



Amarillo City Council Regular Meeting

April 23, 2024

3:00 PM

City Hall - Council Chamber
601 S. Buchanan Street, 3rd Floor
Amarillo, Texas 79101

AGENDA

1. **Call to Order**
2. **Invocation** Richie Brown, Amarillo Fellowship Church
3. **Pledge of Allegiance**
4. **The Texas Pledge**
5. **Proclamations**
 - 5.A. "Child Abuse Prevention Awareness Month"
 - 5.B. "Alcohol Awareness Month"
 - 5.C. "Beta Sigma Phi"
 - 5.D. "Municipal Clerks Week"
6. **Announcements**
7. **Public Comment** The public will be permitted to offer public comment on agenda items and items related to City business. Citizens interested in commenting may sign up online at <https://www.amarillo.gov/departments/city-manager/city-secretary/public-address-registration-form>, by calling the City Secretary's office at (806) 378-3014, or in person in Room 303 of City Hall, 601 S. Buchanan. Citizens should signup at least 15 minutes prior to the scheduled meeting start time.
8. **Discussion Items** City Council will discuss or receive reports on the following current matters or projects.
 - 8.A. Review agenda items for regular meeting and attachments
 - 8.B. Center City Update
 - 8.C. Charter amendment election process
 - 8.D. Amarillo Economic Development Corporation quarterly update

8.E. Updates from Councilmembers serving on outside boards and commissions:

- i. Beautification and Public Arts Advisory Board (April 9, 2024)
- ii. Parks and Recreation Board (April 10, 2024)
- iii. Amarillo Metropolitan Planning Organization (April 11, 2024)
- iv. Amarillo Local Government Corporation (April 17, 2024)

8.F. Request future agenda items and reports from City Manager

- 9. Consent Items** It is recommended that the following items be approved and that the City Manager be authorized to execute all documents necessary for each transaction. The following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Councilmember, in which event the item shall be considered in its normal sequence after the items not requiring separate discussion have been acted upon by a single motion.

9.A. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council Minutes for the work session held on April 9, 2024.

(Contact: Stephanie Coggins, City Secretary)

9.B. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council Minutes for the regular meeting held on April 9, 2024.

(Contact: Stephanie Coggins, City Secretary)

9.C. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council Minutes for the work session held on April 18, 2024.

(Contact: Stephanie Coggins, City Secretary)

9.D. CONSIDERATION OF ORDINANCE NO. 8128

This item is a second and final reading to consider an ordinance vacating a 10-foot wide public utility easement, 10-foot wide public utility and drainage easement, and a 20-foot wide public utility and drainage easement, all located in Lot 11-G, Block 1, Quail Creek Addition Unit No. 37, an addition to the City of Amarillo, in Section 25, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: John David Cir. & Plum Creek Dr.; APPLICANT/S: OJD Engineering, LLC for Thane Morgan)

(Contact: Brady Kendrick, Senior Planner)

9.E. CONSIDERATION OF ORDINANCE NO. 8129

This item is the second and final reading to consider an ordinance amending the Amarillo Municipal Code, to repeal Ordinance 8092 and Chapter 14-8 related to the regulation of massage establishments.

(Contact: Donny Hooper, Managing Director of Public Works)

9.F. CONSIDERATION OF RESOLUTION NO. 04-23-24-1

This item considers a resolution authorizing the City to seek and distribute State funds, pursuant to article 5190.14, Section 5C of the Texas Revised Civil Statutes, in cooperation with the Amarillo-Potter Event Venue District, for the 2024 Cowboy Mounted Shooting Association World and American Quarter Horse Association World of Mounted Shooting Horses Event.

(Contact: Laura Storrs, Assistant City Manager and CFO)

9.G. CONSIDERATION OF RESOLUTION NO. 04-23-24-2

This item considers a resolution authorizing the City to seek and distribute State funds, pursuant to article 5190.14, Section 5C of the Texas Revised Civil Statutes, in cooperation with the Amarillo-Potter Event Venue District, for the 2024 United States Team Penning Association World Championship Event.

(Contact: Laura Storrs, Assistant City Manager and CFO)

9.H. CONSIDERATION OF RESOLUTION NO. 04-23-24-3

This item considers a resolution authorizing the City to seek and distribute State funds, pursuant to article 5190.14, Section 5C of the Texas Revised Civil Statutes for the 2024 Working Ranch Cowboys Association's World Championship Ranch Rodeo.

