

**MINUTES
REGULAR MEETING
TUESDAY, NOVEMBER 12, 2019**

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:

David B. Cutbirth
Absent-Rudy Hernandez
Jeppie S. Wilson
Calvin Carrell
Ivy Valenzuela
Richard Hawkins

Mayor
Council Member District #1
Council Member District #2/Mayor Pro Tem
Council Member District #3
Council Member District #4
Council Member District #5

Rex M. Thee
Tonya Todd
Absent-Alan Nicholas

City Manager
City Secretary
Attorney for the the City

Ashley Aduato
Teresa Burnett
Christy Sullivan
Billy Riley
Ted Boehm
Dexter Nichols

MEDC Director
Chamber of Commerce
Monahans News
Chief of Police-MPD
Delcom
County Commissioner

ITEM #1 & ITEM #2 Mayor Cutbirth 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 October 22, 2019 Regular Council Meeting.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the minutes of the October 22, 2019, Regular Council Meeting, as presented.

Votes were as follows:

Absent	Rudy Hernandez
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #4 City Manager Rex M. Thee mentioned that the Code Enforcement Officer’s Monthly Report was not included as part of the reports submitted. Mr. Thee also stated that the 950K Loader has been paid in full and the accounts payable list reflects the two 2020 Chevy Tahoes that were purchased for the Police Department and the rental from Warren Cat for a scraper.

Motion by Councilman Carrell, seconded by Councilman Wilson, to approve the following consent items:

- a. Accounts Payable in the amount of \$985,803.03
- b. Resolution No. 2019-049 Regarding Tax Roll Adjustments
- c. Monthly Reports/Minutes: (a) Airport Manager’s Monthly Report, (b) MEDC Minutes and Monthly Financial Report, (c) Building Permit Monthly Report, (d) Animal Control Monthly Report, (e) Municipal Court Monthly Report, (f) Code Enforcement Officer’s

Monthly Report, (g) City Monthly Fund Balance Report, (h) City Monthly Revenue and Expenditure Comparison Summary Report (i) Planning and Zoning Board of Adjustment Minutes

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

Motion carried.

ITEM #5 Presentation by citizens to be heard. Tereasa Burnett, Executive Director of the Chamber of Commerce mentioned that they are gearing up for a busy holiday season. Ms. Burnett stated a few upcoming events include the Tour of Homes, the Lighted Christmas Parade, a Coat Drive, a Silent Auction for graduating seniors, the Christmas & Chili Market and a blanket drive for Harmony Home. Ashley Adatao, MEDC Director, stated that a contract with Fitness 8:28 for a car wash will be finalized, soon.

ITEM #6 City Manager Rex M. Thee briefed the Council with regards to a request by Chamber of Commerce for Hotel Occupancy Tax funds on behalf of the Chamber, City, MEDC, Ward County, local businesses and organizations to design and maintain a mobile app. Mr. Thee stated that the entities would be users and can produce their part of the app in any form they wish. Mr. Thee stated that the Chamber would oversee the app and advertising on the app would be a source of revenue helping pay annual fees to Apple and Android. Mr. Thee indicated that the start-up fees would be between \$10,000 to \$17,000 which would include licensing, marketing, etc. and the funds are available from the Hotel Occupancy Tax funds. County Commissioner Dexter Nichols stated that he thought the mobile was a good idea. Mayor Cutbirth mentioned that Mr. Nichols is very active in the community and thanked him for his input and attendance at the meeting.

Motion by Councilman Wilson, seconded by Councilman Hawkins to approve the request from Chamber of Commerce for Hotel Occupancy Tax funds to design and maintain a mobile app, up to \$17,000.

Votes were as follows: Absent 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 with regards to the First Reading of Ordinance No. 1274 rezoning Lot 6, Block 9, Airport Addition, City of Monahans, Ward County, otherwise known as 1301 S. Faye Ave. from R-1 (Single-family Dwelling) to R-2 (Two-family Dwelling). Mr. Thee indicated that the owner would like to put an RV on the lot along with an existing trailer house. Mr. Thee stated that the Planning and Zoning Board approved the rezone at a recent meeting.

