

MINUTES  
REGULAR MEETING  
TUESDAY, SEPTEMBER 12, 2023

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	Council Member District No. 5
Rex M. Thee	City Manager
Frank Heslin	Assistant City Manager
Tonya Todd	City Secretary
Justin Till	Attorney for the City
Kristopher Quintana	Chief of Police-MPD
Stormey Laws	Captain-MPD
Xavier Ramon	Lieutenant-MPD
Christy Sullivan	The Monahans News
Richard Covington	Public Works Director
Ashley Aduino	MEDC Director
Aaron Huffty	Code Officer in Training
Guy Thames	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 22, 2023 Regular Council Meeting.

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve the minutes of the August 22, 2023 Regular Council Meeting.

Votes were as follows:

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

Motion carried.

**ITEM #4** Presentation by citizens to be heard. None

**ITEM #5** Mayor Steen opened the Public Hearing regarding the 2023 Proposed Property Tax Rate Increase. City Manager Rex M. Thee stated that the proposed 2023 property tax rate is \$0.35000 per \$100 valuation, which is the same as the current rate. Mr. Thee indicated that the higher property valuations will mean the City will collect \$299,265 more than last year and since this constitutes a tax rate increase by state statute, this public hearing is required. No further 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. 1313 Adopting the Fiscal Year Budget October 1, 2023 to September 30, 2024. Mr. Thee mentioned that he is proposing two changes. Mr. Thee indicated that one change is for a great reason; Chevron has agreed to donate \$25,000 for covers on the new fitness court and studio being built on E. 15<sup>th</sup> Street. Mr. Thee stated that he proposes, Line Item 10-40760 Donations and Bequests under General Fund Revenues be raised from \$30,000 to \$45,000, and Line Item 10-5-18-996 NFC Fitness Court be raised from \$105,000 to \$130,000. Mr. Thee mentioned the revenue line item already anticipated a \$10,000 donation; therefore, the budget revenues increased only \$15,000, while the expenditure is the full \$25,000. Mr. Thee indicated that the second change is an increase in revenue due to payment of interest of \$320 by the bank on the funds in the State and Local Fiscal Recovery Fund account since the original budget was proposed. Mr. Thee mentioned that the budget includes estimated revenue at \$14,619,892, and estimated expenditures of \$14,448,203.

Mr. Thee read Section 2. of the Ordinance out loud.

Section 2. The sum of \$28,646,769 is hereby appropriated for budget allocations in the amounts shown as follows:

General Fund	\$ 11,953,815
System Fund	\$ 11,151,924
Utility Deposit Fund	\$ 220,537
Hotel Occupancy Tax Fund	\$ 3,282,068
Police Asset Fund	\$ 58,080
Municipal Court Security Fund	\$ 30,200
Municipal Court Technology Fund	\$ 6,800
State & Local Fiscal Relief Funds	\$ 1,943,345

Mayor Steen read the caption of Ordinance No. 1313 out loud.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve the Second and Final Reading of Ordinance No. 1313:

**ORDINANCE NO. 1313**

**AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS ADOPTING THE BUDGET FOR THE CITY OF MONAHANS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2023, AND ENDING ON SEPTEMBER 30, 2024, AND REVISING THE BUDGET FOR THE PRECEDING FISCAL YEAR ENDING SEPTEMBER 30, 2023.**

Votes were as follows:        “Aye”                Gerald Stava

“Aye” Jeppie Wilson  
“Aye” Calvin Carrell  
“Aye” Ivy Valenzuela  
“Aye” Richard Hawkins

Motion carried.

**ITEM #7** City Manager Rex M. Thee briefed the Council on ratifying the 2023 Property Tax Rate reflected in the 2023-2024 Budget.

Motion by Councilman Hawkins, seconded by Councilman Wilson “to ratify the 2023 property tax rate at \$0.35000 per \$100 of property valuation reflected in the 2023-2024 Fiscal Year Budget”.

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

Motion carried.

**ITEM #8** City Manager Rex M. Thee briefed the Council with regards to the First Reading of Ordinance No. 1314 to adopt the 2023 Property Tax Rate. Mayor Steen read the caption out loud.

Motion by Councilman Wilson, seconded by Councilman Hawkins “that the property tax rate be increased by the adoption of a tax rate of \$0.35000, which is effectively a 16.31 percent increase in the tax rate, by approving Ordinance No. 1314”, first reading.

ORDINANCE NO. 1314

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS, LEVYING TAXES FOR THE 2023 TAX YEAR FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MONAHANS, TEXAS, FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024

Votes were as follows: “Aye” Gerald Stava  
“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 Monahans Economic Development Corporation (MEDC) 2023 Annual Report. Mr. Thee indicated that the MEDC Board approved this report at their meeting, Monday, August 21, 2023. MEDC Director Ashley Aduato reviewed the report with the Council, highlighting the growth in

our community. Councilman Valenzuela and Councilman Carrell commented on the need for another grocery store. Mr. Thee asked MEDC Director how much does the workforce and homes factor in to a new business being built in Monahans? Director Aduato said it is a big factor and that was a determining aspect in the development of the East Parkway Subdivision. Councilman Wilson verified that the construction project by Paso was for apartments.

