

THE LEVELLAND CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, THE 16TH OF DECEMBER, 2019 AT LEVELLAND CITY HALL, R. O. DENNIS COUNCIL CHAMBERS, 1709 AVENUE H, WITH THE FOLLOWING MEMBERS PRESENT:

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

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

Statements by Citizens: Several Citizens addressed Council on various topics.

FIRST ITEM OF BUSINESS:

Consider and take necessary action to approve the minutes of the November 18, 2019 meeting.

Motion by Breann Buxkemper

Seconded by Max Ledesma

To approve minutes of the November 18, 2019 meeting.

Motion carried unanimously.

SECOND ITEM OF BUSINESS:

Consider and take necessary action on Resolution 2019-36 authorizing the City Manager to enter into an interlocal agreement with the City of Wolfforth regarding the transfer of a hazmat trailer.

The Levelland Fire Department currently houses several regional resources including items for the rescue team, the mobile operations vehicle, and the hazmat team. While the Fire Department houses a regional hazmat mass decontamination trailer, most of the regional hazmat team is part of the Wolfforth Fire Department. In addition, the Levelland Fire Department has only used the trailer three times since 2005 which has included responses to Hurricane Katrina Relief, Hurricane Rita Relief, and a community bicycle event.

The trailer was originally funded as a regional resource through a regional homeland security grant that was to be housed at the Levelland Fire Department. The water heater on the trailer is in need of replacement and other repairs are also needed for the trailer. However, the grant did not support any maintenance of the trailer.

At this time being that the Wolfforth Fire Department houses the regional hazmat team we are recommending transferring the trailer to them. They have also agreed to conduct the necessary repairs to the trailer to make it a viable tool for the region. While the trailer will still be available to the City of Levelland and the region should we ever need it, by transferring it to Wolfforth, we will not have to spend funds to maintain it and insure it. In addition, they have the personnel to better operate the trailer.

Accordingly, we are recommending that you adopt a resolution that will authorize me to enter into an interlocal agreement with the City of Wolfforth to transfer the hazmat mass decontamination trailer

Motion by Breann Buxkemper

Seconded by Max Ledesma

To approve Resolution 2019-36 authorizing the City Manager to enter into an interlocal agreement with the City of Wolfforth regarding the transfer of a hazmat trailer.

Motion carried unanimously.

THIRD ITEM OF BUSINESS:

Consider and take necessary action regarding recommendations from the City of Levelland Housing Development Planning Task Force.

Earlier this year Council approved a resolution establishing the Housing Development Planning Task Force. The purpose of the task force was to identify areas that are prone for both multi-family development and single-family development as well as to help us develop a long-term plan for housing development.

In the resolution the Housing Development Planning Task Force is proposed to be made up of the following individuals.

- One member from each taxing entity (City of Levelland, Hockley County, SPC, Levelland ISD)
- One realtor member
- One banker member
- One citizen member

In addition the resolution also specified areas for the planning task force to focus on and was granted the ability to meet up to four times to develop recommendations. The two areas they were tasked with in reviewing were as follows:

- Multi-Family Housing Development
- Single-Family Housing Development

Below is a list of the members that served on the task force.

Todd Paxton (Chair) – Realtor Representative
Zane Johnson – Banker Representative
Buddy Moore– Citizen Representative
Breann Buxkemper – City of Levelland Representative
Jeff Northern – LISD Representative
County Judge Sharla Baldrige – Hockley County Representative
Dr. Robin Satterwhite – SPC Representative

At this time the task force has wrapped up its fourth meeting and working alongside city staff has formulated some recommendations for Council to consider regarding additional housing development and redevelopment.

Housing Development Planning Task Force Recommendations

Single Family Housing Recommendations:

- Consider creating a new zone for manufactured housing by converting sections of current Single Family -2 districts to the new zone that are currently predominantly made up of manufactured homes.
- Consider changing sections of Single Family -2 districts to Single Family -1 districts that are currently predominantly made up of site-built homes.
- Consider developing minimum landscape requirements for new manufactured housing zone.
- Consider appropriate zone changes to accommodate projects as projects arise.
- Consider adding new housing related incentives including Public Improvement Districts, Chapter 380 related incentives, Tax Increment Reinvestment Zones, Neighborhood Empowerment Zones, and Property Tax Abatements to address new single-family development.

Multi-Family Housing Recommendations:

- Consider developing minimum landscape requirements for apartment complexes.
- Consider appropriate zone changes to accommodate projects as projects arise.
- Consider appropriate zone changes to better accommodate assisted living centers.
- Consider adding new housing related incentives including Public Improvement Districts, Chapter 380 related incentives, Tax Increment Reinvestment Zones, Neighborhood Empowerment Zones, and Property Tax Abatements to address multi-family development.

General Recommendations:

- Contact property owners and identify interest in developing or selling property for housing.

- Identify and contact potential housing developers.
- Consider incentives to encourage infill development.
- Consider incentives related to renovation housing projects.
- Identify and put in place programs to address properties in trust and abandoned properties.

Motion by Jim Myatt

Seconded by Breann Buxkemper

To approve the recommendations the City of Levelland Housing Development Planning Task Force.

Motion carried unanimously.

FOURTH ITEM OF BUSINESS:

Consider and take necessary action on a resale property request for 1819 Houston Street.

Debra Bramlett, Hockley County Tax Assessor has received a bid for a property that is currently held by the taxing entities.

Property –Ninth (LEV), Block 212, Lot 18 & Lot 19, Also known as 1819 Houston Street.

| Bidder | Purchase Price (Taxes Owed) | Offer Price | Forgiveness Price |
|----------|--------------------------------|-------------|----------------------|
| Burnett | 14291.17 | 3000.00 | 11,291.17 |
| Hilliard | 14291.17 | 3001.00 | 11,291.16 |

You will recall that this property received a bid for this property last spring. While the bid was still in process, there was a fire on the property that destroyed the building. The city removed the building and since we have received these new bids.

The bidder is required to bring the properties into compliance with The City of Levelland Code of Ordinances Article 6.2000 within 120 days of notification that all taxing entities have approved the bid as well as substantially completing necessary improvements within 6 months.

Motion by Breann Buxkemper

Seconded by Jim Myatt

To approve the bid from Oscar Hilliard for the resale property at 1819 Houston Street.

Motion carried unanimously.

FIFTH ITEM OF BUSINESS:

Consider and take necessary action to authorize participation in the 2020 Regional Seal Coat Program.

For many years we have participated in a regional seal coat program with several other cities in the region. By combining our individual seal coat projects into a single large project we feel we have been receiving a better price due to the larger volume. Each year about ten cities in the region enter an interlocal agreement for this program, and we are again asking Council to consider authorizing the City's participation in this regional program for 2020. The program is organized by our engineering firm and the proper governmental procurement procedures are followed. Our current budget includes \$375,000 for this year's seal coat program.

Having an annual seal coat program has allowed us to extend the life of our streets.

Motion by Breann Buxkemper

Seconded by Max Ledesma

To authorize participation in the 2020 Regional Seal Coat Program.

Motion carried unanimously.

SIXTH ITEM OF BUSINESS:

Consider and take necessary action regarding a final plat for Alexander Lift R/E LLC located at 115 Avenue Q for the Alexander Addition.

Over the past couple of months, we have been working with representatives from Alexander Lift LLC. Alexander Lift is currently located at 115 Ave Q and also owns the property immediately south of their current operations. They are an oilfield service company and specialize in the maintenance and repair of pumping units for oilfield companies. This requires both field and shop equipment. Accordingly, they are looking to expand their business and build a building that will facilitate these types of services on the approximate four (4) acre tract. Accordingly, over the past couple of months we have been working with them to replat the property that they own so that they can move forward with their expansion when they are ready.

The Planning and Zoning Commission met on December 10th and is recommending approval of the final plat. In addition to the plat, in order for Alexander Lift to move forward, we must also abandon a couple of easements. The first easement they are requesting that the City abandon is that of Good Rich Avenue. This easement was dedicated years ago but the need to actually build out the street has never arisen. In addition, there is an alley that is also dedicated on the property which has also never been developed. Both the easements interfere with Alexander Lifts plans for expansion. Accordingly, they have requested that the City close and abandon both easements. After reviewing the company's needs and assessing infrastructure in the area, the City has no need for these easements. Accordingly, city staff along with Alexander Lift is recommending that Council abandon and close the easements referenced above. In order to do close the easements Council will need to adopt an ordinance doing so.

Motion by Breann Buxkemper

Seconded by Jim Myatt

To approve the final plat for Alexander Lift R/E LLC located at 115 Avenue Q for the Alexander Addition

Motion carried unanimously.

SEVENTH ITEM OF BUSINESS:

Consider and take necessary action on Ordinance 1048 abandoning and closing a portion of Goodrich Avenue between Blocks 3 and 4 and north of Franklin Street, and a portion of an east-west alley lying north of lots 10 through 18, Block 3, Lot 10, and the west 31.6 feet of Lot 11, Block 4 in the R.F. & J.H. Goodrich Addition.

Motion by Breann Buxkemper

Seconded by Max Ledesma

To approve Ordinance 1048 abandoning and closing a portion of Goodrich Avenue between Blocks 3 and 4 and north of Franklin Street, and a portion of an east-west alley lying north of lots 10 through 18, Block 3, Lot 10, and the west 31.6 feet of Lot 11, Block 4 in the R.F. & J.H. Goodrich Addition on first reading.

Motion carried unanimously.

There being no further business the meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

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