Motion by Councilman Hawkins, seconded by Councilman Carrell to approve the First Reading of Ordinance No. 1274:

ORDINANCE NO. 1274

Section 1: that Lot 6, Block 9, Airport Addition, City of Monahans, Ward County otherwise known as 1301 S. Faye Avenue be rezoned from R-1 (Single-family Dwelling) to R-2 (Multi-family Dwelling).

Votes were as follows:

Absent	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 with regards to the 2020 Septic Sewage Disposal Contract with R & R Construction, Inc. Mr. Thee stated that this contract is for septic sewage disposal at the wastewater treatment plant and this is basically the same contract as last year with our fees slightly higher than the area average.

Motion by Councilman Carrell, seconded by Councilman Valenzuela to approve the 2020 Septic Sewage Disposal Contract with R & R Construction, Inc., as presented.

Votes were as follows:

Absent	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 with regards to the Official Ballot for the Election of Members to the Board of Directors of the Ward County Appraisal District. Mr. Thee indicated that the City has 100 votes to be cast for election of members to the Appraisal District board of directors. Mr. Thee stated that the City nominated Mayor Cutbirth to the ballot and can cast all 100 votes for him or spread the votes around.

Motion by Councilman Carrell, seconded by Councilman Wilson to cast the City’s 100 votes for David B. Cutbirth.

Votes were as follows:

Absent	Rudy Hernandez
“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 Dawson Geophysical Company to conduct 3D Geophysical Survey on City Property namely G&MMB&A, Block A, Section 97, Abstract 97, 2.06 Acres, and G&MMB&A, Block N, Section 66, Abstract 69, 214 Acres. Mr. Thee indicated that this contract with Dawson Geophysical Company to do 3D Seismic Surveying on City property located north of the landfill and inside City limits at the Hogg Water Well Field does not include seismic work on City streets. Mr. Thee stated that contract will be presented at a later date. Mr. Thee mentioned that Dawson has offered \$20 an acre which is \$4 dollars an acre more than the University Lands schedule of \$16/acre, which comes to \$4,321.20 for the total 216.06 acres.

Motion by Councilman Hawkins, seconded by Councilman Valenzuela to approve the contract with Dawson Geophysical Company, as presented.

Votes were as follows:

Absent	Rudy Hernandez
“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 Land Lease Agreement with Verizon for a cell tower site on City property at 1100 South Faye. Mr. Thee indicated that Verizon offered a contract in August which the Council did not accept. Mr. Thee stated that the concern was with the 7.5% increase at each five-year renewal not keeping up with the Consumer Price Index/Inflation Factor (CPI). Mr. Thee informed the Council that Verizon has offered a new contract that will allow the increase at each 5-year renewal to be based on the CPI with a minimum of 7.5%, but no more than 10%. The CPI for the last five years as of August 1, 2019 is 6.4% and the annual lease fee for the first 5 years of the contract will be \$12,600.

Motion by Councilman Wilson, seconded by Councilman Valenzuela to approve the contract with the increase at each 5-year renewal to be based on the CPI with a minimum of 7.5%, not exceeding 10%, with the first 5 years of the contract being \$12,600 for 20 years total.

Votes were as follows:

Absent	Rudy Hernandez
“Aye”	Jeppie Wilson
“Aye”	Calvin Carrell
“Aye”	Ivy Valenzuela
“Aye”	Richard Hawkins

Motion carried.

ITEM #12 Motion by Councilman Hawkins, seconded by Councilman Valenzuela to adjourn meeting at 3:29 p.m.

Votes were as follows:

Absent	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 November 26, 2019.

ATTEST:

APPROVED:

Tonya Todd, City Secretary

David B. Cutbirth, Mayor