

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 15th day of January 2019, the Amarillo City Council met at 1:00 p.m. for a regular meeting held in the Council Chamber located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

GINGER NELSON
ELAINE HAYS
FREDA POWELL
EDDY SAUER
HOWARD SMITH

MAYOR
COUNCILMEMBER NO. 1
COUNCILMEMBER NO. 2
COUNCILMEMBER NO. 3
COUNCILMEMBER NO. 4

Absent were none. Also in attendance were the following administrative officials:

JARED MILLER
MICHELLE BONNER
BRYAN MCWILLIAMS
STEPHANIE COGGINS
FRANCES HIBBS

CITY MANAGER
DEPUTY CITY MANAGER
CITY ATTORNEY
ASSISTANT TO THE CITY MANAGER
CITY SECRETARY

The invocation was given by Bob Schroeder, Hillside Christian Church.

A proclamation was presented for Dr. Martin Luther King, Jr. Day.

Mayor Nelson established a quorum, called the meeting to order, welcomed those in attendance and the following items of business were conducted:

ITEM 1:

- A. Review agenda times for regular meeting and attachments;
- B. Reports and updates from City Councilmembers serving on outside boards:
Environmental Task Force;
- C. Discussion on GPS Fleet Tracking;
- D. Discussion of Amarillo Civic Center; and
- E. Consider future Agenda items and request reports from City Manager.

CONSENT ACTION ITEMS:

Mr. Miller introduced Jonathan Gresham as the new Director of Utilities.

ITEM 2: Mayor Nelson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Motion was made by Councilmember Powell to approve the consent items, seconded by Councilmember Sauer.

- A. **MINUTES:**
Approval of the City Council minutes for the meeting held on January 8, 2019.
- B. **CONSIDER APPROVAL – REVISED SCOPE OF WORK WITH DEKKER/PERRICH/SABATINI FOR PROFESSIONAL SERVICES TO DEVELOP THE AMARILLO CIVIC CENTER COMPLEX NEEDS ASSESSMENT, VOLUME 4:**
(Contact: Sherman Bass, Civic Center Manager)
This item is consideration of additional services for Dekker/Perrich/Sabatini in the amount of \$220,400.00. The revised scope of work will include revised financial projections, additional renderings, and a more detailed evaluation and recommendation for a new arena.

Original contract:	\$250,000.00
Previous revisions:	\$ 64,587.00
Recommended revision:	<u>\$220,400.00</u>
Revised contract total:	\$534,987.00

C. **CONSIDER AWARD – SUPPLY AGREEMENT FOR SELF-CONTAINED BREATHING APPARATUS PARTS:**

(Contact: Sam Baucom, Deputy Fire Chief)

Panhandle Breathing Air Systems - \$136,679.00

This item is to award the annual supply agreement for parts that will be used to repair firefighter self-contained breathing apparatus (SCBA).

D. **CONSIDER AWARD – STREET MAINTENANCE HIGH DENSITY MINERAL BOND IN THE WOODLANDS FY 2016/2017 – FY 2020/2021 COMMUNITY INVESTMENT PROGRAM, PROPOSITION 1:**

(Contact: Kyle Schniederjan, Director of Capital Projects & Development Engineering)

Andale Construction Inc. -- \$340,547.86

This item is to consider award of the construction contract for the installation of High Density Mineral Bond on streets within the Woodlands development of Amarillo that have been identified as needing rehabilitation. This is the first installation of this product in the City of Amarillo. High Density Mineral Bond is being evaluated against other maintenance products.

E. **CONSIDER APPROVAL – CHANGE ORDER NO. 5 – SEWER MAIN RELOCATION HOLLYWOOD ROAD FROM BELL STREET TO COULTER STREET:**

(Contact: Kyle Schniederjan, Director of Capital Projects & Development Engineering)

Work to include removal of concrete driveway, excavation, removal of existing pipe, compaction of existing trench, and construction of a temporary driveway near Hollywood Road and Coulter Street.

