

MINUTES  
REGULAR MEETING  
TUESDAY, AUGUST 24, 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
Ashley Aauto	Director Monahans Economic Development Corporation
Billy Riley	Chief of Police MPD
Richard Covington	Public Works Director
Paul Scifers	The Monahans News
David Huertas	Ward Memorial Hospital
Cathy Anthony	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 August 10, 2021 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the minutes of the August 10, 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** Presentation of citizens to be heard. Chief of Police Billy Riley mentioned that after five years of trying and with the help of Brooks Landgraf, by mid-September, crosswalks are set to be installed at the red-light traffic signals at 12<sup>th</sup> Street and 15<sup>th</sup> Street on South Stockton Avenue. Chief Riley stated that “no right turn on red” signage will be installed, as well. Chief Riley informed the Council that he had the MRAP (Mine-Resistant Ambush Protected), a police tactical unit, parked outside for them to look at, after the meeting. Mayor Steen announced that door-to-door trick or treat will be Saturday, October 30, 2021, 6:00 p.m. to 9:00 p.m. The sirens will be activated at the start and end times, unless there is bad weather, at the time.

**ITEM #5** Public Hearing: Open for comments regarding the 2021 Proposed Property Tax Rate Increase. Mayor Steen opened the Public Hearing for comments. City Manager Rex M. Thee stated that the 2021 Proposed Ad Valorem Property Tax Rate is \$0.35000 per \$100 valuation and even though the City is not increasing the tax rate, the higher property valuations will mean the City will collect \$109,228 more than last year, which means the City is proposing to increase property taxes for the 2021 tax year. Mr. Thee indicated that since this constitutes a tax increase by state statute, this public hearing is required. No comments were made and Mayor Steen closed the Public Hearing.

**ITEM #6** City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1292 adopting the Fiscal Year Budget October 1, 2021 to September 30, 2022. Mr. Thee stated that the Public Hearing and First Reading on the proposed budget was held at the last city council meeting, with no public comment. Mr. Thee mentioned that the proposed budget is posted on the City website. Mayor Steen read the caption of Ordinance No. 1292, aloud.

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve the Second and Final Reading of Ordinance No. 1292:

ORDINANCE NO. 1292

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS ADOPTING THE BUDGET FOR THE CITY OF MONAHANS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2021, AND ENDING ON SEPTEMBER 30, 2022, AND REVISING THE BUDGET FOR THE PRECEDING FISCAL YEAR ENDING SEPTEMBER 30, 2021.

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 with regards to ratifying the 2021 Property Tax Rate reflected in the 2021-2022 Budget. Mr. Thee indicated that the Public Hearing was held earlier in this meeting, with no public comment, and state law allows public discussion or comment on all agenda items during consideration. Mr. Thee reminded the Council that State statute requires specific language for the motion.

Motion by Councilman Wilson “I move to ratify the 2021 property tax rate at \$0.35000 per \$100 of property valuation reflected in the 2021-2022 Fiscal Year Budget”, seconded by Councilman Valenzuela.

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 the First Reading of Ordinance No. 1293 to adopt the 2021 Property Tax Rate. Mr. Thee reminded the Council that State statute requires specific language for the motion. Mayor Steen read the caption of Ordinance No. 1293, aloud.

Motion by Councilman Hawkins “I move that the property tax rate be increased by the adoption of a tax rate of \$0.35000, which is effectively a 6.6% percent increase in the tax rate, by approving Ordinance No. 1293”, seconded by Councilman Valenzuela.

ORDINANCE NO. 1293

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS, LEVYING TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MONAHANS, TEXAS.

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 with regards to acknowledgement of the adopted budgets for Ward County Appraisal District and Winkler County Appraisal District 01/01/2022 to 12/31/2022 Budget Year. Mr. Thee stated that the Ward CAD budget is \$747,634, and the Winkler CAD budget is \$451,344. Mr. Thee stated that the Ward CAD is \$39,414

higher than last year mainly for another staff appraiser that was hired. Mr. Thee mentioned that the Winkler CAD is \$2,444 higher than last year, they do not have a chief appraiser so they use a professional appraisal firm and the two full time employees will not receive raises this year.

Motion by Councilman Carrell, seconded by Councilman Wilson to acknowledge receipt of the adopted budget from Ward County Appraisal District and Winkler County Appraisal District 01/01/2022 to 12/31/2022 Budget Year.

Votes were as follows:	Absent	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 acknowledgment of Mayoral appointments to the Monahans Housing Authority Board of Commissioners. Mr. Thee indicated that Mayor Steen appointed Sindy Fuentes, Joel Griner, Chad Smith and the resident board member will be Stacey Tapp.

Motion by Councilman Carrell, seconded by Councilman Hawkins to acknowledge the Mayor’s appointments to the Monahans Housing Authority Board of Commissioners, Sindy Fuentes, Joel Griner, Chad Smith and Stacey Tapp term 9/23/2021 to 9/22/2023, subject to their acceptance.

