

THE LEVELLAND CITY COUNCIL MET IN A REGULAR MEETING ON MONDAY, THE 3rd DAY OF MARCH, 2025, AT LEVELLAND CITY HALL, R. O. DENNIS COUNCIL CHAMBERS, 1709 AVENUE H, WITH THE FOLLOWING MEMBERS PRESENT:

Breann Buxkemper	Honorable Mayor	Present
Michael Stueart	Mayor Pro Tem	Present
Bill Powell	Council Member	Present
Max Ledesma	Council Member	Present
Jaime McCabe	Council Member	Present
Slater Elza	City Attorney	Present
James Fisher	City Manager	Present
José Cavazos	Assistant City Manager	Present
Andréa Corley	City Secretary	Present

The City Council meeting was called to order at 6:09pm by Mayor Buxkemper.

The Pledge was led by Mayor Breann Buxkemper.

The Invocation was led by Steve Sanders, from St. Paul Lutheran Church

Police Chief Erica O'Bryon performed a pinning ceremony for newly-promoted Sergeant Matthew Benoit.

Statements by Citizens:

There were no statements by citizens.

FIRST ITEM OF BUSINESS:

Consider and take necessary action to approve the minutes of February 18, 2025, regular meeting and the February 26, 2025, special meeting.

Motion by Michael Stueart

Seconded by Jaime McCabe

To approve the minutes of February 18, 2025, regular meeting and the February 26, 2025, special meeting.

Motion carried unanimously.

SECOND ITEM OF BUSINESS:

Consider and take necessary action on an agreement with Bolinger, Segars, Gilbert & Moss to provide audit services for the City of Levelland.

Bolinger, Segars, Gilber & Moss (BSGM) are preparing to conduct audit services for the City and our component units for fiscal year 2023/2024. As per our contract with BSGM, fees

have not increased from the prior year. A copy of the engagement letter for the year ended September 30, 2024 was included for Council's review.

Motion by Jaime McCabe

Seconded by Max Ledesma

To approve an agreement with Bolinger, Segars, Gilbert & Moss to provide audit services for the City of Levelland.

Motion carried unanimously.

THIRD ITEM OF BUSINESS:

Consider and take necessary action on Ordinance 1090 forming the Mosaic Restoration Fund for the creation and maintenance of mosaic art in Levelland.

The purpose of this ordinance is to create a fund utilizing hotel motel occupancy fund dollars for the repair restoration and or creation of mosaics within the City Of Levelland. The City Of Levelland was established as a city of mosaics by the state legislature in 2019, we will need to request this designation again for the expiration in 2029. Within the city, there are approximately 100 mosaics that are located in public and private areas, they serve as a beautification piece for our community, a sense of pride, and a draw for tourism. This proposed fund be a catalyst for matching dollars to assist public and private partners to maintain existing mosaics and encourage new businesses to create a new mosaic.

The Chamber of Commerce and LEAP have been instrumental and the driving force in the idea of this fund.

Motion by Michael Stueart

Seconded by Bill Powell

To approve Ordinance 1090 forming the Mosaic Restoration Fund for the restoration and maintenance of mosaic art in Levelland on a first reading.

Motion carried unanimously.

FOURTH ITEM OF BUSINESS:

Update on property located at 116 Walnut St., Levelland, TX 79336, SHANNON (LEV), BLOCK 19, LOT 2 E/80.

On January 20, 2025, the property located at 116 Walnut St. was considered and action was taken by the City Council as the Council ordered the owners to abate the public nuisance, specifically a substandard structure, by repairing it per the scope of work provided by the owners and approved by city staff and City Council. The order included that the owner must provide updates to city staff to show that work was being completed and done in accordance with the approved scope of work. It was also requested by the City Council for city staff to provide updates on a regular basis to determine compliance with the order.

Code Enforcement Officer Eli Colunga reported that at this time, the project is progressing very close to prepared timeline. Colunga reported that he is happy with the progress thus far.

No Action Taken.