Current Change Order: \$ 15,100.00

The original design calls for this existing sewer main to be abandoned in place and a new sewer line installed outside of the proposed new Loop 335. It was determined that the existing trench is failing and is not compacted to a level that will allow the TxDOT planned construction over the top. Change Order No. 5 is required to re-compact an existing utility trench within the area TxDOT is expanding Loop 335 including removing and replacing a driveway.

Original Contract:	\$ 4,504,294.00
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Previous Change Orders:	\$288,678.00
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Current Change Order:	<u>\$15,100.00</u>
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Revised Contract Total:	\$ 4,808,072.00
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F. **CONSIDER LEASE – LANDFILL SCRAPER:**

(Contact: Glenn Lavender, Fleet Services Superintendent)

Awarded using Buy Board Contract #515-16 to:

Warren Cat /Caterpillar Financial -- \$16,287.40 per month

Total Award based on 60-month lease -- \$977,244.00

This item is the scheduled replacement of Unit No. 7568, 2012 Cat Landfill Scraper. New equipment will be leased for a sixty (60) month period with full service factory recommended service and all repairs under normal usage, including full machine 5-year - 10,000 hour warranty. Lease does not include fuel. Equipment will be used at the City of Amarillo Landfill for daily operational requirements under TCEQ permits

G. **CONSIDER AWARD -- PLUMBING AND MECHANICAL SUPPLIES ANNUAL:**

(Contact: Trent Davis Purchasing Agent)

Morrison Supply Company -- in an amount not to exceed \$750,000.00.

This item is the plumbing and mechanical supplies annual contract and is awarded on Buyboard Purchasing Cooperative Contracts. This award is to approve a contract for the purchase of the Plumbing and Mechanical Supplies Annual Contract.

- H. **CONSIDER PURCHASE -- SHEET STEEL FOR DUMPSTER REPAIRS:**
 (Contact: Blair Snow, Interim Solid Waste Superintendent)
 Plateplus Inc. -- \$113,633.60
 This item is to discuss and consider the purchase of sheet steel to repair damaged dumpsters.
- I. **CONSIDER ACCEPTANCE OF THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:**
 (Contact: Juliana Kitten, Director of Community Development)
 This item is consideration to accept the FY2018 annual award from the U.S. Department of Housing and Urban Development (HUD) to the City of Amarillo for the Community Development Block Grant (CDBG) in the amount of \$1,592,011 and for the HOME Grant in the amount of \$725,574. The primary goals of these programs are to reduce housing discrimination, affirmatively further fair housing through Community Planning and Development (CPD) programs, and promote diverse, inclusive communities.
- J. **CONSIDER APPROVAL OF ADDENDUM #2 TO THE AIRPORT PROPERTY FRONTING PRIMARY SITE LEASE BETWEEN THE CITY OF AMARILLO AND BELL HELICOPTER TEXTRON, INC.:**
 (Contact: Michael W. Conner – Director of Aviation)
 This item is the approval of the second addendum made to the original 1999 lease between the City of Amarillo and Bell Helicopter that provides direct access to the aircraft taxi lanes. The first addendum was approved in 2010. Addendum #2 continues the agreement for an additional 10 years along with the recalculation of rates to occur every 5 year period. All other portions of the original agreement including Addendum #1 will remain in effect.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

NON-CONSENT ITEMS

ITEM 3A: Mayor Nelson presented a resolution which is required to submit a loan application to the TWDB for \$29,500,000. The purpose of the loan application would be the first step to fund the anticipated project. The requested funding request for the project includes multiple phases of including planning, procurement, and construction, construction engineering services, special services, financial services, and contingencies. The project would target the replacement of approximately 72,000 water meters, install network infrastructure and related hardware and software that will utilize an integrated communication network to provide the City and customers access to real time data including water use, loss and other billing information. This item was presented by Floyd Hartman, Assistant City Manager. Motion was made by Councilmember Powell, seconded by Councilmember Smith, that the following captioned resolution be passed:

