

MINUTES
REGULAR MEETING
TUESDAY, JULY 23, 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 (<i>absent</i>)	Council Member District No. 3
Ivy Valenzuela (<i>absent</i>)	Council Member District No. 4
Richard Hawkins	Council Member District No. 5
Rex M. Thee	City Manager
Frank Heslin (<i>absent</i>)	Assistant City Manager
Tonya Todd	City Secretary
Justin Till	Attorney for the City
Kristofer Quintana	Chief MPD
Stormey Laws	Captain MPD
Chris Guzman	MPD
Michael Garcia	MPD
Anthony Garcia	MPD
Loris Scott	Self
Christy Sullivan	The Monahans News
Richard Covington	Public Works Director
Aaron Huffty	Code Enforcement Officer in Training
Ashley Aduino	MEDC Director
Jennifer Sanchez	Self
Carrie Fonseca	Self
Jeff Schulte	Self
Mindy Thurman	Self

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 July 9, 2024, Regular Council Meeting.

Motion by Councilman Stava, seconded by Councilman Wilson to approve the minutes of the July 9, 2024, Regular Council Meeting.

Votes were as follows:	“Aye”	Gerald Stava
	“Aye”	Jeppie Wilson
	Absent	Calvin Carrell
	Absent	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 \$866,655.43
- b. 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) Planning and Zoning Board of Adjustment Minutes (j) Monahans Chamber of Commerce Hotel Occupancy Tax, Quarterly Report

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

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

Motion carried.

ITEM #5 Presentation by citizens to be heard.

Jeff Schulte addressed the Council regarding a Property Violation Notice he received. Mr. Schulte stated that this was not his property and provided a copy of his survey. City Manager Rex M. Thee responded that he and his staff would review the documents and be back in touch.

Mindy Thurman specifically addressed Mayor Steen on an issue regarding his personal life, that he should make a public statement and called for the Mayor’s resignation. Mayor Steen responded that his private life was invaded and this is a private matter; he would take her comments under advisement.

Monahans Police Department Chief Quintana introduced new Peace Officer Anthony Garcia.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding the Audit Report of the Financial Statements for year Ended September 30, 2023 from Smith & Rives, PC. Mr. Thee stated that Rocky Rives with Smith & Rives, PC was present to make the audit report presentation. Mr. Rives discussed with the Council several of the financial highlights in the audit report for fiscal year 2022-2023. Mr. Rives mentioned that the City’s net position increased

by \$2,696,503 and there were “no findings” identified during the audit. Mr. Rives asked if there were any questions and there were none.

Motion by Councilman Hawkins, seconded by Councilman Stava to approve the Audit Report of the Financial Statements for Year Ending September 30, 2023, from Smith and Rives, PC.

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

Motion carried.

ITEM #7 Proclamation: “Monahans Excavation Safety Day 2024” August 22, 2024. The Proclamation was postponed.

ITEM #8 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 10/01/2024 to 09/30/2025 Fiscal Year Budget (*hearing date 08/27/2024*).

Motion by Councilman Stava, seconded by Councilman Wilson to call for a Public Hearing on the Proposed Budget for the City of Monahans 10/01/2024-9/30/2025 Budget Year and set the date for 08/27/2024, during the Regular Council Meeting.

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

Motion carried.

ITEM #9 City Manager Rex M. Thee briefed the Council regarding First Right of Refusal to Purchase Airport Hangar #16 from Brett Grigry. Mr. Thee indicated that Mr. Grigry has received an offer to purchase Hangar #16 for \$600,000 and Mr. Grigry has presented a letter requesting the council consider first right of refusal under Section 14 of the Hangar Lease agreements. Mr. Thee mentioned that he does not see a real benefit to the City to own the hangar and recommends to vote to invoke first right of refusal not to purchase the hangar, which allows Grigry Development Properties, LP to sell the hangar.

Motion by Councilman Wilson, seconded by Councilman Hawkins to invoke first right of refusal on Airport Hangar #16, allowing Brett Grigry to sell the hangar.

Votes were as follows:	“Aye”	Gerald Stava
	“Aye”	Jeppie Wilson
	Absent	Calvin Carrell

Absent Ivy Valenzuela
“Aye” Richard Hawkins

Motion carried.

ITEM #10 City Manager Rex M. Thee briefed the Council regarding the Public Funds Investment Report, Quarter Ending June 30, 2024. Mr. Thee stated that the public funds are secured by pledges in third party banks at 102% and Fair Market Value is used. Mr. Thee mentioned that the increase in interest rates is noticeable.

Motion by Councilman Stava, seconded by Councilman Hawkins to approve the Public Funds Investment Report, Quarter Ending June 30, 2024, as presented.

Votes were as follows:

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

Motion carried.

ITEM #11 City Manager Rex M. Thee briefed the Council regarding a request from the Car Club to Close E. 5th Street between S. Allen and S. Calvin Avenue, September 14, 2024, from 7:00 a.m. to 4:00 p.m., for the Car Show at Hill Park. Mr. Thee indicated that they have used Hill Park and had the street closed for their past shows without any issues.

Motion by Councilman Wilson, seconded by Councilman Stava to approve the request from the Car Club to Close E. 5th Street between S. Allen and S. Calvin Avenue, September 14, 2024, from 7:00 a.m. to 4:00 p.m., for the Car Show at Hill Park.

Votes were as follows:

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

Motion carried.

ITEM #12 City Manager Rex M. Thee briefed the Council with regards to approving the Monahans Economic Development Corporation 10/01/2024 to 9/30/2025 Fiscal Year Budget. Mr. Thee indicated that the MEDC Board of Directors approved the budget in their meeting July 15th. Mr. Thee mentioned that the line-item for Professional Services will be the same amount as the MEDC budget item in the City of Monahans final approved budget.

Motion by Councilman Carrell, seconded by Councilman Wilson to approve the 10/01/2024-9/30/2025 Budget for the Monahans Economic Development Corporation (MEDC).

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

Motion carried.

ITEM #13 City Manager Rex M. Thee briefed the Council regarding the 2024-2025 Administrative Services Agreement between the Monahans Economic Development Corporation and the City of Monahans. Mr. Thee indicated that the City finance officer and staff provide services such as invoicing, financial reporting, payroll, audit documentation, etc. for MEDC which compensates the City for the services. Mr. Thee mentioned that this contract formalizes both parties’ responsibilities, and sets the compensation rates and methods pursuant to the City’s budget. Mr. Thee stated that the contract term is 12 months with automatic renewal for an additional 12 months subject to the budget consideration which allows the compensation to be adjusted for the second year and the 24-25 term is set at \$206,529.

Motion by Councilman Stava, seconded by Councilman Hawkins to approve the 2024-2025 Administrative Services Agreement between the Monahans Economic Development Corporation and the City of Monahans.

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

Motion carried.

ITEM #14 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-031 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 indicated there are four non-compliant properties on the list. Mr. Thee mentioned 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 Wilson to approve Resolution No. 2024-031: 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:
111 E. 8 th	Southland Blk 4 Lot E 100’ of 1 thru 4	Coco’s Mangonadas Y Mas
207 S. Kenneth	Adie #2 Blk 5 Lot 3	Nelda Patterson

506 S. Kenneth Providence #2 Blk 12 Lot 4 Shannon Hoehne
811 N. Main Ballard Blk 2 Lot 4 Randal Salazar

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

Motion carried.

ITEM #15 Motion by Councilman Hawkins, seconded by Councilman Wilson to adjourn meeting at 3:36 p.m.

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

Motion carried.

Passed and approved by the Monahans City Council on August 13, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor