

MINUTES
REGULAR MEETING
TUESDAY, August 27, 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	Council Member District No. 3
Ivy Valenzuela	Council Member District No. 4
Richard Hawkins (<i>absent</i>)	Council Member District No. 5
Rex M. Thee	City Manager
Frank Heslin	Assistant City Manager
Tonya Todd	City Secretary
Justin Till (<i>absent</i>)	Attorney for the City
Kristofer Quintana	MPD Chief
Stormey Laws	MPD Captain
Xavier Ramon	MPD Lieutenant
Loris Scott	Self
Christy Sullivan	The Monahans News
Aaron Huffty	Code Enforcement Officer in Training
Ashley Aduato	MEDC 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 August 13, 2024, Regular Council Meeting.

Motion by Councilman Stava, seconded by Councilman Carrell to approve the minutes of the August 13, 2024, Regular Council Meeting.

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

Motion carried.

ITEM #4 Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$1,119,680.62
- b. Resolution No. 2024-033 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 (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

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

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

Motion carried.

ITEM #5 Presentation by citizens to be heard. None

ITEM #6 Public Hearing: Mayor Steen opened for comments regarding the City of Monahans 2024-2025 Fiscal Year Proposed Budget at 3:03 p.m. City Manager Rex M. Thee gave a short synopsis of FY2025. Mr. Thee indicated that the budget will be based on an ad valorem tax rate of \$0.35000 per \$100 valuation, revenue from City services, and sales tax. Mr. Thee stated that the budget includes estimated revenue of \$16,708,387; and, estimated expenditures of \$16,087,599. Mr. Thee mentioned that \$938,321 of expenditure is transfer in of capital assets from MEDC for streets and utilities infrastructure in Lot 26 E. Monahans Parkway Subdivision along the I-20 Service Road. Mr. Thee stated that from an auditing perspective, these expenditures zero out due to being a revenue gain of the same amount. Expenditures are projected to be \$1,639,396 above last year. Mr. Thee indicated that the City will also be purchasing two police Tahoes, four pickups, a new backhoe loader, annual lease of a new landfill compactor, installation of the water park, and a new service center shop. Mr. Thee mentioned that revenues are projected to be up about \$2,088,495 mainly due to the transfer of the State and Local Fiscal Recovery Funds (SLFRF), sales tax collections, and property valuations. Mr. Thee stated that a major portion of the revenue and expenditure increases is \$1,852,120 of SLFRF from the Federal Government that will be spent on drilling a new high volume modern water well, and constructing a new lid on Maxwell (1 million gallons) Underground Water Reservoir with these funds. No further comments were made and Mayor Steen closed the Public Hearing at 3:06 p.m.

ITEM #7 City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1321 adopting the City of Monahans Fiscal Year Budget October 1, 2024 to September 30, 2025. Mr. Thee indicated that current regulations require only one public hearing, and allows first reading of the ordinance at the same meeting as the public hearing. Mr. Thee mentioned that the budget can be changed any time prior to second and final reading, if needed. Mayor Steen read the caption of Ordinance No. 1321 out loud.

Motion by Councilman Wilson, seconded by Councilman Carrell to approve the First Reading of Ordinance No. 1321:

ORDINANCE NO. 1321

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS ADOPTING THE BUDGET FOR THE CITY OF MONAHANS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025, AND REVISING THE BUDGET FOR THE PRECEDING FISCAL YEAR ENDING SEPTEMBER 30, 2024.

Votes were as follows:

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

Motion carried.

ITEM #8 City Manager Rex M. Thee briefed the Council with regards to proposing the 2024 Property Tax Rate. Mr. Thee indicated that the No-New Revenue tax rate is \$.32897, the Voter-Approval tax rate is \$.35281, and the De Minimis tax rate is \$.40757. Mr. Thee mentioned that the proposed tax rate is greater than the no-new revenue rate, but is not greater than the voter-approval rate; therefore, the City is not required and cannot be petitioned to hold an election for voter approval of the rate. Mr. Thee stated that even though the City is not increasing the tax rate, the higher property valuations will mean the City will collect \$160,519 (7.43%) more than last year, of which \$25,668 is from new property added to the tax roll, and means the City is proposing to increase property taxes for the 2024 tax year.

