

THE LEVELLAND CITY COUNCIL MET IN A REGULAR MEETING ON MONDAY, THE 19th DAY OF DECEMBER 2022, AT LEVELLAND CITY HALL, R. O. DENNIS COUNCIL CHAMBERS, 1709 AVENUE H, WITH THE FOLLOWING MEMBERS PRESENT:

Barbra Pinner	Honorable Mayor	Present
Jim Myatt	Council Member	Present
Mary Engledow	Council Member	Present
Breann Buxkemper	Mayor Pro Tem	Present
Michael Stueart	Council Member	Present
Matt Wade	City Attorney	Present
Brandon Anderson	City Manager	Present
Andréa Corley	City Secretary	Present

The meeting was called to order at 6:00pm.

The Pledge was led by Mayor Barbra Pinner and the Invocation was given by Council Member Mary Engledow

Statements by Citizens:

There were no statements by citizens.

FIRST ITEM OF BUSINESS:

Consider and take necessary action to approve the minutes of the December 5, 2022, regular meeting.

Motion by Breann Buxkemper

Seconded by Jim Myatt

To approve the minutes of the December 5, 2022, regular meeting.

Motion carried unanimously.

SECOND ITEM OF BUSINESS:

Consider and take necessary action to approve a vehicle lease or other options with Levelland EMS.

City Staff received a memo from Pat Vigil requesting use/lease of the “old” City/County owned 2011 Ram 4500 Ambulance. I reached out to the County Judge and we have been working on proposals to bring to the Council and Commissioners. We are getting values from Purple Wave Auction as well as the information that I found on recent sales of similar units. We have also received a “Trade In” ballpark figure from a gentleman close who deals in new and used ambulances. That figure is in the \$5,000 to \$8,000 range.

Staff felt it would be more beneficial to all involved if we (City and County) just sold the vehicle to Methodist Hospital Levelland. However, if it is an offer that Council chooses not to accept, then we both feel it would be better to negotiate a lease price and then publicly bid through an auction after they have completed their use.

Being a jointly owned unit, it would have to be agreed upon by the Commissioners Court, as well.

No Action Taken.

THIRD ITEM OF BUSINESS:

Consider and take necessary action on a water tower lease agreement with Nate's Access, LLC.

City staff has been in discussions with Nate Edwards about the service he is providing to Levelland. He is providing last mile internet services to residents both inside the city limits and outside the city limits. We would typically allow other providers use of rights of way and public areas if properly requested. More information about his company can be obtained on his website (natesaccess.com).

Motion by Mary Engledow

Seconded by Jim Myatt

To approve the water tower lease agreement with Nate's Access, LLC.

Motion carried unanimously.

FOURTH ITEM OF BUSINESS:

Consider take necessary action on resale properties:

- *528 W. Jefferson St-- Lot Fourteen (14), Block One (1), Northside Addition, to the City of Levelland, Hockley County, Texas. Including Mobile Home (R17414)*

At the end of 2019, the City entered into an agreement with Texas Communities Group (TCG). TCG's focus is to increase current tax values by addressing some of the city's lowest valued properties. They do so by focusing on dilapidated and abandoned structures, particularly properties that are back due on taxes and have liens. These properties often have demolition liens where the City demolished a substandard structure or a mowing lien where the property owner failed to address excess vegetation on their property and the City was forced to step in. These properties are also often past due on property taxes. TCG also helps market the current inventory of trust properties jointly owned by the taxing entities in an effort to get the properties back into compliance and back on the tax rolls.

We recently completed bidding one set of trust properties jointly owned by all of the taxing entities. At this time there is one (1) property that has been paid for and is now pending approval from the taxing entities. Accordingly, we are now asking Council to consider approving the resale of this one property for a total of \$1500. To date, TCG has assisted with the sale of 34 trust properties, that brought in \$73,191.

Motion by Mary Engledow

Seconded by Jim Myatt

To approve the resale of the trust property at 528 W Jefferson - (R17414) Lot Fourteen (14), Block One (1), Northside Levelland, City of Levelland, Hockley County, Texas, to the highest bidder.

