

*Prior to the Regular City Council Meeting, September 27, 2022 from 2:30 p.m. to 3:00 p.m., the City of Monahans held a reception honoring retiree Indalecio “Chacho” Salazar. Mr. Salazar has worked for the City of Monahans for 25 years, 5 months and 10 days. City Manager Rex M. Thee presented Mr. Salazar with a framed certificate and a retirement gift. Many well-wishers attended the reception, too many to name. City staff served cookies and punch. (A quorum of the council was present, but no formal city business was discussed or action taken by the City Council.)*

MINUTES  
REGULAR MEETING  
TUESDAY, SEPTEMBER 27, 2022

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
Rudy Hernandez	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 ( <i>arrived at 3:10 p.m.</i> )	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
Ashley Adatao	Director MEDC
Alexus Davis	Citizen
Kristofer Quintana	Chief of Police MPD
Jeremy Kines	Lieutenant MPD
Stormey Laws	Lieutenant MPD
Loris Scott Bullock	Citizen
Teresa Burnett	Executive Director Chamber of Commerce
Richard Covington	Public Works Director
Christy Sullivan	The Monahans News

**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 13, 2022 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve the minutes of the September 13, 2022 Regular Council Meeting.

Votes were as follows:	“Aye”	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell
	Absent	Ivy Valenzuela ( <i>had not arrived</i> )
	“Aye”	Richard Hawkins

Motion carried.

**ITEM #4** Presentation by citizens to be heard. Teresa Burnett, Executive Director of the Chamber of Commerce mentioned that they have a lot going on and with the upcoming legislative sessions, she has been talking with elected officials and leaders regarding a variety of topics that would impact our community. Ashley Aduato, MEDC Director stated that they continue to work on commercial lots.

**ITEM #5** City Manager Rex M. Thee briefed the Council regarding the Second and Final Reading of Ordinance No. 1303 to adopt the 2022 Property Tax Rate. Mr. Thee indicated that the 2022 Property Tax Rate of \$0.35000 per \$100 valuation, is the same as the current rate. Mr. Thee reminded the Council that State statute requires specific language for the motion. Mayor Steen read the caption out loud.

Motion by Councilman Wilson, “I move that the property tax rate be increased by the adoption of a tax rate of \$0.35000, which is effectively an 11.35 percent increase in the tax rate, by approving the Second and Final Reading of Ordinance No. 1303”, seconded by Councilman Hawkins.

ORDINANCE NO. 1303  
AN ORDINANCE OF THE CITY OF MONAHANS, TEXAS, LEVYING TAXES  
FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE  
CITY OF MONAHANS, TEXAS.

Votes were as follows:	“Aye”	Rudy Hernandez
	“Aye”	Jeppie Wilson
	“Aye”	Calvin Carrell
	Absent	Ivy Valenzuela ( <i>had not arrived</i> )
	“Aye”	Richard Hawkins

Motion carried.

**ITEM #6** City Manager Rex M. Thee briefed the Council with regard to acknowledgement of the Monahans Economic Development Corporation (MEDC) 2022 Annual Report. Mr. Thee indicated that the MEDC Board approved this report at their meeting, Monday, September 19, 2022. MEDC Director Ashley Aduato reviewed with the Council the report, highlighting the growth in our community. *(Councilman Valenzuela arrived during this agenda item.)*

Motion by Councilman Hawkins, seconded by Councilman Wilson to acknowledge receipt of the Monahans Economic Development Corporation (MEDC) 2022 Annual Report.

Votes were as follows:

“Aye”	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 on the Notice of Termination of Airport Management Contract from Brett Grigry Fixed Base Operator (FBO) for the Roy Hurd Memorial Airport. Mr. Thee indicated that Brett Grigry has been the Fixed Base Operator/Manager of Roy Hurd Memorial Airport since January 14, 2020, and he and the city have done many good things at the airport during that time. Mr. Thee stated that Mr. Grigry’s travel schedule has increased, therefore, he has submitted his letter of resignation.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve the termination of the Airport Management Contract with Brett Grigry.

Votes were as follows:

“Aye”	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 the Airport Management Contract for Fixed Base Operator (FBO) for the Roy Hurd Memorial Airport. Mr. Thee indicated that John Cutbirth along with Henry and David Cutbirth have hangars and airplanes at the airport, and are well versed on the City’s airport operations. Mr. Thee mentioned that the Airport Advisory Board discussed Mr. Grigry’s resignation and replacement, and recommended John Cutbirth for FBO. Mr. Thee stated that he recommends approving a contract with John Cutbirth, and feels the City will see no disruption of airport operations, including fuel availability.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve the Airport Management Contract with John Cutbirth as Fixed Based Operator (FBO).

Votes were as follows:       “Aye”       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 a Utility Line Easement Agreement between the City of Monahans and Oncor Electric Delivery Company in Section 52, Block N, G. & MM. BBA, Abstract (South of West Star Autoplex). Mr. Thee indicated that the easement will be less than 30’ wide for a 25 KB power line on poles across 120’ (7.27 rods) of City property. Mr. Thee mentioned that Oncor offered \$25.00 per rod, but accepted a \$35.00/rod request from the City for a total fee of \$254.45.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve the Utility Line Easement Agreement between the City of Monahans and Oncor Electric Delivery Company in Section 52, Block N, G. & MM. BBA, Abstract (South of West Star Autoplex).

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

Motion carried.

**ITEM #10** Motion by Councilman Hawkins, seconded by Councilman Carrell to adjourn meeting at 3:19 p.m.

Votes were as follows:       “Aye”       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 October 11, 2022.

ATTEST:

APPROVED:

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Tonya Todd, City Secretary

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Adam Steen, Mayor