

MINUTES
REGULAR MEETING
TUESDAY, JULY 27, 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
Rudy Hernandez	Council Member District No. 1
Jeppie S. Wilson, Jr.	Council Member District No. 2/Mayor Pro Tem
Absent-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
Absent-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
Richard Covington	Public Works Director
Christy Sullivan	The Monahans News
Gus Ortega	Oncor Electric

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 13, 2021 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Hernandez to approve the minutes of the July 13, 2021, 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 Presentation of citizens to be heard. Teresa Burnett, Chamber of Commerce Director, stated that the 14th Annual Pie Auction and the John Conlee Concert are coming up, this weekend. Ashley Aduato, MEDC Director, stated that they are working on some of the same projects. City Manager Rex M. Thee mentioned a letter and a post card of the City’s swimming pool he received from Mr. Lowell Joerg, from California. Mr. Thee stated that Mr. Joerg’s calls his hobby “Re-distribution of Happiness” and he found the post card in an antique store and wanted to send it back to the City.

ITEM #5 City Manager Rex M. Thee briefed the Council with a request to close 5th Street between Allen and Calvin September 11, 2021 for the Desert Reflection Cars Show at Hill Park, 8:00 a.m. to 3:00 p.m. Mr. Thee mentioned that the city has done this for several years, with no problems. Mr. Thee stated that closing the street gives them more area, off the park grass, for cars and food vendors.

Motion by Councilman Wilson, seconded by Councilman Hernandez to approve the request to close 5th St. between Allen and Calvin, September 11, 2021 for Desert Reflection Cars Show at Hill Park, 8:00 a.m. to 3:00 p.m.

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

Motion carried.

ITEM #6 City Manager Rex M. Thee briefed the Council on approving the 10/01/2021-9/30/2022 Budget for the Monahans Economic Development Corporation (MEDC). Mr. Thee indicated that the MEDC derives most of its working revenue from 25% of the 2% on the dollar Sales Tax the City collects. Mr. Thee stated that with sales tax down this year, and a conservative estimate for next year based on this year’s numbers, the MEDC board approved a good budget. Mr. Thee mentioned that Ms. Aduato is a city employee and a 3% COLA was included to her salary budget, which the board approved.

Motion by Councilman Hernandez, seconded by Councilman Hawkins to approve the 10/01/2021-9/30/2022 Budget for the Monahans Economic Development Corporation (MEDC).

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

Motion carried.

ITEM #7 City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1290 Amending Sec. 26-10 (a), (b), (c), and (d) Water Rates-Schedule and Sec. 26-12 Sewer Rate-User Charge System of the Code of Ordinances, Revising Rates. Mr. Thee indicated that this will be a 5% increase reflected in the proposed 2021-2022 budget. Mr. Thee stated that a regular single-family household will approximately see a \$5.50 increase in their monthly bill. Mr. Thee mentioned that the new rates will begin in November 2021.

Motion by Councilman Hawkins, seconded by Councilman Hernandez to approve Ordinance No. 1290:

ORDINANCE NO. 1290

AN ORDINANCE AMENDING SECTION 26-10 (a), (b), (c), and (d) AND SECTION 26-12 OF THE CODE OF ORDINANCES OF THE CITY OF MONAHANS, TEXAS; PROVIDING FOR A NEW WATER RATE SCHEDULE; PROVIDING FOR A REVISED SEWER USER CHARGE SYSTEM; RESCINDING ALL ORDINANCES IN CONFLICT, AND DECLARING AN EFFECTIVE DATE.

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

Motion carried.

ITEM #8 City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1291 Amending Sec. 13-9 (2) Minimum Sanitation Charges and Sec. 13-9 (3) Outside City Limits Residential and Commercial Service, Revising Rates. Mr. Thee indicated that this will be a 5% increase reflected in the proposed budget. Mr. Thee stated that this increase will be on all residential and commercial customers both inside and outside City limits. Mr. Thee mentioned that the new rates will begin in November 2021.

Motion by Councilman Valenzuela, seconded by Councilman Wilson to approve Ordinance No. 1291.

ORDINANCE NO. 1291

AN ORDINANCE AMENDING SECTION 13-9 (2), and (3) OF THE CITY CODE OF ORDINANCES OF THE CITY OF MONAHANS, TEXAS; PROVIDING FOR REVISED RATES OR CHARGES; RESCINDING ALL ORDINANCES IN CONFLICT, AND DECLARING AN EFFECTIVE DATE.

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 the Independent Audit Agreement with Smith and Rives, PC for Fiscal Year End September 30, 2021. Mr. Thee indicated that this is basically the same agreement as the previous year with added wording informing clients about compliance with periodic auditor best practices peer review standards and GASB employee pension guarantees.

Motion by Councilman Wilson, seconded by Councilman Hernandez to approve the Independent Audit Agreement with Smith and Rives, PC for Fiscal Year End September 30, 2021.

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 Resolution No. 2021-028 approving the City Manager’s Certification that all improvements required by Chapter 22-Subdivisions, Article IV. Required Improvements and Article V. Design Standards have been satisfactorily completed in accordance with all City plans and specifications for such improvements of the East Monahans Subdivision currently zoned “R-5” – Planned Development for the portion of East Monahans Parkway from East 12th Street north to Business IH-20. Mr. Thee indicated that Phase 1 and Phase 2 make up this portion of Parkway and the development requirements comply with acceptable city standards.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve Resolution No. 2021-028: To approve the City Manager’s certification that all improvements required by the Code of Ordinances, City of Monahans, Texas, Chapter 22 – Subdivisions, Article IV. Required Improvements and Article V. Design Standards have been satisfactorily completed in accordance with all city plans and specifications for such improvements of the East Monahans Subdivision currently zoned “R-5”-Planned Development for the portion of East Monahans Parkway from East 12th Street north to Business IH-20.

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 regarding Resolution No. 2021-029 Code Enforcement Officer’s Report regarding properties in violation of Section 6 and/or Section 13 of the Code of Ordinances, City of Monahans, Texas weeds, garbage, trash and/or Building Code violations. Mr. Thee indicated that Code Enforcement Officer Richard Covington was available to answer any questions.

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve Resolution No. 2021-029: 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:
800 E. “B”	Knox Block 11	Lot 8 thru 11 Herbert Smith
911 S. Allen	Southland Block 2	Lot 9 thru 12 Maira Fraire
411 N. Main	M.O.T. Block 30	Lot 14 & 15 Robert Garcia
408 N. Main	M.O.T. Block 36	Lot 6 & S 22.5’ of 7 Roy Garcia
702 S. Ike	Providence #2 Block 20	Lot 2 Skylar Coulston
800 S. Kenneth	Bellaire Block 37	Lot 1 & 2 Ginger Parry
401 E. “A”	M.O.T. Block 52	Lot 1 & 2 Dora Castaneda
506 S. Calvin	M.D. Co. #1 Block 2	Lot 3 L.A. Chandler
1601 S. Calvin	Park Block 2	Lot 1 & 2 Josie Kuykendall
508 S. Gary	M.D. Co. #6 Block 2	Lot 6 Richard Hale
509 S. Franklin	M.D. Co. #4 Block 2	Lot 6 John Rawling

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 Wilson to adjourn meeting at 3:18 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 August 10, 2021.

ATTEST:

Tonya Todd, City Secretary

APPROVED:

Adam Steen, Mayor