(Contact: Laura Storrs, Assistant City Manager and CFO)

9.I. CONSIDER ACCEPTANCE - AVIATION CLEAR ZONE EASEMENT

This item considers the acceptance of an aviation clear zone easement being 3,755 feet above mean sea level above the plat Producer Owned Beef Addition Unit No. 1, a suburban subdivision to the City of Amarillo, in Sections 36 and 37, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: US Hwy. 287 and Jackrabbit Rd.; GRANTOR: Producer Owned Beef Opco, LLC)

(Contact: Brady Kendrick, Senior Planner)

9.J. CONSIDER ACCEPTANCE - AVIATION CLEAR ZONE EASEMENT

This item considers the acceptance of an aviation clear zone easement being 3,755 feet above mean sea level above the plat Centerport Addition Unit No. 11, an addition to the City of Amarillo, in Section 72, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: Centerport Blvd. and Folsom Rd.; GRANTOR: Coast

Packing Company - South LLC)

(Contact: Brady Kendrick, Senior Planner)

9.K. CONSIDER ACCEPTANCE - AVIATION CLEAR ZONE EASEMENT

This item considers the acceptance of an aviation clear zone easement being 4,700 feet above mean sea level above the plat Sunrise Addition Unit No. 8, an addition to the City of Amarillo, in Section 123, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: Interstate 40 and Trigg St.; GRANTOR: Fayeback Family LLC)

(Contact: Brady Kendrick, Senior Planner)

9.L. CONSIDER ACCEPTANCE - PUBLIC UTILITY EASEMENT

This item considers the acceptance of a public utility easement by the City of Amarillo, being a 0.22 acre tract of unplatted land, in Section 191, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: Hastings Ave. and Broadway Dr.; GRANTOR: FAEC Holdings 396537, LLC)

(Contact: Brady Kendrick, Senior Planner)

9.M. CONSIDER APPROVAL - SOUTH GATEWAY TAX INCREMENT REINVESTMENT ZONE #3 DEVELOPER AGREEMENT WITH THE AMARILLO ECONOMIC DEVELOPMENT CORPORATION FOR REIMBURSEMENT OF PUBLIC INFRASTRUCTURE PROJECTS WITHIN THE ZONE

BOUNDARY. This item approves a South Gateway Tax Increment Reinvestment Zone (TIRZ) #3 Developer Agreement with the Amarillo Economic Development Corporation for public infrastructure projects in the vicinity South of Loop 335, between South Coulter and I-27, within the South Gateway TIRZ boundaries. The agreement is for reimbursement of up to \$7,570,000 spent on installing the extension of Premiere Dr., Street D, and all associated utility infrastructure. Reimbursement will be made with a maximum of 90% of available funds through the year 2042 from the South Gateway Tax Increment Fund.

(Contact: Drew Brassfield, Assistant Director of Planning)

9.N. CONSIDER APPROVAL - SOUTH GATEWAY TAX INCREMENT REINVESTMENT ZONE #3 DEVELOPER AGREEMENT WITH ATTEBURY ELEVATORS, LLC AND ROCKROSE DEVELOPMENT, LLC FOR REIMBURSEMENT OF PUBLIC INFRASTRUCTURE PROJECTS WITHIN THE

ZONE BOUNDARY. This item approves a South Gateway Tax Increment Reinvestment Zone (TIRZ) #3 Developer Agreement with the Attebury Elevators, LLC and Rockrose Development, LLC for infrastructure projects in the vicinity North of Loop 335, between South Coulter and I-27 within the South Gateway TIRZ boundaries. The agreement is for reimbursement of up to \$4,670,000 spent to install Tavern Dr., Southgate Dr., Street A, Street B and all associated utility

infrastructure. Reimbursement will be made with a maximum of 90% of available funds through the year 2042 from the South Gateway Tax Increment Fund.

(Contact: Drew Brassfield, Assistant Director of Planning)

- 9.O. CONSIDER APPROVAL - SOUTH GATEWAY TAX INCREMENT REINVESTMENT ZONE #3 DEVELOPER AGREEMENT WITH ATTEBURY ELEVATORS, LLC AND ROCKROSE DEVELOPMENT, LLC FOR REIMBURSEMENT OF PRIVATE INFRASTRUCTURE PROJECTS WITHIN THE ZONE BOUNDARY.** This item approves a South Gateway Tax Increment Reinvestment Zone (TIRZ) #3 Developer Agreement with the Attebury Elevators, LLC and Rockrose Development, LLC for a private infrastructure project in the vicinity South of Loop 335, between South Coulter and I-27 within the South Gateway TIRZ boundaries. The agreement is for reimbursement of up to \$3,000,000 spent on installing the parking lot associated with the forthcoming Kids, Inc. Sports Complex. Reimbursement will be made with a maximum of 90% of available funds through the year 2042 from the South Gateway Tax Increment Fund.

