

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 13th day of October 2020, the Amarillo City Council met at 1:00 p.m. for a regular session meeting held via conference and 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
FRED POWELL
EDDY SAUER
HOWARD SMITH

MAYOR
COUNCILMEMBER NO. 1
COUNCILMEMBER NO. 2
COUNCILMEMBER NO. 3
MAYOR PRO TEM/COUNCILMEMBER NO. 4

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

JARED MILLER
KEVIN STARBUCK
FLOYD HARTMAN
LAURA STORRS
BRYAN MCWILLIAMS
STEPHANIE COGGINS
FRANCES HIBBS

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

The invocation was given by James Schenck.

Proclamations were presented for "Emergency Nurses Week," and "Dyslexia Awareness Month."

Mr. Miller announced that Andrew Freeman has been promoted to Managing Director of Planning Services. Jason Riddlespurger has been promoted as the Director of Community Development. He was formerly an Amarillo Police Officer. Mr. Miller also introduced Debbie Reid as the new Director of Finance.

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

PUBLIC ADDRESS: James Schenck, 6216 Gainsborough Road, stated he was encouraged the City was counting the hospitalization ratios wrong. He stated businesses need to be open to survive. He also stated the Confederate statue needs to be left alone. He encouraged everyone to get out to vote. There were no further comments.

ITEM 1:

- A. Review agenda items for regular meeting and attachments;
- B. Coronavirus Update;
- C. Amarillo Hardware Acquisition Timeline;
- D. Task Force for Greatness Update;
- E. Update on Parks & Recreation Master Plan; and
- F. Update on Confederate Statue;
- G. State of the City Update; and
- H. Request future agenda items and reports from City Manager.

CONSENT ACTION ITEMS:

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 agenda as presented, seconded by Councilmember Sauer:

- A. **MINUTES:**
Approval of the City Council minutes for the regular meeting held on September 22, 2020 and the work sessions held on September 29, 2020 and October 6, 2020.
- B. **CONSIDERATION OF ORDINANCE NO. 7885:**
(Contact: Andrew Freeman, Managing Director - Planning and Development Services)
This item is the second and final reading to consider an ordinance vacating a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, and dedication of a Public Ingress/Egress Easement all in Section 123, Block 2, A.B.&M. Survey, Potter County, Texas. (Vicinity: Eastern Street and Interstate 40.)
- C. **CONSIDERATION OF ORDINANCE NO. 7886:**
(Contact: Andrew Freeman, Managing Director - Planning and Development Services)
This item is the second and final reading to consider an ordinance rezoning a 17.03 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3. (Vicinity: Heritage Hills Parkway and Tradition Parkway.)
- D. **CONSIDERATION OF ORDINANCE NO. 7887:**
(Contact: Andrew Freeman, Managing Director - Planning and Development Services)
This item is the second and final reading to consider an ordinance rezoning Lots 11 through 14, Block 36, Lots 7 through 10 and 14 through 17, Block 37, and Lots 6 through 9, Block 38, all in The Colonies Unit No. 72, in Section 40, block 9, B.S.&F. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Planned Development District 378 to Amended Planned Development District 378A for increased lot coverage and a reduction to the front yard setback. (Vicinity: Liberty Circle N and Wesley Road.)
- E. **CONSIDER AWARD -- CITY OF AMARILLO BUILDING 602 (ARDEN CO + BELL HELICOPTER) FIRE SUPPRESSION SYSTEM UPGRADES AT THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
Awarded to A-1 National Fire Co, LLC -- \$79,000.00
This project involves the removal and replacement of thirteen (13) new wall post indicator valves and five (5) PIV indicator valves adjacent to and around Building 602. The original valves have exceeded their useful service life and allow water to leak by, causing issues with the fire suppression system.
- F. **CONSIDER AWARD -- RECONSTRUCTION OF TAXIWAY PAPA 4 AND TAXIWAY JULIET AT THE RICK HUSBAND INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
This project is 100% funded by the FAA Grant approved by Council at the September 22, 2020 meeting. The CARES Act changed the FAA funding of this project from 90% to 100%.
Awarded to Interstate Highway Construction, Inc.
- | | |
|--|----------------|
| Total Base Bid Amount: | \$8,594,488.71 |
| Bid Alternate No. 1: | \$308,964.74 |
| (Remove and Replace Runway 4/22 Pavement Markings) | |
| Bid Alternate No. 2: | \$(94,063.41) |
| (Taxiway Papa 4 Recycled Concrete Aggregate Base Course) | |
| Bid Alternate No. 3: | \$(65,434.72) |
| (Taxiway Juliet Recycled Concrete Aggregate Base Course) | |
| Total Bid Amount: | \$8,743,955.32 |
- This project involves the construction of Taxiway Papa 4 moving it to the North of its current location. The old taxiway will subsequently be demolished. Taxiway Juliet will be demolished and reconstructed at its current location. Elements include replacement of existing pavements (Portland Concrete Cement and HMA), site grading, PCC pavement construction, HMA shoulder construction, airfield electrical and drainage improvements for both taxiways, vegetation installation, and taxiway pavement markings.