Motion by Councilman Wilson, seconded by Councilman Stava “to propose the 2024 Property Tax Rate at \$0.35000 per \$100 valuation.”

Votes were as follows:

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

Motion carried.

ITEM #9 City Manager Rex M. Thee briefed the Council with regards to scheduling Public Hearing on the 2024 Proposed Property Tax Rate and Public Meeting to Vote on the 2024 Proposed Property Tax Rate and Announce Date, Time and Place of the Meeting (9/10/2024, 3:00 p.m., City Hall Council Chambers, 112 W. 2nd St., Monahans, Texas).

Motion by Councilman Stava, seconded by Councilman Valenzuela “to schedule a Public Hearing on the 2024 Proposed Property Tax Rate and Public Meeting to Vote on the 2024 Proposed Property Tax Rate for September 10, 2024 at 3:00 p.m. in the Council Chambers of City Hall, 112 West 2nd Street, Monahans, Texas.”

Votes were as follows:

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

Motion carried.

ITEM #10 City Manager Rex M. Thee briefed the Council regarding acknowledgement of the Adopted Budget for Ward County Appraisal District and Winkler County Appraisal District 01/01/2025 to 12/31/2025 Budget Year. Mr. Thee stated that Winkler County postponed their meeting and will provide their adopted budget at a later date. Mr. Thee stated that the calendar year 2025 total budget for Ward County Appraisal District is \$880,543, with the City’s share \$18,315.

Motion by Councilman Valenzuela, seconded by Councilman Carrell to acknowledge the adopted budget for Ward County Appraisal District 01/01/2025 to 12/31/2025.

Votes were as follows:

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

Motion carried.

ITEM #11 City Manager Rex M. Thee briefed the Council with regards to a request from Chief Quintana to close E. 11th Street between S. Leon and S. Nelson, October 1, 2024, from 4:00 p.m. to 8:00 p.m., National Night Out Event at Rudy Park.

Motion by Councilman Wilson, seconded by Councilman Stava to approve the request from Chief Quintana to close E. 11th Street between S. Leon and S. Nelson, October 1, 2024, from 4:00 p.m. to 8:00 p.m., National Night Out Event at Rudy Park.

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

Motion carried.

ITEM #12 City Manager Rex M. Thee briefed the Council regarding a Temporary Construction Easement between the City of Monahans and Oncor Electric Delivery Company, Easement No’s: E-10404, E-10537, Penwell POD - Wolf Switch. Mr. Thee indicated that these are transmission lines in the Oncor easement crossing a portion of the landfill. Mr. Thee stated that the original existing easement contains language that does allow temporary construction along the easement. Mr. Thee mentioned that the original language does not however allow modification of the lines in the existing easement, so that is where a modification agreement would contain compensation to the City per structure. Mr. Thee stated that the temporary easement will be properly cleared and returned to original condition after the modifications are made and by-pass poles removed.

Motion by Councilman Carrell, seconded by Councilman Wilson to approve the Temporary Construction Easement between the City of Monahans and Oncor Electric Delivery Company, Easement No’s: E-10404, E-10537, Penwell POD - Wolf Switch.

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

Motion carried.

ITEM #13 City Manager Rex M. Thee briefed the Council regarding a Temporary Bypass Easement between the City of Monahans and Oncor Electric Delivery Company, Easement No’s: E-49040, E-49041, Yucca Drive Switch -Moss Switch. Mr. Thee indicated that a portion of these lines cross the landfill. Mr. Thee stated that the existing easement does contain language that allows construction of the temporary bypass, but unlike the original Penwell to Wolf easement, Oncor has to obtain a document from the landowner and this easement is that document. Mr. Thee stated that this means the City can demand compensation for the temporary structure along with compensation for the modified structures in the permanent easement.