FIFTH ITEM OF BUSINESS:

Hold a public hearing regarding a substandard structure located at:

- 208 5th St., OT LEVELLAND, BLOCK 117, LOT 3
- 1710 Austin St., WILLIAMS (LEV), BLOCK 3, LOT 6
- 401 Ave B, OT LEVELLAND, BLOCK 109, LOT 1, MOBILE HOME
- 1618 Lee St., SUNSET (LEV), BLOCK 1, LOT 11
- 1624 Houston St., WILLIAMS (LEV), BLOCK 1, LOT 12, MOBILE HOME
- 301 Ave C, OT LEVELLAND, BLOCK 100, LOT 1
- 222 Ave T Space #18&19, J & J M/H PARK LEVELLAND, SPACE 18 & 19 MH LAB# NTA1424540/1 MH SERIAL# LH07TX1956A/B
- 206 9th St., OT LEVELLAND, BLOCK 149, LOT 1 E/64'
- 1312 10th St., SOUTHSIDE (LEV), BLOCK 153, LOT 1
- 325 Oak St., TENTH (LEV), BLOCK 213, LOT 12

Mayor Buxkemper opened the Public Hearing at 6:27pm.

One citizen spoke during the public hearing.

Mayor Buxkemper closed the Pubic Hearing at 6:52pm.

No Action Taken.

SIXTH ITEM OF BUSINESS:

Consider and take necessary action and issue any necessary order to abate, repair, secure or demolish regarding substandard structure located at:

- 208 5th St., OT LEVELLAND, BLOCK 117, LOT 3
- 1710 Austin St., WILLIAMS (LEV), BLOCK 3, LOT 6
- 401 Ave B, OT LEVELLAND, BLOCK 109, LOT 1, MOBILE HOME
- 1618 Lee St., SUNSET (LEV), BLOCK 1, LOT 11
- 1624 Houston St., WILLIAMS (LEV), BLOCK 1, LOT 12, MOBILE HOME
- 301 Ave C, OT LEVELLAND, BLOCK 100, LOT 1
- 222 Ave T Space #18&19, J & J M/H PARK LEVELLAND, SPACE 18 & 19 MH LAB# NTA1424540/1 MH SERIAL# LH07TX1956A/B
- 206 9th St., OT LEVELLAND, BLOCK 149, LOT 1 E/64'
- 1312 10th St., SOUTHSIDE (LEV), BLOCK 153, LOT 1
- 325 Oak St., TENTH (LEV), BLOCK 213, LOT 12

Motion by Michael Stueart

Seconded by Jaime McCabe

In regards to the structure at 1710 Austin St., WILLIAMS (LEV), BLOCK 3, LOT 6: Owner is ordered to report back to City staff on the quest for funding and work/rehab timelines at the second meeting in April.

Motion carried unanimously

Motion by Jaime McCabe

Seconded by Michael Stueart

In regards to all remaining substandard structures addressed in the public hearing (minus 325 Oak St, because it was abated prior to the meeting): All structures are ordered to be demolished within 30 days.

Motion carried unanimously

SEVENTH ITEM OF BUSINESS:

Consider and take necessary action on Resolution 2025-23 for local bidder preference on a Request for Proposals for a Cemetery truck.

The purpose of the resolutions referenced above (Agenda Items 7, 8 and 9) is to ratify the action of the City Council taken at the February 18th City Council meeting regarding the purchase of various department vehicles utilizing the local bidder preference option.

Motion by Bill Powell

Seconded by Michael Stueart

To approve Resolution 2025-23 for local bidder preference on a Request for Proposals for a Cemetery truck.

Motion carried unanimously

EIGHTH ITEM OF BUSINESS:

Consider and take necessary action on Resolution 2025-24 for local bidder preference on a Request for Proposals for an Inspections Department truck.

The purpose of the resolutions referenced above (Agenda Items 7, 8 and 9) is to ratify the action of the City Council taken at the February 18th City Council meeting regarding the purchase of various department vehicles utilizing the local bidder preference option.

Motion by Jaime McCabe

Seconded by Michael Stueart

To approve Resolution 2025-24 for local bidder preference on a Request for Proposals for an Inspections Department truck.

