

THE LEVELLAND CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, THE 9TH OF SEPTEMBER, 2019 AT LEVELLAND CITY HALL, R. O. DENNIS COUNCIL CHAMBERS, 1709 AVENUE H, WITH THE FOLLOWING MEMBERS PRESENT:

Barbra Pinner	Honorable Mayor	Present
Jim Myatt	Councilmember	Present
Max Ledesma	Mayor Pro-Tem	Present
Breann Buxkemper	Councilmember	Present
Joe Bill Vardeman	Councilmember	Present
Matt Wade	City Attorney	Present
Erik Rejino	City Manager	Present
Beth A. Walls	City Secretary	Present

Pledge of Allegiance and Invocation was given by Mayor Pinner and Erik Rejino.

Statements by Citizens: Several citizens addressed Council on the sign ordinance.

FIRST ITEM OF BUSINESS:

Consider and take necessary action to approve the minutes of the August 26, 2019 meeting.

Motion by Max Ledesma
Seconded by Breann Buxkemper
To approve minutes of the August 26, 2019 meeting.
Motion carried unanimously.

SECOND ITEM OF BUSINESS:

Consider and take necessary action to approve Resolution 2019-26 adopting the Fiscal Year 2019/2020 City of Levelland Budget.

Motion by Joe Bill Vardeman
Seconded by Max Ledesma
To approve Resolution 2019-26 adopting the Fiscal Year 2019/2020 City of Levelland Budget.
Motion carried unanimously.

THIRD ITEM OF BUSINESS:

Consider and take necessary action to ratify the property tax increase reflected in the proposed Fiscal Year 2019/2020 City of Levelland Budget.

There are two steps that are required in order to adopt the tax rate. First, the proposed tax rate of \$0.68 must be ratified, which can be done with a motion and vote to ratify the rate. There is specific wording for the motion to ratify the tax rate which is spelled out in State law and should be:

Motion by Breann Buxkemper
Seconded by Jim Myatt
To ratify the proposed tax rate of \$0.68 for Tax Year 2019.
Motion carried unanimously.

FOURTH ITEM OF BUSINESS:

Consider and take necessary action on Ordinance 1046 setting the 2019 tax rate.
City Attorney Matt Wade read Ordinance 1046.

Motion by Breann Buxkemper
Seconded by Jim Myatt
To approve and adopt Ordinance 1046 and that the property tax rate increased by the adoption of a tax rate of \$0.68, which is effectively a 0.11 percent increase in the tax rate.
Motion carried unanimously.

FIFTH ITEM OF BUSINESS:

Consider and take necessary action on Ordinance 1045 setting water rates for Fiscal Year 2019/2020 on first reading.

During the budget process while reviewing and discussing the enterprise fund we discussed a couple of proposed changes to water rates. These proposed changes have been worked into the proposed budget at this time. In order to implement the new utility rates Council will need to adopt the ordinance.

Staff recommendation is to add \$1 per month increase to the water availability fee which will generate approximately \$65,000. In addition, we are proposing an additional \$1 per month fee to go towards establishing a new Water Improvement Fund to help fund future capital needs in our water infrastructure. Below you can find what the impact is to the average utility bill based on a 1,000-gallon user, a 5,000 gallon user, and a 10,000 gallon user. Please note that the charts below also assume that no rates will change for the other cities listed.

Average 1,000 Gallon Bill

	Water	Sewer	Garbage	Total
Littlefield	\$38.25	\$28.50	\$27.02	\$93.77
Tahoka	\$38.50	\$28.25	\$19.25	\$86.00
Lamesa	\$32.25	\$23.75	\$29.00	\$85.00
Snyder	\$33.66	\$15.67	\$24.15	\$73.48
Plainview	\$33.06	\$14.73	\$19.46	\$67.25
Levelland	\$19.33	\$17.41	\$28.38	\$65.12
Pampa	\$23.54	\$17.41	\$24.08	\$65.03
Borger	\$19.75	\$19.45	\$25.00	\$64.20
Slaton	\$20.00	\$18.50	\$25.00	\$63.50
Brownfield	\$17.65	\$14.25	\$25.00	\$56.90

Average 5,000 Gallon Bill

	Water	Sewer	Garbage	Total
Littlefield	\$51.25	\$30.50	\$27.02	\$108.77
Snyder	\$49.68	\$26.43	\$24.15	\$100.26
Lamesa	\$46.55	\$23.75	\$29.00	\$99.30
Borger	\$32.75	\$31.25	\$25.00	\$89.00
Pampa	\$39.23	\$25.05	\$24.08	\$88.36
Tahoka	\$38.50	\$28.25	\$19.25	\$86.00
Plainview	\$41.30	\$21.65	\$19.46	\$82.41
Levelland	\$34.51	\$17.89	\$28.38	\$80.78
Slaton	\$32.72	\$20.75	\$25.00	\$78.47
Brownfield	\$29.85	\$14.25	\$25.00	\$69.10

Average 10,000 Gallon Bill

	Water	Sewer	Garbage	Total
Snyder	\$76.38	\$39.88	\$24.15	\$140.41
Littlefield	\$67.50	\$33.00	\$27.02	\$127.52
Borger	\$49.00	\$46.00	\$25.00	\$120.00
Pampa	\$59.09	\$34.95	\$24.08	\$118.12
Lamesa	\$62.80	\$23.75	\$29.00	\$115.55
Slaton	\$53.92	\$24.50	\$25.00	\$103.42
Plainview	\$51.60	\$30.30	\$19.46	\$101.36
Levelland	\$53.81	\$18.49	\$28.38	\$100.68
Tahoka	\$51.00	\$28.25	\$19.25	\$98.50
Brownfield	\$45.10	\$14.25	\$25.00	\$84.35

Motion by Joe Bill Vardeman

Seconded by Max Ledesma

To approve Ordinance 1045 setting water rates for Fiscal Year 2019/2020 on first reading.

Motion carried unanimously.

SIXTH ITEM OF BUSINESS:

Consider and take necessary action on Resolution 2019-17 regarding approval of the award for the City's depository bank services for the two-year period beginning October 1, 2019 and ending September 30, 2021 with three one-year extension options under the same terms and conditions.

The City issued a request for bank depository proposals based on the City's investment policy, wherein the primary objectives in order of importance are (1) safety, (2) liquidity, and (3) return on investment (or least cost). There are also many other important individual objectives related to treasury and cash management, banking services, collateral requirements, etc. for the city as indicated in the request for bank depository proposals.

All six banks in Levelland were provided with an opportunity to submit a bank depository proposal. The city received bank depository proposals from Aim Bank, City Bank and Sundown State Bank.

These three proposals were very competitive in many areas. City Bank has been a good business partner with the City during our current contract. While Aim Bank and Sundown State Bank offered attractive and competitive options, there is no financial or operational advantage that would warrant moving to another bank.

Motion by Joe Bill Vardeman

Seconded by Breann Buxkemper

To approve Resolution 2019-17 regarding approval of the award for the City's depository bank services for the two-year period beginning October 1, 2019 and ending September 30, 2021 with three one-year extension options under the same terms and conditions to City Bank.

Motion carried unanimously.

SEVENTH ITEM OF BUSINESS:

In accordance with Texas Gov't Code §551.071 to seek advice from legal counsel about pending or contemplated litigation, settlement offers or as required under the Texas Disciplinary Rules of Professional Conduct of the State of Texas when in conflict with Tex. Gov't Code Chapter 551 (Inc.)

Mayor Pinner announced the start of executive session at 6:36 pm. Council returned to regular session at 6:47 pm.

EIGHTH ITEM OF BUSINESS:

Consider and take necessary action to award bid for improvements to the Wastewater Treatment Plant Pivot System.

Council authorized staff to seek proposals to purchase and replace a Wastewater Irrigation Pivot System for the use at the Levelland Wastewater Treatment Plant. Accordingly, a Request for Proposals (RFP) was issued and proposals were opened earlier this month. The RFP Bid results are listed below.

CONTRACTOR	BASE BID
South Plains Valley Irrigation	\$ 311, 891.13 (Non-Responsive)
Allen Doggett Construction	\$ 340,380.00

As council will notice, the apparent low bidder is South Plains Valley Irrigation. After review of the bid documentation provided, South Plains Valley Irrigation was considered to be non-responsive due to an invalid Bid Bond, a bid item being left blank, and calculation errors on specific bid items. It is likely that the items left blank and the calculation errors could have been considered irregularities and we could have worked around those, the lack of a Bid Bond caused South Plains Valley Irrigation to be considered a non-responsive bid. As a result South Plains Valley Irrigation cannot be considered. With that said, Allen Doggett Construction did submit an eligible bid and is below the budgeted amount of \$374,900 included in the Opinion of Probable cost provided by our engineering firm Parkhill Smith and Cooper.

At this time Council has two options. Council can either accept the bid from Allen Doggett Construction or choose to reject all bids and start the bid process over.

Motion by Breann Buxkemper
Seconded by Jim Myatt
To reject all bids and rebid the project.
Motion carried unanimously.

NINTH ITEM OF BUSINESS:

Consider and take necessary action regarding a replat for the Michael Family Trust located at the County Road 140 and 2001 E Ellis Street, Lots 4,5 and 6 of La Hacienda De Los Marquez Subdivision.

Over the past couple of months, we have been working with Mr. Mickey Michaels on a replat of his property located on the northeast part of town on the corner of County Road and Ellis Street. Mr. Michaels is looking to subdivide the lots further in an effort to create more SF-1 Restricted Single Family lots on his property. The proposed replat went before the Planning and Zoning Commission (P&Z) last week and at this time the P&Z is recommending the plat to the City Council for approval.

Motion by Jim Myatt
Seconded by Breann Buxkemper
To approve a replat for the Michael Family Trust located at the County Road 140 and 2001 E Ellis Street, Lots 4,5 and 6 of La Hacienda De Los Marquez Subdivision.
Motion carried unanimously.

TENTH ITEM OF BUSINESS:

Consider and take necessary action on an agreement with the Texas Department of transportation for the Fiscal Year 2019/2020 Routine Airport Maintenance Program.

The Texas Department of Transportation (TxDOT) Aviation Division has an annual grant program called the Routine Airport Maintenance Program (RAMP) that is targeted towards routine maintenance and improvement items for qualified airports. Items such as repairing or improving airport pavement, signage, drainage, approach aids, lighting systems, utility infrastructure, hangars, fencing, as well as work on terminal buildings is allowed. The program requires a cash match of 50 percent of the total project cost with a maximum contribution from TxDOT in the amount of \$50,000.

The City of Levelland and Hockley County have utilized the program in the past for items such as hangar repair, repairing the pavement, utility improvements, and replacing the fuel system. Historically Council has budgeted \$25,000 in the airport fund to match the grant program which allows the City and County to request up to \$25,000 from TxDOT for airport improvements.

Motion by Joe Bill Vardeman
Seconded by Breann Buxkemper
To approve an agreement with the Texas Department of Transportation for the Fiscal Year 2019/2020 Routine Airport Maintenance Program.
Motion carried unanimously.

ELEVENTH ITEM OF BUSINESS:

Consider and take necessary action on Ordinance 1043 approving an amendment to the Levelland Zoning Code adding Article 9.300 Entitled Sign Regulations providing a purpose, definitions, standards and regulations for signs, providing for permitting procedures, providing prohibitions, providing for the removal of signs, providing for regulating signs and amending Section 9.500 zoning Regulations as it relates to signs on a second and final reading.

At the last Council meeting Council approved the proposed sign ordinance on a first reading. As we discussed, this is an ordinance that City staff has been working on with Keep Levelland Beautiful (KLB). The purpose of the ordinance is to create the legal framework for a comprehensive and balanced system of sign regulations within the City of Levelland that

protects the health, safety, comfort, convenience, prosperity and general welfare of the citizens of Levelland.

Keep Levelland Beautiful was actively involved in the initial development of the ordinance. Most recently, the Planning and Zoning Commission met a total of three times to discuss the ordinance and held two public hearings over the past several months. Several changes were made as a result of the meetings with the P&Z and the public hearings. At the P&Z meeting in July the P&Z voted to recommend the sign ordinance to the City Council.

Following this memo is a copy of the ordinance with the changes we discussed at the last meeting. As you recall, we discussed changing the time allowed for temporary signs from 60 days to six (6) months. This would allow real estate signs to remain at a location for a reasonable period that is reflective of those types of signs in the community. However, we are still hearing some concerns from the realtors in the community regarding the six (6) month window.

City Attorney Matt Wade read Ordinance 1043.

Motion by Breann Buxkemper

Seconded by Jim Myatt

To amend Ordinance 1043 on second reading by deleting Section 9.309 (b)(1) in it's entirety and renumbering that section accordingly.

Motion carried unanimously.

Motion by Breann Buxkemper

Seconded by Joe Bill Vardeman

To approve Ordinance 1043 as amended, on second reading.

Motion carried unanimously.

There being no further business the meeting was adjourned at 7:32 p.m.

Respectfully Submitted,

Beth A Walls, TRMC, IPMA-SCP, CPM, City Secretary