went? Ms. Burnett replied that the festival was an overall huge success, with food vendors doing really well and most sold out, early. Ms. Burnett stated that they have many summer events planned.

**ITEM #6** City Manager Rex M. Thee briefed the Council regarding Resolution No. 2022-020 Allocation of Hotel Occupancy Tax Funds FY 2022-2023. Mr. Thee indicated that the biggest part of the allocations are for the Chamber of Commerce for \$176,995 and Ward County for the Event Center and Million Barrel Museum for \$450,000. Mr. Thee mentioned that the remainder will be for Special Projects/Events, Utilities for Historical Sites and Museum, Historical Restoration and Preservation, Sports Facilities/Fields, Airport Fly-In, and Administration. Mr. Thee stated that the total HOT distributions for the FY '22-'23 budget is \$762,495. Mayor Steen read the Resolution out loud.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve Resolution No. 2022-020: To authorize the City Manager to distribute Hotel Occupancy Tax Funds for FY 2022-2023 in the following manner based upon availability of funds and under certain conditions:

- a. Any entity or organization receiving funds must be in full compliance with requirements regarding the receipt of and proper expenditures of Hotel Occupancy Tax Funds as required in the Tax Code, Section 351 V.T.C.S (Act).
- b. Any entity or organization receiving Hotel Occupancy Tax Funds must verify and fulfill contractual obligations as required by Hotel Occupancy Tax Code stipulations and as required by the City of Monahans.

- c. Any entity or organization failing to fully comply with said requirements will have funding terminated.
- d. If Hotel Occupancy Tax Funding is not generated in a sufficient amount to equal approved funding requests, each entity/organization-funding amount will be pro-rated accordingly. Any surplus moneys collected shall be retained by the City to be expended pursuant to the Act by the City Council.
- e. The allocation of funding for the FY 2022-2023 year will be as follows:
  - 1. Chamber of Commerce-Tourism up to \$176,995
  - 2. Ward County-Museum Complex up to \$ 50,000
  - 3. Roy Hurd Memorial Airport Fly-In up to \$ 1,500
  - 4. Sundry Administration up to \$ 7,000
  - 5. Special Projects/Meetings/Events \$ 50,000
  - 6. City of Monahans (Utilities for Million Barrel Museum) \$ 12,000
  - 7. City of Monahans Existing Sports Facilities/Fields (SB 551) \$ 25,000
  - 8. Ward County Event Center Infrastructure/Activities up to \$400,000
  - 9. Historical Restoration/Preservation \$ 40,000

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. 2022-021 to nominate a candidate to the Board of Directors of the Ward County Appraisal District for the unexpired term of Joel Griner. Mr. Thee indicated that each taxing unit gets one nominee, and the Appraisal District Board votes in one of the nominees since it is an unexpired term. Mr. Thee mentioned that the City is free to nominate whomever it wants. Mayor Steen read the Resolution out loud.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve Resolution No. 2022-021: That the following person is hereby nominated as a candidate for director of the Ward County Appraisal District.

	<u>CITY OF MONAHANS</u>	
	<u>NAME</u>	<u>ADDRESS</u>
1.	Adam Steen	1702 S. Leon

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 regarding Resolution No. 2022-022 Texas Municipal League (TML) Health Benefits Pool Medical Insurance Rerate for Plan and

Deductible Year, October 1, 2022 to September 30, 2023 (12 months). Mr. Thee indicated that TML Health has partnered with Blue Cross Blue Shield of Texas to provide pool members with health insurance. Mr. Thee mentioned that he and staff members studied the new plan options for the upcoming year and have been in close communication with TML. Mr. Thee stated that he has chosen Plan Option 3 which he believes is in the best interest of the City and personnel. Mr. Thee mentioned that this plan will increase the City's costs by 7.64% while maintaining a reasonable deductible and moderate out of pocket expense. Mayor Steen read the Resolution out loud.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve Resolution No. 2022-022: To authorize participation in the Texas Municipal League (TML) Health Benefits Pool Medical Insurance for Elected Officials and Employees for October 1, 2022 to September 30, 2023 (12 Months) and approve as follows:

Medical Plan

City Employee/Elected Official:	\$ 605.70 (paid by city)
Spouse:	\$ 623.86 (less \$350.00 paid by city)
Child(ren):	\$ 460.34 (less \$300.00 paid by city)
Family:	\$1,181.08 (less \$600.00 paid by city)

Qualified Retiree (employee with minimum 25 consecutive years of City of Monahans service) \$605.70 (100% paid by city for five (5) years from retirement date or until Retiree reaches age 65, whichever comes first). Dependent coverage – Spouse only (75% paid by city for five (5) years from employee retirement date or until Retiree reaches age 65, whichever comes first), less than 25 years of service – none. Rates applicable at year of retirement.