Motion by Councilman Stava, seconded by Councilman Wilson to approve the Temporary Bypass Easement between the City of Monahans and Oncor Electric Delivery Company, Easement No’s: E-49040, E-49041, Yucca Drive Switch -Moss Switch.

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

“Aye” Ivy Valenzuela
Absent Richard Hawkins

Motion carried.

ITEM #14 City Manager Rex M. Thee briefed the Council with regards to Resolution No. 2024-034 a Plat Designated as Subdivision of Block 32, East Monahans Subdivision, a Subdivision of 9.38 Acres located in the City of Monahans, Ward County, Texas. Mr. Thee indicated that MEDC has requested a subdivision which will divide the tract into two (2) lots. One lot of 2 acres, and one lot of 7.38 acres. Mr. Thee mentioned that this is the area along E. 12th Street south of Parkway Elementary. Mr. Thee stated that the Planning and Zoning Board approved the subdivision Wednesday, August 21, 2024.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve Resolution No. 2024-034: To approve the Plat Designated as Subdivision of Block 32, East Monahans Subdivision, a Subdivision of 9.38 Acres located in the City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

ITEM #15 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-035 a Plat Designated as Lots 1 and 2, Block 2, a Replat of Lot 1, Mission Village Monahans Located in Section 50, Block N, G. & M.M. B. & A. Survey, City of Monahans, Ward County, Texas. Mr. Thee indicated that this is a replat of the lot at 1210 East Sealy Ave., on which the City has placed the building that will become the Municipal Court building. Mr. Thee stated that MEDC will retain ownership of the south lot. Mr. Thee mentioned that the Planning and Zoning Board approved the replat Wednesday, August 21, 2024.

Motion by Councilman Stava, seconded by Councilman Wilson to approve Resolution No. 2024-035: To approve the Plat Designated as Lots 1 and 2, Block 2, a Replat of Lot 1, Mission Village Monahans Located in Section 50, Block N, G. & M.M. B. & A. Survey, City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

ITEM #16 City Manager Rex M. Thee briefed the Council with regards to approving the Publicity and Tourism Agreements for the 2024-2025 Fiscal Year Hotel Occupancy Tax (HOT) Funding for the Monahans Chamber of Commerce and Ward County. Mr. Thee indicated that the agreement for Monahans Chamber of Commerce is \$248,195, and \$550,000 for Ward County.

Motion by Councilman Carrell, seconded by Councilman Stava to approve the Publicity and Tourism Agreements for the 2024-2025 Fiscal Year Hotel Occupancy Tax (HOT) Funding for the Monahans Chamber of Commerce and Ward County.

Votes were as follows:

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

Motion carried.

ITEM #17 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 the two-year terms of Mickey Mitchell and Armando Flores end September 22nd, 2024, and Mayor Steen has reappointed both.

Motion by Councilman Wilson, seconded by Councilman Stava to acknowledge Mayoral appointments to the Monahans Housing Authority Board of Commissioners.

Votes were as follows:

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

Motion carried.

ITEM #18 Mayor Steen read the following statement out loud, in open session. “The City Council will begin its Executive Session on this 27th day of August, 2024 at 3:21 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: Two Appointments to a 3-year term 10-01-2024 to 9-30-2027, Monahans Economic Development Corporation (MEDC).”

ITEM #19 Mayor Steen read the following statement out loud, in open session. “The City Council has completed its Executive Session on the 27th day of August 2024, at 3:27 p.m.” City Manager Rex M. Thee briefed the Council regarding Resolution No. 2024-036 appointments to the Monahans Economic Development Board (2 members).

Motion by Councilman Stava, seconded by Councilman Wilson to approve Resolution No. 2024-036: To reappoint Leticia Rodriguez and appoint Daniel Taylor to a three-year term as Monahans Economic Development Board member, for the term of October 1, 2024 through September 30, 2027, subject to their acceptance.

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

Motion carried.

ITEM #20 Motion by Councilman Wilson, seconded by Councilman Stava to adjourn meeting at 3:28 p.m.

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

Motion carried.

Passed and approved by the Monahans City Council on September 10, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor