

THE LEVELLAND CITY COUNCIL MET IN A REGULAR MEETING ON MONDAY, THE 5<sup>th</sup> DAY OF MAY, 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	Absent
Jaime McCabe	Council Member	Present
Slater Elza	City Attorney	Present
James Fisher	City Manager	Present
Justin Balderas	Interim Asst. City Manager	Present
Andréa Corley	City Secretary	Present

The City Council meeting was called to order at 6:00pm by Mayor Buxkemper.

The Pledge was led by Mayor Breann Buxkemper.

The Invocation was led by Mayor Pro Tem Michael Stueart

Badge Pinning Ceremony for Captain Ty Land- Levelland Police Department

*Statements by Citizens:*

There were no statements by citizens.

**FIRST ITEM OF BUSINESS:**

*Consider and take necessary action to approve the minutes of April 28, 2025, regular meeting.*

Motion by Jaime McCabe

Seconded by Bill Powell

To approve the minutes of April 28, 2025, regular meeting.

Motion carried unanimously.

**SECOND ITEM OF BUSINESS:**

*Consider and take necessary action on Resolution No. 2025-07 updating the City of Levelland authorized representatives for the Seized Funds account.*

Historically, the Police Chief has been an authorized representative on the bank account for police seized funds and the Assistant City Manager has been designated as an emergency authorized representative. This resolution will allow us to make the appropriate changes to this account.

Motion by Jaime McCabe

Seconded by Michael Stueart

To approve Resolution No. 2025-07 updating the City of Levelland authorized representatives for the Seized Funds account.

Motion carried unanimously.

### **THIRD ITEM OF BUSINESS:**

*Consider and take necessary action and issue any necessary order to abate, repair, secure or demolish regarding substandard structure located at 1710 Austin -Legal Description: WILLIAMS (LEV), BLOCK 3, LOT 6.*

By recommendation of the Housing Standards Commission, a public hearing was held on January 28, 2025, where the Levelland City Council considered a substandard structure located at 1710 Austin St. No action was taken pending additional information from the owner regarding his request to repair the substandard structure. Specifically, the owner was to obtain a financial loan for the repair of the substandard structure and provide city staff with a detailed scope of work for the repair.

Eli Colunga presented a detailed scope of work that was provided by the owner and a picture(s) of the substandard structure.



Motion by Bill Powell

Seconded by Jaime McCabe

To issue order to abate and repair a substandard structure within 90 days located at 1710 Austin St.; WILLIAMS (LEV), BLOCK 3, LOT 6.

Motion carried unanimously.

### **FOURTH ITEM OF BUSINESS:**

*Consider and take necessary action on Ordinance 1094 amending rules for the City of Levelland RV Park on a second reading.*

Staff has been working on updating park ordinances to reflect the current rules of our parks. Ordinance 1094 updates the ordinance for our RV Park. Proposed updated rules:

## ARTICLE 12.211 CAMPING/RV PARK

- (2) All RV spaces are available on a first-come basis, but only one space is available for use for each RV.
- (3) RV spaces are provided free of charge for up to three days. Reservations are not accepted and “saving” of spaces is not permitted.
- (4) Only one free stay per 30 days is permitted. This will help ensure that space is available as necessary for other travelers.
- (5) Water and electric hookups are provided free of charge at each RV space.
- (6) Only household pets overnighting in the RV are permitted. Owners are required to clean up after their pets and are responsible for any damage caused by such pets.
- (7) A free sewage dump station is provided on site for RV campers entering or leaving the park. RV campers cannot be parked at the dump station and there can be no direct hookup to the dump station from a parked RV camper.
- (8) Trash containers and dumpsters are provided for convenience. RV tenants are required to use trash containers and dumpsters and otherwise keep area clean and sanitary.
- (9) When space is available RV campers may be permitted to stay up to an additional 7 days for a maximum of 10 days. To do so an RV camper must apply for and receive a permit on or before the third day and pre-pay a fee of \$25 for each additional day. Permits may be obtained, and the fee paid at City Hall.
- (10) No EV charging allowed in RV Park.
- (11) No tent camping or sleeping in vehicles outside of the RV.
- (12) No open campfires allowed. Manufactured outdoor cooking/charcoal grills are permitted.
- (13) No clotheslines; freezers/refrigerators; fencing; barriers or pallets; dog kennels, pens or dog runs allowed outside of an RV.
- (14) No mats, rugs, etc., allowed on the grass.
- (15) All water hoses/sewer lines must be free from leaks.
- (16) Solicitation or signs for the sale of products/services is prohibited.

Parks Director Dustin Reichelt asked Council for one change to the ordinance before approving and reading: (4) Only one free stay per 30 days is permitted. This will help ensure that space is available as necessary for other travelers. Reichelt wanted a longer time from between camping stays, suggesting 45 days.

Motion by Jaime McCabe

Seconded by Michael Stueart

To approve Ordinance 1094 amending rules for the City of Levelland RV Park on a second reading, and changing the timeframe to “one free stay per 45 days”.

Motion carried unanimously.

**FIFTH ITEM OF BUSINESS:**

*Consider and take necessary action on a payment request from AMERESCO in the amount of \$513,977.31 for the water meter project pursuant to the contract approved between the City and AMERESCO in October 2024.*

The city has received payment application #4 from AMERESCO in the amount of \$513,977.31.

Motion by Michael Stueart

Seconded by Jaime McCabe

To approve a payment request from AMERESCO in the amount of \$513,977.31 for the water meter project pursuant to the contract approved between the City and AMERESCO in October 2024.

Motion carried unanimously.

**SIXTH ITEM OF BUSINESS:**

*Update on the May 29, 2024 Flat Wind Incident.*

May 29, 2024 at 1:37am Levelland and the surrounding area was impacted by what National Weather Service determined was a straight-line wind event which caused widespread catastrophic damages to homes, structures and utility infrastructure. NWS was able to determine that this storm produced 120-130mph winds for over 10minutes.

Cole Kirkland re-capped storm debris information, FEMA assistance information, and insurance information for city vehicles and properties.

No Action Taken.

**SEVENTH ITEM OF BUSINESS:**

*Consider and take necessary action to authorize the City Manager to sign and enter into Master Service Agreement with Lonestar Education and Research Network (LEARN).*

The LEARN Network was established by the State of Texas to support institutes of high education and healthcare research facilities. They have since branched out to serving local government organizations, providing high quality high speed fiber internet access. We learned about this program through our partnership with South Plains College as the LEARN network is their current internet provider. Approving this master service agreement will make the City of Levelland a member of the LEARN community which is required to able to take advantage of their internet service.

Motion by Jaime McCabe

Seconded by Bill Powell

To approve and authorize the City Manager to complete and sign the Master Service Agreement with Lonestar Education and Research Network (LEARN).

Motion carried unanimously.

**EIGHTH ITEM OF BUSINESS:**

*Consider and take necessary action to authorize the City Manager to sign and enter into Network Service Agreement with Lonestar Education and Research Network (LEARN).*

The LEARN Network provides high quality dedicated fiber internet access. This agreement will bind the city to a 60month service agreement. Currently we are struggling to function with the internet speeds we are being provided. Our current speeds are in the 50mb – 75mb range which is well below the current industry standard. The City pays \$3,954.00/month for internet service currently, this transition would reduce our monthly costs by approximately \$1400/month. While decreasing the monthly cost the speed would increase 10x. We would go from 50mb to 500mb with the capability to increase to 1gb (1000mb) speeds if we saw the need. We will move from fiber connections between buildings to a wireless “microshot” intranet that transmits building to building. There will be redundant paths so that we can help to ensure connectivity.

Motion by Jaime McCabe

Seconded by Bill Powell

To approve and authorize the City Manager to sign and enter into the Network Service Agreement with Lonestar Education and Research Network (LEARN).

Motion carried unanimously.

**NINTH ITEM OF BUSINESS:**

*Consider and take necessary action to authorize the City Manager to sign and enter into Internet Agreement with South Plains Telephone Cooperative (SPTC) dba Horizons Communications.*

This agreement will provide service to connect the LEARN Network Connection in Lubbock to junction point where South Plains College Fiber lines meet SPTC fiber lines on FM 1585. Telcom Internet service will provide dedicated symmetrical bandwidth to City of Levelland through SPTC’s network to the Internet. The SPTC network is engineered to ensure that internet service will be capable of operating at the full committed rate of 1000Mbps at SPTC and South Plains College’s meet point. SPC will carry the connection to a meet point with the City of Levelland. Committed rate does not apply to performance outside of the SPTC network.

Telcom will provide fiber to the meet point between SPTC and South Plains College for the delivery of internet service. The meet point will be mutually agreed upon by SPTC and South

Plains College and the City of Levelland may attach its equipment to the meet point with South Plains College.

Motion by Michael Stueart

Seconded by Jaime McCabe

To approve and authorize the City Manager to complete and sign the Internet Service Agreement with SPTC dba Horizons Communications.

Motion carried unanimously.

**TENTH ITEM OF BUSINESS:**

*Consider and take necessary action to authorize the City Manager to sign and enter into Interlocal Agreement with South Plains College for use of available fiber optic lines and facility infrastructure in support of LEARN Network Connection.*

South Plains College has been instrumental in helping to come up with a solution to address our connectivity issues. This agreement details out the use of available fiber optic lines from FM 1585 junction (SPTC) to SPC's Levelland Campus fiber termination point. The City will place network equipment at the termination point and then using SPC's on campus fiber optic lines will be able to utilize the tower structure on top of the Fine Art's Building as a point to wirelessly transmit to Levelland Fire Station and the radio tower at the Law Enforcement Building. This will provide two access points to LEARN connection that we will transmit to other city buildings wirelessly.

Motion by Bill Powell

Seconded by Michael Stueart

To approve and authorize the City Manager to complete and sign the Interlocal agreement with South Plains College for use of available fiber optic lines and facility infrastructure in support of LEARN Network Connection. .

Motion carried unanimously.

**ELEVENTH ITEM OF BUSINESS:**

*Consider and take necessary action to approve the Alliance for Community Solutions situation-based access control and panic button project.*

This project was included in the ARPA funds obligation that was approved before the end of the year in 2024. The City of Levelland is currently a member of Alliance of Community Solutions buying cooperative. We are working with Alliance for Community Solutions (ACS) who currently handles our credentialing system and mass notification. This project will integrate into both of those systems. The system is tied into a base unit that will be located at the communication center as it is the most resilient building the city currently owns. The vision behind this system is to eventually have the opportunity to partner with

other entities in our communities so that everyone is on the same system so that response by public safety personnel is streamlined. The spreadsheets and documentation preparing for this project can be daunting and overwhelming to look at, but it is imperative that Council and City Administration see the extremely thorough scope of research and work that goes into a project of this size with ACS. Over 1000 pictures, multiple walk throughs, measurements and discussions have occurred over the last few months to prepare for this. This project will put situation-based access control and panic button system in City Hall, update the access control at the police department as well as update the access control at the Fire Station and Communication Center. The ID card system (credentialing) we currently have will now allow all peace officers regardless of agency into a building when it is in active threat mode. This is not a cheap system, this is not an “off the shelf” solution. When it comes to our people and the community members who come into our buildings, their safety and wellbeing is the highest priority and this system helps to ensure that we are doing everything we can to achieve that.

This project is scalable, and the numbers shown are including a 10% contingency as well as worst case scenario on door structures and hardware. ACS is a non-profit organization and they are only allowed to make 10% profit so any funds beyond that will either come back to us or can be used to enhance other areas not covered by the project. The quote for cabling and mobilization is higher than expected due to the contractor is based out of Houston, TX. We have already been in contact with a local trusted cabling contractor and will be meeting with them to drastically reduce the cost of that portion. Unfortunately, the current status of the federal trade tariffs have increased the cost of this project by 20% more than we planned for in December. Local Staff is working through each portion of the project to make sure there are no other solutions to reduce the total cost, similar to using a local cabling contractor.

We will be able to budget and add features or other buildings to the access control system going forward so we can expand the integration and footprint of this system to include all city buildings over time.

Motion by Michael Stueart

Seconded by Bill Powell

To approve project and authorize City Manager to move forward with implementation plan of the situation-based access control and panic button project through Alliance for Community Solutions.

Motion carried unanimously.

