

MINUTES
REGULAR MEETING
TUESDAY, SEPTEMBER 24, 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	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

Kristofer Quintana	MPD Chief
Stormey Laws	MPD Captain
Teresa Burnett	Chamber of Commerce Director
Loris Scott	Self
Christy Sullivan	The Monahans News
Aaron Huffty	Code Enforcement Officer
Ashley Adatao	MEDC Director
Lauren Valle	TDEM
Richard Covington	Public Works 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 September 10, 2024, Regular Council Meeting.

Motion by Councilman Stava, seconded by Councilman Valenzuela to approve the minutes of the September 10, 2024, 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 Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$838,613.84
- b. Resolution No. 2024-037 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

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

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

Motion carried.

ITEM #5 Presentation by citizens to be heard. Teresa Burnett Chamber of Commerce Director mentioned the upcoming Town Hall meeting with Texas State Senator Kevin Sparks.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1322 to adopt the 2024 Property Tax Rate. Mr. Thee indicated that the property tax rate of \$0.35000 per \$100 valuation was approved on the first reading of the ordinance. Mayor Steen read the caption out loud.

Motion by Councilman Hawkins, seconded by Councilman Stava “that the property tax rate be increased by the adoption of a tax rate of \$0.35000, which is effectively a 6.39% percent increase in the tax rate, by approving the Second and Final Reading Ordinance No. 1322.”

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 regarding Resolution No. 2024-038 Opening/Awarding of Bids for Fuel.

Mr. Thee opened the sealed bids and read them out loud.

<u>Bidder</u> <u>3L USA, LLC</u> <u>dba 3L Energy Solutions</u>	<u>Constant (Bidder's Gross Margin Per Gallon)</u> I. Unleaded (91) <u>0.2750</u> II. Unleaded (87) <u>0.2750</u> III. Diesel #2 (street use) <u>0.2750</u> IV. Diesel #2 (dyed off road) <u>0.7500</u>
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<u>Bidder</u> <u>Southwest Marketers, Inc.</u>	<u>Constant (Bidder's Gross Margin Per Gallon)</u> I. Unleaded (91) <u>.24</u> II. Unleaded (87) <u>.24</u> III. Diesel #2 (street use) <u>.24</u> IV. Diesel #2 (dyed off road) <u>.24</u>
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<u>Bidder</u> <u>Sun Coast Resources, LLC</u>	<u>Constant (Bidder's Gross Margin Per Gallon)</u> I. Unleaded (91) <u>.2096</u> II. Unleaded (87) <u>.2096</u> III. Diesel #2 (street use) <u>.2096</u> IV. Diesel #2 (dyed off road) <u>.5490</u>
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<u>Bidder</u> <u>Hampel Oil</u>	<u>Constant (Bidder's Gross Margin Per Gallon)</u> I. Unleaded (91) <u>.30</u> II. Unleaded (87) <u>.30</u> III. Diesel #2 (street use) <u>.30</u> IV. Diesel #2 (dyed off road) <u>.30</u>
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Mr. Thee stated that he will review the bids and this will be placed on the next agenda to award the bid.

ITEM #8 City Manager Rex M. Thee briefed the Council with regards to acknowledgement of the adopted budget for Winkler County Appraisal District 01/01/2025 to 12/31/2025 Budget Year. Mr. Thee indicated that the calendar year 2025 total budget for Winkler County Appraisal District is \$767,250, and the City's share will be \$667.34.

Motion by Councilman Wilson, seconded by Councilman Carrell to acknowledge the adopted budget for Winkler County Appraisal District 01/01/2025 to 12/31/2025 Budget Year.

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) 2024 Annual Report. Mr. Thee indicated that the MEDC Board approved this report at their meeting, September 16, 2024. MEDC Director Ashley Aduato reviewed the report with the Council, highlighting the projects of the year.

Motion by Councilman Stava, seconded by Councilman Valenzuela to acknowledge receipt of the Monahans Economic Development Corporation (MEDC) 2024 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 with regards to accepting a Warranty Deed to the City of Monahans for Lot 1, Block 2, Mission Village Monahans, Section 50, Block N, G&MMB&A, City of Monahans, Ward County, Texas. (*a.k.a. 1216 E. Sealy Ave.*) Mr. Thee indicated that the MEDC Board approved the Warranty Deed at their meeting, September 16, 2024.

Motion by Councilman Wilson, seconded by Councilman Hawkins to accept the Warranty Deed to the City of Monahans for Lot 1, Block 2, Mission Village Monahans, Section 50, Block N, G&MMB&A, City of Monahans, Ward County, Texas. (*a.k.a. 1216 E. Sealy Ave.*)

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 with regards to a Warranty Deed to the Monahans Economic Development Corporation for Lots 7 and 8, Block 1, Tatom Addition, City of Monahans, Ward County, Texas. (*a.k.a. 618 and 700 S. Alice Street*) Mr. Thee indicated that this property backs the property on Main Street that MEDC recently acquired. Mr. Thee stated that the City is swapping this property for the property on Sealy.

Motion by Councilman Carrell, seconded by Councilman Stava to approve the Warranty Deed to the Monahans Economic Development Corporation for Lots 7 and 8, Block 1, Tatom Addition, City of Monahans, Ward County, Texas (a.k.a. 618 and 700 S. Alice Street).

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. 2024-039 Code Enforcement Officer’s Report Regarding Properties in Violation of one or more of the following Articles: Article 4.03, Article 7.02, Article 12.03 of the Code of Ordinances, City of Monahans, Texas. Mr. Thee indicated there was ten (10) now down to five (5) non-compliant properties on the list. Mr. Thee mentioned that approving this resolution will authorize non-compliant cases to proceed up to and including filing with Municipal Court.

Motion by Councilman Stava, seconded by Councilman Wilson to approve Resolution No. 2024-039: 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:
409 S. Allen	G&MMB&A Blk N Sec 51 36.65’ X 150’	Isaac & Belenda Diaz
715 N. Betty	Bonine #1 Blk 1 Lot 21	Refugio Perez
606 S. James	Providence #2 Blk 14 Lot 4	James Noelke
807 S. Bruce	Lily Blk 1 Lot 9	Krystal Barrera
602 S. James	Providence #2 Blk 14 Lot 2	Ronny & Patricia Tone

Votes were as follows:

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

Motion carried.

ITEM #13 Mayor Steen read the following statement out loud, in open session. “The City Council will begin its Executive Session on this 24th day of September, 2024 at 3:24 p.m. pursuant to the provisions of the Open Meetings Law – Texas Government Code, in accordance with the authority contained in:

- a. Section 551.071 Consultation with Attorney: TML IRP Settlement with Southwestern Bell Telephone Company D/B/A AT&T Texas.”

ITEM #14 Mayor Steen read the following statement out loud, in open session. “The City Council has completed its Executive Session on the 24th day of September 2024, at 3:33 p.m.” City Manager Rex M. Thee briefed the Council regarding a TML IRP settlement with Southwestern Bell Telephone Company D/B/A AT&T Texas. Mr. Thee indicated that TML has offered a settlement of \$20,000 to Southwestern Bell Telephone Company D/B/A AT&T Texas. Mr. Thee recommends that the City approve the settlement agreement.

Motion by Councilman Wilson, seconded by Council Hawkins to accept the settlement agreement of \$20,000 to Southwestern Bell Telephone Company D/B/A AT&T Texas.

Votes were as follows:

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

Motion carried.

ITEM #15 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:34 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 October 8, 2024.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor