

**MINUTES
REGULAR MEETING
TUESDAY, AUGUST 25, 2020**

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:

| | |
|------------------------------|---|
| <i>David B. Cutbirth</i> | <i>Mayor</i> |
| <i>Absent-Rudy Hernandez</i> | <i>Council Member District No. 1</i> |
| <i>Jeppie S. Wilson</i> | <i>Council Member District No. 2/Mayor Pro Tem</i> |
| <i>Calvin Carrell</i> | <i>Council Member District No. 3</i> |
| <i>Ivy Valenzuela</i> | <i>Council Member District No. 4</i> |
| <i>Richard Hawkins</i> | <i>Council Member District No. 5</i> |
| | |
| <i>Rex M. Thee</i> | <i>City Manager</i> |
| <i>Tonya Todd</i> | <i>City Secretary</i> |
| <i>Alan Nicholas</i> | <i>Attorney for the City</i> |
| | |
| <i>Teresa Burnett</i> | <i>Executive Director Chamber of Commerce</i> |
| <i>Billy Riley</i> | <i>Chief of Police-MPD</i> |
| <i>Christy Sullivan</i> | <i>Monahans News</i> |
| <i>Ashley Adauto</i> | <i>Director Monahans Economic Development Corporation</i> |
| <i>Nancy Winkler</i> | <i>Self</i> |
| <i>Adam Steen</i> | <i>Self</i> |

ITEM #1 & ITEM #2 Mayor Cutbirth 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 11, 2020 Regular Council Meeting.

Motion by Councilman Valenzuela, seconded by Councilman Carrell to approve the minutes of the August 11, 2020, Regular Council Meeting, as presented.

| | | |
|------------------------|--------|---|
| Votes were as follows: | Absent | Rudy Hernandez |
| | “Aye” | Jeppie Wilson |
| | “Aye” | Calvin Carrell |
| | “Aye” | Ivy Valenzuela |
| | Absent | Richard Hawkins (arrived after this vote) |

Motion carried.

ITEM #4 Presentation by citizens to be heard. Ashley Aduato, Director of the Monahans Economic Development Corporation mentioned that work continues on the East Monahans Subdivision, including extending Monahans Parkway to 8th Street.

ITEM #5 City Manager Rex M. Thee briefed the Council with regards to ratifying/setting the 2020 Property Tax Rate reflected in the 2020-2021 budget. Mr. Thee indicated that the proposed rate is .35000 cents per \$100 valuation. Mr. Thee stated that the proposed tax rate is not greater than the no-new revenue rate, which means the City is not proposing to increase property taxes for the 2020 tax year. Mr. Thee mentioned that while this is not a public hearing, public comment is allowed during deliberation.

Motion by Councilman Wilson, seconded by Councilman Hawkins to ratify the 2020 Property Tax Rate at .35000 cents per \$100 of property valuation reflected in the 2020-2021 Fiscal Year Budget.

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

Motion carried.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding Second and Final Reading of Ordinance No. 1280 Adopting the Fiscal Year Budget October 1, 2020 to September 30, 2021. Mr. Thee indicated that the required hearing was held and he thanked the staff and the Council for their input into this budget.

Motion by Councilman Carrell, seconded by Councilman Valenzuela, to approve Ordinance No. 1280:

ORDINANCE NO. 1280

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS ADOPTING THE BUDGET FOR THE CITY OF MONAHANS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021, AND REVISING THE BUDGET FOR THE PRECEDING FISCAL YEAR ENDING SEPTEMBER 30, 2020.

Section 1. The budget, allocation of funds, expenditure classification, position classification/pay plan and incentive benefit plan, for the City of Monahans, for the fiscal year beginning October 1, 2020, and ending on September 30, 2021, as shown therein words and figures be, and is hereby finally approved and adopted.

Section 2. The sum of \$13,130,693 is hereby appropriated for budget allocations in the amounts shown as follows:

| | |
|--------------------------|--------------|
| General Fund | \$ 7,584,022 |
| System Fund | \$ 5,546,671 |
| Utility Deposit Fund | \$ 175,136 |
| Hotel Occupancy Tax Fund | \$ 3,511,042 |
| Police Asset Fund | \$ 890 |

Municipal Court Security Fund \$ 28,531
Municipal Court Technology Fund \$ 19,295

Section 3. That the budget of the City of Monahans, Texas, for the fiscal year beginning on October 1, 2019 and ending on September 30, 2020, as shown therein words and figures be, and is hereby “Revised 2019-2020” in the budget for the fiscal year beginning on October 1, 2020, and ending on September 30, 2021.

Section 4. That all monies anticipated for collection and disbursements under this Ordinance shall be indicated as revenue and expenditures by the City Manager in the preparation of the annual budget; and the Director of Finance shall keep accurate and complete records of all monies collected under this Ordinance and of the purposes for which same are expended.

Section 5. That all monies collected which are not specifically appropriated shall be deposited in the General Fund.

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 regarding First Reading of Ordinance No. 1281. Mr. Thee stated that the budget reflects a .35000 cents per \$100 valuation property tax rate.