Motion by Councilman Wilson, seconded by Councilman Hawkins to acknowledge receipt of the Monahans Economic Development Corporation (MEDC) 2023 Annual Report.

Votes were as follows:

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

Motion carried.

**ITEM #10** City Manager Rex M. Thee briefed the Council on acknowledgement of a donation to First Responders from EagleClaw Midstream. Mr. Thee mentioned that the proceeds were raised from their “Holes for Heroes” charity golf tournament, in Midland, Texas.

Motion by Councilman Carrell, seconded by Councilman Wilson to acknowledge the \$6,000 donation to First Responders from EagleClaw Midstream.

Votes were as follows:

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

Motion carried.

**ITEM #11** City Manager Rex M. Thee briefed the Council regarding a request from Chief Quintana to close E. 13<sup>th</sup> Street between Stuart Avenue and East Monahans Parkway for National Night Out 2023, October 3, 2023 from 4:00 p.m. to 8:00 p.m.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the request from Chief Quintana to close E. 13<sup>th</sup> Street between Stuart Avenue and East Monahans Parkway for National Night Out 2023, October 3, 2023 from 4:00 p.m. to 8:00 p.m.

Votes were as follows:

“Aye”	Gerald Stava
“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 Resolution No. 2023-027 nominating candidate(s) to serve as members of the Board of Directors for the Ward County Appraisal District for the Years 2024-2025. Mr. Thee indicated that voting on the nominations will be in December and the City of Monahans has 103 votes. Mr. Thee mentioned that Ward County, MWP ISD and PBT ISD have a large majority of the votes.

Motion by Councilman Hawkins, seconded by Councilman Wilson to approve Resolution No. 2023-027: 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	P.O. Box 1011, Monahans, TX 79756
2.		
3.		
4.		
5.		

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

Motion carried.

**ITEM #13** City Manager Rex M. Thee briefed the Council with regards to Resolution No. 2023-028 an Interlocal Agreement between Region 8 Education Service Center and the City of Monahans, a Cooperative Purchasing Program known as The Interlocal Purchasing System (TIPS) Program. Mr. Thee indicated that this will allow the City to save considerable money on the purchase of a new trash truck. Mr. Thee mentioned that he has checked the purchasing cooperatives of which the City already has membership, and TIPS will get the machine needed at the best nationally bid price.

Motion by Councilman Carrell, seconded by Councilman Stava to approve Resolution No. 2023-028: That the City of Monahans requests a stated need for participation in The Interlocal Purchasing System (TIPS) whereby Rex M. Thee is authorized and directed to sign and deliver

any and all necessary requests and documents in connection therewith for and on behalf of the City of Monahans.

Votes were as follows:

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

Motion carried.

**ITEM #14** City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1315 to Revise Chapter 4.03 Dangerous Buildings. Mr. Thee mentioned that Attorney for the City Justin Till has produced an ordinance revision that streamlines the process, better defines personnel duties, and utilizes the most useful parts of state law. Mayor Steen read the caption out loud.

Motion by Councilman Carrell, seconded by Councilman Hawkins to approve First Reading of Ordinance No. 1315:

ORDINANCE NO. 1315

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONAHANS, TEXAS, AMENDING THE DEFINITION OF UNSAFE STRUCTURES, PROVIDING FOR NOTICE OF THE CITY’S DETERMINATION THAT A STRUCTURE IS UNSAFE, TIMELINES FOR REPAIR OR ABATEMENT BY THE PROPERTY INTEREST-HOLDERS, PUBLIC HEARING AND ORDER TO ABATE OR DEMOLISH BY CITY COUNCIL, AND AUTHORIZING CERTAIN EMERGENCY ACTIONS TO BE TAKEN BY THE CITY.

Votes were as follows:

“Aye”	Gerald Stava
“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 Halcon Operating Co., Inc., application for Permit to Drill, Sealy Ranch Well No. 7302H and Sealy Ranch Well No. 7307H. Mr. Thee stated that the location is at the Hogg Ranch Well Field area within City Limits. Mr. Thee mentioned that the City authorized permits for Halcon to drill these two wells in 2018, but Halcon let the one-year permits expire without drilling. Mr. Thee stated that Halcon has already drilled 9 or so wells out there, and so far with no issues. Mr. Thee indicated that Casey Todd, Gray Fox Consulting, LLC, the City’s contracted Oil and Gas inspector will be checking up on the operations.

Motion by Councilman Stava, seconded by Councilman Hawkins to approve the permit applications for Halcon Operating Co., Inc., Sealy Ranch Well No. 7302H and Sealy Ranch Well No. 7307H.

Votes were as follows:       “Aye”           Gerald Stava  
  “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 3:36 p.m.

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

Motion carried.

Passed and approved by the Monahans City Council on September 26, 2023.

ATTEST:

APPROVED:

\_\_\_\_\_  
Tonya Todd, City Secretary

\_\_\_\_\_  
Adam Steen, Mayor