Motion carried unanimously.

FIFTH ITEM OF BUSINESS:

Consider and take necessary action on Resolution No. 2022-46 placing a temporary moratorium on issuing any license for the operation of any amusement redemption machine game room under Article 4.1400 of the Levelland Code of Ordinances.

With the events (sting operation) that happened back in November involving illegal activity at most of our game rooms, we feel it important at this time to analyze our current ordinance regulating game rooms and bring forth suggested changes to Council prior to issuing new license or permits inside the city limits of Levelland. This will give us the appropriate time to accomplish this review and bring changes back to Council for review. All current license and permits have been revoked and notification letters have been sent and posted.

Motion by Breann Buxkemper

Seconded by Michael Stueart

To approve Resolution 2022-46 placing a temporary moratorium on issuing any license for the operation of any amusement redemption machine game room under Article 4.1400 of the Levelland Code of Ordinances.

Motion carried unanimously.

SIXTH ITEM OF BUSINESS:

Consider and take necessary action to authorize staff to solicit bids and establish bid specifications for sale of a 1.75 acre tract of land located on the northeast corner of West Avenue and Equalizer Road.

In 2015, Council authorized entering into a five-year lease agreement with Renegade Services for a piece of property that the City owns adjacent to the detention pond by the Levelland-Oxy Sports Complex. This piece of property is approximately 1.75 acres and is on the corner of Equalizer Road and West Avenue. The property is not currently needed by the City for any public purpose.

In fact, we recently had an analysis conducted recently to determine if this property would be needed for additional water retention for a fully developed Levelland-Oxy Sports Complex. The analysis showed that the land will not be needed for even a fully developed sports complex.

Renegade Services is an oilfield services company that is located at 1937 West Avenue which is adjacent to the lot that the City leased them. Renegade had expressed an interest in leasing the property to accommodate the expansion of their operation to include a backhoe service at the time of the original lease. As a result of the additional service they were in need of additional yard space to store equipment and trailers. The property immediately south of their existing facility was an ideal location for additional yard space. Leasing the property has kept City staff from having to mow and maintain the site which results in costs savings to the City. In addition, the City receives \$3,000 annually for the lease of the property.

Renegade asked for and was granted another identical five-year lease at \$3,000 per year for the 1.75 acre tract. This was approved last year.

Shortly after starting here, City Manager Brandon Anderson was approached by Renegade to see if the City would consider selling this acreage to allow for them to put up permanent structures currently not allowed in the lease. Staff has visited with the City Attorney about this and his recommendation was to bid it out and see what the bids look like, while we would be losing \$3000 per year the property would be put back on the tax rolls and allow this business to expand possibly. It is already annexed into the City.

If the bid is accepted, the survey and closing costs would be the responsibility of the buyer and the City would not be out any expense if bid is accepted.



Motion by Breann Buxkemper

Seconded by Jim Myatt

To authorize staff to solicit bids and establish bid specifications for sale of a 1.75 acre tract of land located on the northeast corner of West Avenue and Equalizer Road.

Motion carried unanimously.

SEVENTH ITEM OF BUSINESS:

Consider and take necessary action to approve an employment contract for Municipal Court Judge.

During discussions and the interview process for the Municipal Judge Appointment, it was recommended that the new appointee sign a contract to better understand the role, accountability and appointment term.

Motion by Mary Engledow

Seconded by Jim Myatt

To approve the employment contract for Municipal Court Judge.

Motion carried unanimously.

EIGHTH ITEM OF BUSINESS:

Convene into executive session in accordance with Texas Government Code §551.074 to deliberate the appointment, employment, evaluation, duties, discipline, or dismissal of a public officer or employee: City Manager Review.

Mayor Pinner declared Council to be in Executive Session at 6:38pm. She returned Council to regular session at 8:08pm.

No Action Taken.

There being no further business, the meeting was adjourned at 8:08pm.

Respectfully Submitted,

Andréa Corley, TRMC
City Secretary

Barbra Pinner, Mayor