Votes were as follows:	Absent	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 with regards to approving Publicity and Tourism Agreements for the 2021-2022 Fiscal Year Hotel Occupancy Tax Funding for the Monahans Chamber of Commerce and Ward County. Mr. Thee indicated that the Monahans Chamber of Commerce agreement is in the amount of \$161,495, and the Ward County agreement is in the amount of \$468,500 with \$50,000 going to the Ward County Museum. Mr. Thee mentioned that the agreements state that these totals are considered the “up to” amounts, periodic reports are required, the recipients shall maintain complete and accurate financial records, all expenditures must be spent in accordance with the laws and the revenues received shall not commingle with any other money.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve the Publicity and Tourism Agreement for the 2021-2022 Fiscal Year Hotel Occupancy Tax Funding for the Monahans Chamber of Commerce and Ward County.

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

Motion carried.

**ITEM #12** City Manager Rex M. Thee briefed the Council with regards to approving Easement and Right of Way Agreement with Texas New Mexico Power Company (TNMP) on City Land in a portion of Section 98, Block A, G&M.M.B.&A Survey known as Tract 2, Block 4, Monahans Industrial Subdivision No. 7; a portion of Section 99, Block A, G&M.M.B.&A Survey known as Tract 1, Block 4, and Tract 1, Block 3 Monahans Industrial Subdivision No. 7; and a portion of Section 82, Block A, G&M.M.B.&A Survey known as Tract 1, Block 2 Monahans Industrial Subdivision No. 7, City of Monahans, Ward County, Texas; and, Offer of Compensation. Mr. Thee indicated that TNMP has offered \$120 per rod, which is \$8.00 per rod higher than Texas University Lands schedule, for a total of \$114,714 for 955.95 rods. Mr. Thee stated that the agreement also requires compensation if non-easement access or additional work space is used. Mr. Thee mentioned that the proposed power lines on the existing permitted landfill and in the planned expansion area to the east are in either, already existing dedicated powerline easements, or in the TCEQ required 100-foot buffer zone where landfilling is not allowed. Mr. Thee stated that the powerlines to the west of the landfill are not in the way of any planned expansion. Mr. Thee stated that he recommends accepting the offer and agreement.

Motion by Councilman Valenzuela, seconded by Councilman Wilson to approve the Easement and Right of Way Agreement with Texas New Mexico Power Company on City Land in a portion of Section 98, Block A, G&M.M.B.&A Survey known as Tract 2, Block 4, Monahans Industrial Subdivision No. 7; a portion of Section 99, Block A, G&M.M.B.&A Survey known as Tract 1, Block 4, and Tract 1, Block 3 Monahans Industrial Subdivision No. 7; and a portion of Section 82, Block A, G&M.M.B.&A Survey known as Tract 1, Block 2 Monahans Industrial Subdivision No. 7, City of Monahans, Ward County, Texas; and, Offer of Compensation in the amount of \$114,714 for 955.95 rods.

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

Motion carried.

**ITEM #13** City Manager Rex M. Thee briefed the Council regarding a request to Close 5<sup>th</sup> Street between S. Allen and S. Calvin Saturday, October 30, 2021 for Ward Memorial Hospital Halloween Bash at Hill Park, 7:00 a.m. to Noon. David Huertas was present to address the Council. Mr. Huertas stated that it will be set-up like the other farmers market events, with a Halloween theme. Mr. Huertas stated that there will be pumpkins, a photo booth for kids and families to take selfies and they are asking vendors to pass out candy. Mr. Huertas mentioned how nice and well-kept Hill Park is and thanked the Council for their consideration.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the request to close 5<sup>th</sup> Street between S. Allen and S. Calvin Saturday, October 30, 2021 for Ward Memorial Hospital Halloween Bash at Hill Park, 7:00 a.m. to Noon.

Votes were as follows:

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

Motion carried.

**ITEM #14** City Manager Rex M. Thee briefed the Council with regards to acknowledgement of the Monahans Economic Development Corporation (MEDC) 2021 Annual Report. Mr. Thee indicated that the MEDC Board approved this report at their meeting, Monday, August 16, 2021. MEDC Director Ashley Aduato reviewed with the Council the report, highlighting the growth in our community.

Motion by Councilman Wilson, seconded by Councilman Carrell to acknowledge receipt of the Monahans Economic Development Corporation (MEDC) 2021 Annual Report.

Votes were as follows:

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

Motion carried.

**ITEM #15** City Manager Rex M. Thee briefed the Council with regards to Resolution No. 2021-031 nominating candidate(s) to serve as members of the Board of Directors for the Ward County Appraisal District for a two-year term beginning January 1, 2022. Mr. Thee indicated that the election will be December 15, 2021, and the City will have 92 votes to cast.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve Resolution No. 2021-031:

That the following person(s) are hereby nominated and whose name(s) will be placed on the ballot as a candidate for director of the Ward County Appraisal District by

CITY OF MONAHANS

<u>NAME</u>	<u>ADDRESS</u>
1. Adam Steen	1702 S. Leon, Monahans, TX 79756

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

Motion carried.

**ITEM #16** Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:44 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 September 14, 2021.

ATTEST:

APPROVED:

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Tonya Todd, City Secretary

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Adam Steen, Mayor