RESOLUTION NO. 01-15-19-1

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AMARILLO REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3B: Mayor Nelson presented an item considering the award of the contract for the construction of a wastewater collection main to serve the northwest area of the City. The project is approximately 5.8 miles of pipe ranging in size from 15-inch to 42-inch diameter. It includes the abandonment of two lift stations by providing gravity service to the Medical Center. Bids were evaluated on the basis of best value response to the City. The evaluation criteria were 60% price, 30% bidder qualifications, 5% safety record, and 5% construction time. The highest evaluated bidder also had the lowest price. This item was presented by Kyle Schniederjan, Director of Capital Projects & Development Engineering. Mr. Schniederjan introduced Jackson Zaharia, Assistant City Engineer who will oversee the project. Councilmember Hays inquired how this bond would be repaid and if there

would be a rate increase. Motion was made by Councilmember Sauer, seconded by Councilmember Smith, that the following item be approved.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3C: Mayor Nelson presented an item considering award of the construction contract related to Heritage Hills Public Improvement District (PID) entryway and boulevard improvements for the Heritage Hills subdivision. Improvements include plantings and signage at the Heritage Hills entryway (Heritage Hills Parkway) and sidewalk, landscaping/sod, lighting, and signage within the subdivision along the first phase of Heritage Hills Parkway. All improvements will be constructed to applicable City standards. This item was presented by Kelley Shaw, Development and Customer Service Coordinator. Motion was made by Councilmember Powell, seconded by Councilmember Hays, that the following item be approved.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3D: Mayor Nelson presented an item considering award of the construction contract related to Greenways Public Improvement District (PID) improvements within the Greenways Village Park development. The proposed improvements are to be constructed within a 3.5 acre tract at the north end of the easternmost Greenways PID parkway. Improvements include landscaping, sod, concrete walking trails, gazebo, and walkway lighting. All improvements will be constructed to applicable City standards. This item was presented by Kelley Shaw, Development and Customer Service Coordinator. Motion was made by Councilmember Powell, seconded by Councilmember Smith, that the following item be approved.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell and Smith; voting NO were none; RECUSED himself was Councilmember Sauer; the motion carried by a 4:0 vote of the Council.

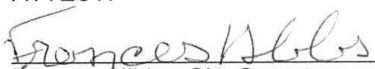
ITEM 3E: Mayor Nelson presented an item approving a Tax Increment Reinvestment Zone (TIRZ) #2 Developer Agreement for the Route 66 Amarillo hotel project to be located at 7775 Interstate 40. The agreement is for a 50% annual property tax rebate for ten years. The rebate is contingent upon certain deadlines for building permit issuance and certificate of occupancy, as well as additional streetscape standards required between the hotel site and the Big Texan tract to the west. This item was presented by Andrew Freeman, Director of Planning and Development Services. Motion was made by Councilmember Powell, seconded by Councilmember Smith, that the following item be approved.

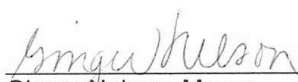
Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3F: Mr. McWilliams advised at 2:26 p.m. that the City Council would convene in Executive Session per Texas Government Code: (1) Section 551.087 - Deliberation regarding economic development negotiations; discussion regarding commercial or financial information received from a business prospect and/or to deliberate the offer of a financial or other incentive to a business prospect: (a) Project # 17-10-01 (Manufacturing); (b) Project # 18-08-03 (Manufacturing); and (c) Project # 18-12-01 (Manufacturing); (2) Section 551.074 - Discuss the appointment, employment, evaluation, reassignment, duties, and qualifications of a public officer or employee, in accordance with the Texas Open Meetings Act. (a) Discussion of City Manager Jared Miller's performance evaluation and compensation. (b) Discussion of Municipal Court Judge Laura Hamilton's performance evaluation and compensation.

Mr. McWilliams announced that the Executive Session was adjourned at 3:07 p.m. and recessed the Regular Meeting.

ATTEST:


Frances Hibbs, City Secretary


Ginger Nelson, Mayor