

MINUTES
REGULAR MEETING
TUESDAY, SEPTEMBER 26, 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 (<i>absent</i>)	Assistant City Manager
Tonya Todd	City Secretary
Justin Till	Attorney for the City
Kristopher Quintana	Chief of Police-MPD
Stormey Laws	Captain-MPD
Adrian Gonzales	MPD
Christy Sullivan	The Monahans News
Loris M. Scott	Self
Ashley Aduino	MEDC Director
Aaron Huffty	Code Officer in Training

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 12, 2023 Regular Council Meeting.

Motion by Councilman Valenzuela, seconded by Councilman Carrell to approve the minutes of the September 12, 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 Consider and Act Upon approving the following consent items:

- a. Accounts Payable in the amount of \$893,948.10
- b. Resolution No. 2023-029 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 Report, (g) City Monthly Fund Balance Report, (h) City Monthly Revenue and Expenditure Comparison Summary Report

Motion by Councilman Wilson, seconded by Councilman Hawkins 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. Ashley Aduato, MEDC Director, mentioned that work is being done on the property they recently acquired. City Manager Rex M. Thee mentioned that he attended the 15th Annual Becan Awards where Chamber of Commerce Director Teresa Burnett won the Program Excellence Award.

ITEM #6 City Manager Rex M. Thee briefed the Council regarding Resolution No. 2023-030 Opening/Awarding of Bids for Fuel. Mr. Thee indicated that this is the annual fuel bid opening. Mr. Thee mentioned that if there is an apparent and acceptable best bid, a resolution awarding the bid will be approved or if more time to review bids is needed, then it can be placed on the next meeting. Mr. Thee mentioned that Southwest Marketers was awarded the fuel contract for FY23 at twenty-three cents (\$0.230) over rack price. Mr. Thee stated that rack price is their purchase cost, which fluctuates. Mr. Thee mentioned that the City will pay rack price, plus the margin cost, per gallon. Mr. Thee indicated that two bids were received.

Mayor Steen read the two bids out loud.

<u>Bidder</u>	<u>Constant (Bidder’s Gross Margin Per Gallon)</u>	
<u>Kent Distributors, Inc.</u>	I. Unleaded (91)	<u>\$0.35</u>
	II. Unleaded (87)	<u>\$0.35</u>
	III. Diesel #2 (street use)	<u>\$0.35</u>
	IV. Diesel #2 (dyed off road)	<u>\$0.35</u>

<u>Bidder</u>	<u>Constant (Bidder’s Gross Margin Per Gallon)</u>	
<u>Southwest Marketers, Inc.</u>	I. Unleaded (91)	<u>\$0.25</u>
	II. Unleaded (87)	<u>\$0.25</u>
	III. Diesel #2 (street use)	<u>\$0.25</u>

IV. Diesel #2 (dyed off road) \$0.25

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve Resolution No. 2023-030: To award the bid to Southwest Marketers, Inc., with a constant gross margin for unleaded (91) and unleaded (87) of \$0.25, Diesel #2 street use of \$0.25, and Diesel #2 dyed off road of \$0.25 for a period of twelve months 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 #7 City Manager Rex M. Thee briefed the Council with regards to the Second and Final Reading of Ordinance No. 1314 to adopt the 2023 Property Tax Rate. Mr. Thee mentioned that the first reading was approved at the last meeting. 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”, second and final 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 #8 City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1315 to Revise Chapter 4.03 Dangerous Buildings. Mr. Thee mentioned that the first reading was approved at the last meeting.

Motion by Councilman Carrell, seconded by Councilman Stava to approve Second and Final 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 #9 City Manager Rex M. Thee briefed the Council regarding the First Reading of Ordinance No. 1316 to Amend the 2022-2023, Fiscal Year Budget to Account for Transfer In of Infrastructure Assets from MEDC. Mr. Thee indicated that the amendments seem to increase the budget, in actuality the increase in assets to the City has value that shows as revenue in, while the same amount is shown as expenditures from capital funds in the System Fund and the General Fund. Mr. Thee stated that from an auditing perspective, this will zero out, and no actual funds were or are being spent above the approved general fund budget. Mayor Steen read the caption of the ordinance and Mr. Thee read Section 1., out loud.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the First Reading of Ordinance No. 1316:

AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS, AMENDING
2022-2023 FISCAL YEAR BUDGET.

SECTION 1. To make the following budget amendments.

<u>Account No.</u>	<u>Department</u>	<u>Current Budget</u>	<u>Amended Budget</u>
10-40732	General Fund Other Resources MEDC Transfer Assets	\$236,116	\$2,931,633
10-5-16-720	Capital - Outlay Streets	\$236,116	\$2,931,633
20-40865	System Fund Other Services MEDC Transfer Assets	\$ 35,000	\$ 660,447
20-5-51-801	Capital - Outlay Water Production Structures and Improvement	\$ 0	\$ 312,723
20-5-52-801	Capital - Outlay Wastewater Structures and Improvement	\$ 0	\$ 312,724

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 regarding Resolution No. 2023-031 Code Enforcement Officer’s Report Regarding Properties in Violation of Article 4.03 and/or Article 7.02 of the Code of Ordinances, City of Monahans, Texas, Garbage, Trash and/or Building Code Violations. Mr. Thee indicated that approving this resolution will authorize non-compliant cases to proceed up to and including filing with Municipal Court.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve Resolution No. 2023-031: 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:		
1207 S. Ike	Bellaire	Block 14	Lot 7	AN Finance
200 S. Gail	Farr	Block 2	Lot 1-10	Patriot Production LLC
800 S. James	Bellaire	Block 28	Lot 1	Randall Flournoy
1010 N. Eva	Country Club	Block B	Lot 30	AHN Corporation
1304 S. Harry	Bellaire	Block 15	Lot S 33’ of 3, N 48’ of 4	Martin A DeFranco Jr.

Votes were as follows:

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

Motion carried.

ITEM #11 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:20 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 10, 2023.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

Adam Steen, Mayor