- G. **CONSIDER AWARD -- INTERLOCAL AGREEMENT WITH EDUCATION SERVICE CENTER REGION 19 -- ALLIED STATES COOPERATIVE:**
(Contact: Trent Davis, Purchasing Agent)
This item is to award an Interlocal Agreement with Education Service Center Region 19 -- Allied States Cooperative. This agreement will allow the City of Amarillo to purchase from vendors that have been awarded a contract from Region 19.
- H. **CONSIDER AWARD -- REMOTE READ WATER METERS:**
(Contact: Trent Davis, Purchasing Agent)
Core & Main -- \$238,755.94
These items are to consider for purchase of the annual remote read water meters supply agreement.
- I. **CONSIDER APPROVAL -- FY2020 EMPG GRANT AWARD:**
(Contact: Chip Orton, Director of Emergency Management)
This item is consideration of FY2020 EMPG Grant Award (Grant No. EMT-2020-EP-00004) between the City of Amarillo and the Texas Division of Emergency Management. This award will add \$49,220.42 in FY2021 funding to the City of Amarillo.
- J. **CONSIDER APPROVAL -- CHANGE ORDER #6 REHABILITATION OF SOUTHEAST 34TH AVENUE FROM GRAND STREET TO EASTERN STREET FY 16/17 -- FY 20/21 COMMUNITY INVESTMENT PROGRAM, PROPOSITION 1:**
(Contact: Matt Thomas, City Engineer)
Holmes Construction -- \$7,690.75
- | | |
|------------------------|-------------------|
| Original Contract | \$2,549,949.89 |
| Previous Change Orders | \$210,506.77 |
| This Change Order | <u>\$7,690.75</u> |
| Revised Contract | \$2,768,147.41 |
- This item is to consider approval of changes to the construction contract for Rehabilitation of Southeast 34th Avenue from Grand Street to Eastern Street.
- K. **CONSIDER APPROVAL -- CONTRACT WITH JAN MUNCH-SOEGAARD TO SERVE AS THE HEAD TENNIS PROFESSIONAL AT THE AMARILLO NATIONAL TENNIS CENTER:**
(Contact: Michael Kashuba, Director of Parks and Recreation)
Total amount of agreement - \$50,000 annually
This item is a contract with Jan Munch-Soegaard to serve as the Head Tennis Professional at the Amarillo National Tennis Center. The contract includes a 5-year term (The term expires September 30, 2025).
- L. **CONSIDERATION APPROVAL -- LEASE AGREEMENT WITH THE AMARILLO CHAMBER OF COMMERCE INC.:**
(Contact: Floyd Hartman, Assistant City Manager Development Services)
Consider renewal of office and storage space lease to the Amarillo Chamber of Commerce Inc. at 1000 South Polk Street. Recent changes are such that the Chamber and the Convention and Visitors Bureau leases are separate. This lease is specifically for the areas the Chamber utilizes.
- M. **CONSIDER AMENDMENT -- COMMERCIAL CONTRACT FOR SALE OF CITY OWNED PROPERTY -- APPROXIMATELY 1.1364 ACRES OF LAND LOCATED ADJACENT TO THE SOUTHEAST CORNER OF 34TH AVENUE AND OSAGE STREET, AMARILLO, TEXAS:**
(Contact Andrew Freeman, Managing Director - Planning and Development Services)
This item authorizes the City Manager to execute a contract amendment for the sale of 1.1364 acres of land located adjacent to the southeast corner of 34th Avenue and Osage Street.

N. **CONSIDER AMENDMENT -- COMMERCIAL CONTRACT FOR SALE OF CITY OWNED PROPERTY -- APPROXIMATELY 1.1364 ACRES OF LAND LOCATED ADJACENT TO THE SOUTHEAST CORNER OF 34TH AVENUE AND OSAGE STREET, AMARILLO, TEXAS:**

(Contact Andrew Freeman, Managing Director - Planning and Development Services)

This item authorizes the City Manager to execute a contract amendment for the sale of 1.1364 acres of land located adjacent to the southeast corner of 34th Avenue and Osage Street.

O. **CONSIDER APPROVAL -- CONTRACT NO. 2 PROFESSIONAL SERVICES AGREEMENT -- REHABILITATION IMPROVEMENTS AT RIVER ROAD WASTEWATER RECLAMATION FACILITY:**

(Contact: Matthew Thomas, City Engineer)

Awarded to CH2M Hill Engineers, Inc. -- \$210,194.00

This item is to consider approval of the professional services agreement. Contract No. 2 Professional Services Agreement with CH2M Hill Engineers, Inc. which increases the scope of work to: 1) provide construction phase services, 2) design the replacement of the existing flare and, 3) add control panel and timer controls to coordinate operation of the pumps for the mixing system for each of the digesters. CH2M Hill was selected under RFQ 12-17 of prequalified Professional Services Contracts per City of Amarillo Purchasing Procedures.

P. **CONSIDER PURCHASE -- ASPHALTIC EMULSION CHFRS-2P:**

(Contact: Chris Mitchell, Street Superintendent)

Awarded to Ergon Asphalt & Emulsion, Inc. -- \$90,000.00

This item awards a contract for the purchase of CHFRS-2P emulsion used by the Street Division to seal cracks in paved streets from November through March.

Q. **CONSIDER PURCHASE -- B-4 AGGREGATE:**

(Contact: Chris Mitchell, Street Superintendent)

Awarded to L.A. Fuller & Sons Construction, Ltd. -- \$783,125.00

This item awards a contract for the purchase of pre-coated B-4 aggregate used by the Street Division during the summer for sealcoating of paved streets.

R. **CONSIDER APPROVAL -- DEDICATION FOR PUBLIC RIGHT-OF-WAY:**

(Contact Andrew Freeman, Managing Director - Planning and Development Services)

This item is a dedication of a 1.26 acre tract of land for public right-of-way purposes adjacent to Lot 1, Block 2, Lot 1, Block 3, and Lot 1, Block 1, Corrected Southgate Subdivision, an addition to the City of Amarillo, in Section 31, Block 9, B.S.&F. Survey, Randall County, Texas. Grantor: Attebury Elevators LLC (Vicinity: Interstate 27 and Bell St.)

S. **CONSIDER APPROVAL -- AVIATION CLEAR ZONE EASEMENTS:**

(Contact: Andrew Freeman, Managing Director - Planning and Development Services)

1) This item considers an Aviation Clear Zone Easement being 4,700 feet above mean sea level above the plat of South Georgia Place Unit No. 34, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, A.B. & M. Survey, Randall County, Texas.

2) This item considers an Aviation Clear Zone Easement, being 4,850 feet above mean sea level above the plat of South Georgia Place Unit No. 35, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, A.B. & M. Survey, Randall County, Texas.

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 renewing the Mayor's Sixth Amended Declaration of Disaster for the City of Amarillo, Texas and continues the local state of disaster pursuant to Section 418.108(b) of the Texas Government Code. Motion was made by Councilmember Powell to approve the Mayor's Sixth Amended Declaration of Disaster, seconded by Councilmember Sauer that the following captioned resolution be passed:

RESOLUTION NO. 10-13-20-1
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO
CONFIRMING AND CONTINUING THE MAYOR'S SIXTH AMENDED
DECLARATION OF DISASTER; PROVIDING A REPEALER CLAUSE;
PROVIDING FOR AN EFFECTIVE DATE.