#### **TWELFTH ITEM OF BUSINESS:**

*Consider and take necessary action on a Board Appointment for the Levelland Economic Development Corporation board.*

The LEDC board has a vacant seat following Rob Blair's resignation on March 5, 2025. His term was set to expire in June 2025. We are grateful for his contributions, as he played a key role in several impactful projects during his tenure. Having retired from South Plains College, he is now focusing on spending well-earned time with his family.

Patrick Sykora is interested in joining the LEDC board of directors.

As mentioned above, Mr. Blair's term would expire in June (2025). I would ask that the new appointment would cover the last few weeks of the current term and the next full term.

Motion by Michael Stueart

Seconded by Jaime McCabe

To appoint Patrick Sykora to the LEDC Board of Directors to fill the vacancy and for the next full term.

Motion carried unanimously.

#### **THIRTEENTH ITEM OF BUSINESS:**

*Discussion about financial options for the Wastewater Treatment Plant project*

City staff presented an overview of the financial impact of the Wastewater Treatment Plant project on Monday, April 28th. Jason Hughes, Hilltop Securities, presented an overview of the city's current debt status and discussed some options to consider in the award of the bid for the new Wastewater Treatment Plant project. The proposed debt options included funding for the WWTP, fire department roof, public facility, and a SCADA system for utilities.

After discussion with the City Council, it was decided to finance the SCADA system utilizing funds from the Water and Wastewater Improvement Funds, remove the fire department roof pending resolution with insurance, reduce public facility to \$4 million and consider an option of a tax levy for three years (allows two years for construction and one year operational).

Currently, the city has a Wastewater Improvement fee of \$21.62/customer that generates approximately \$112,424/month or \$1,349,080/year. The city also receives approximately \$322,000/year for the sale of effluent water. This adds up to \$1,671,088/year. Our current annual bond payment is \$1,577,666 (it will change each year).

Hilltop Securities is analyzing various scenarios for the city to consider.

No Action Taken.

#### **FOURTEENTH ITEM OF BUSINESS:**



*Consider and take necessary action to award a contractor bid for the Wastewater Treatment Plant and authorize Mayor and/or City Manager to execute all necessary documents.*

The city received two bids for the Wastewater Treatment Plant on March 13th. The lowest bid was from MH Civil Constructors, Inc from Amarillo in the amount of \$26,265,000 and a bid was received from Brown-McKee, Inc. from Lubbock in the amount of \$32,818,965. Parkhill has reviewed the bids received and provided a bid award recommendation letter.

Motion by Bill Powell

Seconded by Michael Stueart

To approve and authorize the Construction Contract for the Levelland New 1.8 MGD WWTP Project be awarded to MH Civil Constructors, Inc., including all Base Bid Proposal items for total Contract amount of \$26,265,000.00 and authorize the Mayor and/or City Manager to execute all necessary documents for said Construction Contract.

Motion carried unanimously.

#### **FIFTEENTH ITEM OF BUSINESS:**

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

- I will be in Austin tomorrow at the Capital as the Senate reads the name of Crystal Goforth and Jonathan Corder in recognition of SB 305 regarding the addition of Animal Control Officers to the “Move Over” law.
- Main Street Advisory Board will meet this Thursday, May 8th at 4:30 here at City Hall.
- Monday, May 12th at 6 pm, Special City Council Meeting to canvas election results.
- Thursday, May 15th, 11 am – 2 pm, Food and Food Trucks, Downtown.
- LEDC will meet on Thursday, May 15th at noon here at City Hall.
- May 19th is the next Regular scheduled City Council Meeting. Please bring your summer calendar so that we may begin planning our budget sessions.
- May 30th is the tentative date for the Retirement Celebration for Captain Tammy McDonald.

#### **SIXTEENTH 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)*

#### **SEVENTEENTH 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.*

**EIGHTEENTH ITEM OF BUSINESS:**

*Convene into executive session in accordance with Tex. Gov't Code §551.087 to deliberate economic development negotiations.*

Mayor Buxkemper DID NOT CONVENE COUNCIL INTO EXECUTIVE SESSION.

**NINETEENTH 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 7:43pm

Respectfully Submitted,

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Andréa Corley, TRMC  
City Secretary

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Breann Buxkemper, Mayor