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve Ordinance No. 1281:

SECTION 1. That there is hereby levied for the 2020 Tax Year upon all property, real and mixed, not exempt from taxation by the Constitution and Laws of this State, situated within the corporate limits of said City for the use and support of the Municipal Government of said City of Monahans, and to provide for Permanent Improvements of said City, a Tax of Thirty-five and 000/10000 cents (.35000) on each One-Hundred Dollars (\$100.00) of valuation of property as aforesaid; and said tax, so levied and collected, shall be apportioned to the specified purposes hereinafter set forth, to wit:

(a) For payment of current expenses and to be deposited in the General Fund, Thirty-five and 000/10000 cents (.35000) on each One-Hundred Dollars (\$100.00) of valuation of such property.

SECTION 2. This tax rate will raise more taxes for maintenance and operations than last year’s tax rate by \$33,411.00 (2.36%), and of that amount \$33,411.00 is tax revenue to be raised from new property added to the tax roll this year.

SECTION 3. This tax rate is not greater than the no-new-revenue tax rate, which means the City of Monahans is not proposing to increase property taxes for the 2020 tax year.

SECTION 4. The effective date of this ordinance shall be October 1, 2020.

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 acknowledgement of the Monahans Economic Development Corporation (MEDC) 2020 Annual report. MEDC Director Ashley Aduato reviewed said report with the Mayor and Council. Mr. Thee stated that the MEDC Board has already approved the 2020 Report.

Motion by Councilman Hawkins, seconded by Councilman Wilson to acknowledge receipt of the Monahans Economic Development Corporation (MEDC) 2020 Annual Report.

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 regarding Resolution 2020-032 regarding line item budget amendments to the 2019-2020 Budget-General Fund-Airport. Mr. Thee stated that unused funds from Airport - Capital Equipment in the General Fund will be moved to Maintenance – Structures. Mr. Thee mentioned that the budgeted capital fund was not needed due to the new FBO, Grigry Energy dba Monahans Air Center taking over the fueling operation and utilizing and upgrading the fuel system, and the donation of the fuel system cover by Westward Metal Buildings. Mr. Thee stated that auditing does not require this adjustment, but I feel it provides a more transparent picture of expenditures and helps verify allocation in the new budget. Mr. Thee mentioned the State Fiscal Year RAMP grant program considers previous maintenance expenditures, but not Capital expenditures by the airport sponsor, as proof of continued effort and support when considering future allocations for RAMP and other grant requests.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve Resolution 2020-032: To make the following line item adjustments to the 2019-2020 Budget.

| <u>Account No.</u> | <u>Department</u> | <u>Current Amount</u> | <u>Amended Amount</u> |
|--------------------|----------------------------------|-----------------------|-----------------------|
| | Airport | | |
| 10-5-20-996 | Capital - Equipment | \$ 85,000 | \$0.00 |
| | Airport | | |
| 10-5-20-410 | Maintenance - Structures | \$ 1,500 | \$45,510.00 |
| 10-5-20-487 | Maintenance – Taxiways & Runways | \$ 48,500 | \$89,490.00 |

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 regarding acknowledgment of Mayoral appointment to the Monahans Housing Authority Board of Commissioners. Mr. Thee indicated that Mayor Cutbirth has reappointed Mickey Mitchell and Armando Flores to the Monahans Housing Authority Board of Commissioners for the term September 23, 2020 – September 22, 2022 and both have verbally accepted reappointment. Councilman Carrell stated that the two have been good board members. Mr. Thee stated that this item is to acknowledge the Mayor’s appointments.

Motion by Councilman Wilson, seconded by Councilman Hawkins to acknowledge the Mayor’s reappointment of Mickey Mitchell and Armando Flores to the Monahans Housing Authority Board of Commissioners for the September 23, 2020 to September 22, 2022.

Votes were as follows:

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

Motion carried.

ITEM #11 Mayor Cutbirth read the following statement aloud, in open session. “The City Council will begin its Executive Session on this 25th day of August 2020 at 3:25 p.m. Pursuant to the provisions of the Open Meetings Law – Texas Government Code, in accordance with the authority contained in:

Section 551.072 Deliberations Regarding Real Property:

a. Odessa College Leased City Building and Old Edwards Elementary Gym.”

ITEM #12 Open Session: Mayor Cutbirth read the following statement aloud, in open session. “The City Council has completed its Executive Session on the 25th day of August 2020 at 3:51 p.m.”

To take any action deemed necessary after executive session regarding Section 551.072 Deliberations Regarding Real Property:

a. Odessa College Leased City Building and Old Edwards Elementary Gym

Legal Description: Parcel 7045, Block 5, Monahans Development Company Addition No. 3, an addition to the City of Monahans, Ward County, Texas; Physical Address: 806 South Dwight.

City Manager Rex M. Thee stated that Odessa College would like to purchase said property. Councilman Carrell stated that he is glad to have Odessa College in our community, but he does not like the wording of the contract to sale. Mr. Thee mention that he and Dr. Fuentes walked the property observing the condition of the property and the sale price is \$100 for the property.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve the Contract of Sale, adding language to include that if Odessa College abandons the property for a continuous period of twenty-four (24) months, ownership of the property will revert back to City.

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

Motion carried.

ITEM #13 Motion by Councilman Hawkins, seconded by Councilman Hernandez to adjourn meeting at 3:55 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 8, 2020.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

David B. Cutbirth, Mayor