Dental Plan III

City Employee/Elected Official:	\$ 37.64 (paid by city)
Qualified Retiree:	\$ 67.90 (paid by city for 5 years or age 65)
Spouse:	\$ 39.62 (paid by employee)
Child(ren):	\$ 43.58 (paid by employee)
Family:	\$ 77.90 (paid by employee)

EyeMed Premium

City Employee/Elected Official:	\$ 8.93 (paid by city)
Qualified Retiree:	\$ 8.93 (paid by city for 5 years or age 65)
Spouse:	\$ 8.04 (paid by employee)
Children:	\$ 8.93 (paid by employee)
Family:	\$ 13.85 (paid by employee)

Basic Life

City Employee/Elected Official:	\$ 0.194 per \$1,000 (paid by city)
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AD&D Plan

City Employee/Elected Official:	\$ 0.040 per \$1,000 (paid by city)
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Optional Employee Life and AD&D Plan

(paid by employee)

Participation subject to annual budgetary approval.

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 Pasture Grazing Lease with William E. Riley. Mr. Thee indicated that Mr. Riley grazes cattle and horses on the landfill and surrounding City property. Mr. Thee mentioned that the contract is essentially the same as last year and there have been no issues with his lease.

Motion by Councilman Wilson, seconded by Councilman Hernandez to approve the Pasture Grazing Lease with William E. Riley.

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

Motion carried.

**ITEM #10** City Manager Rex M. Thee briefed the Council with regards to calling for a Public Hearing on the Proposed Budget for the City of Monahans 10/01/22-9/30/2023 Budget Year. Mr. Thee indicated that August 23, 2022 will be the best day.

Motion by Councilman Hawkins, seconded by Councilman Carrell to call for the Public Hearing on the Proposed Budget Year 10/01/22-9/30/2023 and set the date for August 23, 2022.

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

Motion carried.

**ITEM #11** City Manager Rex M. Thee briefed the Council regarding the Public Funds Investment Report, Quarter Ending June 30, 2022. Mr. Thee indicated that the public funds are protected by a third-party bank at 102%, as required by law.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the Public Funds Investment Report, Quarter Ending June 30, 2022.

Votes were as follows:      “Aye”            Rudy Hernandez

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

Motion carried.

**ITEM #12** Mayor Steen read the following statement out loud in open session. “The City Council will begin its Executive Session on this 12<sup>th</sup> day of July 2022 at 3:17 p.m., pursuant to the provisions of the Open Meetings Law - Texas Government Code, in accordance with the authority contained in:

- (a) Section 551.074 Personnel Matters: Appointment of unexpired term ending 9-30-2023, MEDC Board
- (b) Section 551.074 Personnel Matters: Appointments to the Planning & Zoning Board term ending 7/31/2022 (3 members, 1 alternate member).”

**ITEM #13** Mayor Steen read the following statement out loud, in open session. “The City Council has completed its Executive Session on the 12<sup>th</sup> day of July 2022 at 3:29 p.m.”

City Manager Rex M. Thee briefed the Council regarding Resolution No. 2022-023 appointment of unexpired term ending 9-30-2023, MEDC Board. Mr. Thee indicated that Eddie Nelms resigned from the board and an appointment needs to be made. Mayor Steen read the Resolution out loud.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve Resolution No. 2022-023: To appoint Cathy Anthony to the unexpired three-year term ending September 30, 2023, as Monahans Economic Development Board Member, effective July 12, 2022.

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

Motion carried.

City Manager Rex M. Thee briefed the Council regarding Resolution No. 2022-024 appointments to the Planning and Zoning Board of Adjustment (3 members, 1 alternate member). Mr. Thee indicated that Arcadio Rivera, Johnny King, and Mickey Mitchell are regular members; Raul Sustaita is an alternate and all with terms expiring July 31<sup>st</sup>. Mayor Steen read the Resolution out loud.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve Resolution No. 2022-024: To appoint member Krislynn Neace, reappoint Johnny King, and Mickey Mitchell,

and Alternate Member Rudy Sustaita to a two-year term as Planning and Zoning Board of Adjustment members, August 1, 2022 through July 31, 2024, subject to their acceptance.

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

Motion carried.

Mr. Thee indicated that an alternate member will be appointed, at the next Council meeting, for the unexpired alternate term of Krislynn Neace who is now a regular member of the Planning and Zoning Board of Adjustment.

**ITEM #14** Motion by Councilman Hawkins, seconded by Councilman Hernandez to adjourn meeting at 3:33 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 August 23, 2022.

ATTEST:

APPROVED:

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Tonya Todd, City Secretary

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Adam Steen, Mayor