Motion carried unanimously

NINTH ITEM OF BUSINESS:

Consider and take necessary action on Resolution 2025-25 for local bidder preference on a Request for Proposals for a Water Department truck.

Motion Michael Stueart

Seconded by Max Ledesma

To approve Resolution 2025-25 for local bidder preference on a Request for Proposals for a Water Department truck.

Motion carried unanimously

TENTH ITEM OF BUSINESS:

Consider and take necessary action to approve Ordinance 1091 finding that the statement of intent of Atmos Energy Corp., West Texas Division to change rates filing Iwithin the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel on a first reading.

On October 25, 2024, Atmos Energy Corp., West Texas Division (Atmos or Company) filed a Statement of Intent to Increase Rates with cities retaining original jurisdiction in the West Texas Division. In the filing, the Company is seeking to increase system-wide base rates by approximately \$66.1 million. If approved, this will increase the annual revenues received from the incorporated areas by approximately \$26.9 million (an increase of 20.76% including gas costs). According to Atmos West Texas, the impact of this approval on an average residential customer would be an increase of about \$16.66 per month (an increase of 10%). In late October, the Cities Served by Atmos West Texas (Cities) engaged the services of consultants to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request.

Accordingly, Cities' attorney recommends that all Cities members adopt the Resolution denying the rate change. Once the Resolution is adopted, Atmos will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with Atmos's filing for the environs and those cities that have relinquished their jurisdiction (i.e. Gas Utility Docket 18879) currently pending at the Commission.

Under the law, a city may suspend the rate change for 90 days after the date the rate change would otherwise be effective. Atmos agreed to an effective date of December 21, 2024. Thus, if your city took action on the suspension resolution before December 21, 2024, the

time has now come for your city to adopt the resolution denying the rate change. City of Levelland must take action no later than March 21, 2025.

Motion by Jaime McCabe

Seconded by Michael Stueart

To approve Ordinance 1091 finding that the statement of intent of Atmos Energy Corp., West Texas Division to change rates filing 1within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel on a first reading.

Motion carried unanimously

ELEVENTH ITEM OF BUSINESS:

City Manager Report: Staff Updates, Project Updates, Staff/Citizen recognition, Items of Community Interest. No action will be taken.

- Levelland Listens is Friday, March 7th at 7:30 am - 8:30am at Northside Church of Christ (across the street from L.G. Griffin Park) 530 W. Monroe.
- The city has been notified by the Hockley County Appraisal District that Southern Cotton Oil (AMD) is appealing their 2024 inventory, supplies and spare parts assessment as the cottonseed at their site was removed prior to 08/31/2023. A hearing was held, the ARB denied the appeal. It is now heading for court.
- The city Leadership Team is reviewing revisions to the Employee Handbook that will be brought before the City Council on April 7th.
- The Texas Municipal League is having a Legislative Action Day on Wednesday, March 19th in Austin. The city has a meeting with Senator Perry and is still trying to schedule with Representative King.
- Spring Cleanup from March 14th thru March 28th. Rolloff's will be set out on the 14th.
- LEDC received a Certificate of Achievement from the Texas Economic Development Council for 2024. This represents exemplary standards by Elected and Appointed Officials, City Administration and staff.
- Next City Council Meeting is Monday, March 17th.

No Action Taken.

TWELFTH 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)

THIRTEENTH ITEM OF BUSINESS:

Convene into executive session in accordance with Texas Gov't Code §551.072 to deliberate the purchase, exchange, lease or value of real property.

FOURTEENTH ITEM OF BUSINESS:

Convene into executive session in accordance with Texas Gov't Code §551.072 to deliberate the purchase, exchange, lease or value of real property.

Mayor Buxkemper convened Council into Executive Session at 7:09pm.
Mayor Buxkemper convened Council back into Open Session at 7:53pm

FIFTEENTH ITEM OF BUSINESS:

Consider and take necessary action relating to items discussed in executive session.

No Action Taken

There being no further business, the meeting adjourned at 7:53pm

Respectfully Submitted,

Andréa Corley, TRMC
City Secretary

Breann Buxkemper, Mayor