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 approval of the major medical RFP #08-20 for fully insured benefit plans, and other benefit services beginning calendar year 2021. This item was presented by Mitchell Normand, Human Resources Director.

Motion was made by Councilmember Powell and seconded by Councilmember Hays to accept the following 3-year contracts: Vision Insurance, with The Standard Insurance Company; Life Insurance, with The Standards Insurance Company; Section 125 Plan Administration, with ASI; Long-term Disability, The Standard Insurance Company; and COBRA Administration with Sterling Health Services,

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.

Motion was made by Councilmember Powell and seconded by Councilmember Sauer to accept the following 2-year contracts: EAP Insurance, with Deer Oaks EAP Services, LLC; and FMLA Administration, with UMR, Inc.

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 approval of the major medical RFP #08-20 for medical and pharmacy beginning the calendar year 2021. This item was presented by Laura Storrs, Assistant City Manager. Motion was made by Councilmember Powell to decline and not approve, the major medical RFP for medical and pharmacy. This will allow Aetna a one-year extension on the current medical plan, seconded by Councilmember Sauer.

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 AEDC item considering approval to a re-stated lease between Amarillo Economic Development Corporation and MWI Veterinary Supply Co. MWI Veterinary Supply Company is looking to expand its existing Amarillo footprint. They currently operate in a 69,000 sq ft AEDC owned facility. Highlights of the project include:

- 6,000 sq. ft. new building to be built at the NE Corner of their property
- 5,000 sq. ft. mezzanine to be built in their current building
- \$1,040,000 in construction cost paid by AEDC with a 2% interest rate and 15 year amortization
- New Lease would be for 10 years, with two additional 5-year renewal options
- New Lease payment would be \$42,886.57 per month

AEDC will provide MWI Veterinary Supply Company \$750,000 for the creation of up to 50 FTE's with an average salary of \$65,000. These funds will be paid out over a 10-year term as they perform.

Based on the level of additional full-time jobs created, and projected payroll, the AEDC Board of Directors approved the LIA on September 20, 2020 with a 5-0 vote. The level of incentive and tax abatement are in line with criteria found in Council approved comprehensive guidelines and criteria for economic development. This item was presented by Kevin Carter, Director, Amarillo Economic Development Corporation. Motion was made that this item be approved by Councilmember Powell, seconded by Councilmember Sauer.

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 3E: Mayor Nelson presented an AEDC item considering the approval of a location incentive agreement between Amarillo Economic Development Corporation and MWI Veterinary Supply Co. MWI Veterinary Supply Company is looking to expand its existing Amarillo footprint. They currently operate in a 69,000 sq ft AEDC owned facility. Highlights of the project include:

- 50 additional employees projected
- \$65,000 annual average wage equal to \$3,250,000 new payroll projected
- Job Incentive of \$750,000 equal to \$15,000 per job paid out over a 10-year period
- AEDC will provide MWI Veterinary Supply Company \$750,000 for the creation of up to 50 FTE's with an average salary of \$65,000. These funds will be paid out over a 10-year term as they perform.

Based on the level of additional full-time jobs created, and projected payroll, the AEDC Board of Directors approved the LIA on September 20, 2020 with a 5-0 vote. The level of incentive and tax abatement are in line with criteria found in Council approved comprehensive guidelines and criteria for economic development. This item was presented by Kevin Carter, Director, Amarillo Economic Development Corporation. Motion was made that this item be approved by Councilmember Powell, seconded by Councilmember Hays.

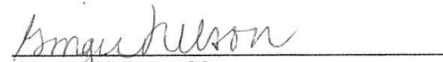
Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 4: Mr. McWilliams advised at 4:50 p.m. that the City Council would convene in Executive Session per Texas Government Code: 1) Section 551.072 – Discuss the purchase, exchange, lease, sale, or value of real property and public discussion of such would not be in the best interests of the City's bargaining positions: (a) Purchase of real property located in the northeast quadrant of the City of Amarillo.

Mr. McWilliams announced that the Executive Session was adjourned at 5:36 p.m. and recessed the Regular Meeting.

ATTEST:


Frances Hibbs, City Secretary


Ginger Nelson, Mayor