(Contact: Drew Brassfield, Assistant Director of Planning)

- 9.P. CONSIDER APPROVAL - MEMORANDUM OF UNDERSTANDING BETWEEN RANDALL COUNTY SHERIFF'S OFFICE AND CITY OF AMARILLO**
This item considers the approval of a Memorandum of Understanding (MOU) between the Randall County Sheriff's Office (RCSO) and the City of Amarillo for the purpose of installing, maintaining, and operating a fiber optic circuit between RSCO and the Simms Municipal Building.

(Contact: Missy Laird, Director of Information Technology)

- 9.Q. CONSIDER APPROVAL - INTERLOCAL AGREEMENT BETWEEN THE CITY OF AMARILLO, TEXAS, RANDALL COUNTY, TEXAS, AND RANDALL COUNTY SHERIFF'S OFFICE FOR JAIL SERVICES FOR CITY PRISONERS**
This item is to consider approval of a new interlocal agreement for jail services due to the existing agreement being set to expire in May 2024.

(Contact: Andrew Freeman, Deputy City Manager)

- 9.R. CONSIDER AWARD - LANDFILL SCRAPER LEASE AGREEMENT**
This item considers the award of a lease agreement for a Caterpillar Model 623 Wheel Scraper for use at the city Landfill.
Award to: Warren Cat/Caterpillar Financial (Source Well Contract #011723)
Amount: 60 Month Lease @ \$26,554.31 per month. \$1,593,258.60 total to lease, \$1,820,099.72 if purchase option exercised at end of lease.
Funding Source: Fleet Services fund revenues
Is the item budgeted? Yes

(Contact: Donny Hooper, Managing Director of Public Works)

9.S. CONSIDER AWARD - LAWRENCE LAKE PUMP STATION INTAKE STRUCTURE REPAIR

This item considers the award of a project to repair both Lawrence Lake pump station intake structures.

Award to: Chapman Marine, Inc.

Amount: \$163,935.00

Funding Source: Funding is available in the Drainage Utility Fund

Is the item budgeted? Yes

(Contact: Donny Hooper, Managing Director of Public Works)

9.T. CONSIDER AWARD - INFOBLOX SOFTWARE LICENSE

This item considers the award of a five-year license for InfoBlox software to assist in management of critical core security services.

Award to: Sterling Computers Corporation (State of Texas DIR-TSO-4288)

Amount: \$169,886.55

Funding Source: Information Technology fund revenues

Is the item budgeted? Yes

(Contact: Missy Laird, Director of Information Technology)

9.U. CONSIDER PURCHASE - HS GOVTECH SOFTWARE

This item considers the purchase of HS GovTech software for a two-year term. This software will be utilized by Environmental Health for permit management, billing and inspections.

Award to: HS GovTech USA (State of Texas DIR-TSO-4327 via Unisys Corporation)

Amount: \$122,565.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Anthony Spanel, Director of Environmental Health)

9.V. CONSIDER APPROVAL - AIRPORT BUILDING LEASE AGREEMENT WITH AMARILLO NATIONAL BANK.

This item considers a building lease agreement between the City and Amarillo National Bank for the lease of Building #583 at the Rick Husband Amarillo International Airport. Amarillo National Bank is the current lessee and they use the building as a data center and storage facility. This lease increases the associated land rented from 32,000 sq. ft. to 38,400 sq. ft. and updates the rental amount to current appraised value. The building area is 6,995 sq. ft. This lease is a 10-year lease beginning on May 1, 2024, with mutual consent options for four additional 10-year terms.

Amount: \$15,600 per year, with annual CPI increases. (Revenue).

Funding Source: N/A

Is the item budgeted? Yes.

(Contact: Michael Conner, Director of Aviation)

9.W. CONSIDER AWARD - JOHN STIFF NORTH SOCCER FIELD FENCING PROJECT CONSTRUCTION CONTRACT

This item considers the award of a contract for the John Stiff North Soccer Field Fencing Project. This project will fence the three northern soccer fields in John Stiff Memorial Park (where the athletic lighting was recently installed).

Award to: All Star Fencing

Amount: \$219,514.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Michael Kashuba, Director of Parks and Recreation)

9.X. CONSIDER AWARD - LIQUID CHLORINE FOR POOLS ANNUAL CONTRACT

This item considers the award of an annual contract to purchase liquid chlorine for pools. This contract has an initial term of one-year, with three one-year options to renew. This item will be considered for award of all four years.

Award to: Reeder Ind Inc.

Amount: Not to exceed \$140,000.00 (Annual cost of \$35,000.00)

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Michael Kashuba, Director of Parks and Recreation)

9.Y. CONSIDER AWARD – PURCHASE OF ASSET MANAGEMENT SOFTWARE FOR WATER UTILITIES DEPARTMENT

This item considers the award of asset management software for use throughout the divisions of the water and sewer utilities department.

Award to: Vertosoft dba OpenGov (DIR-TSO-4227)

Amount: \$97,706.50

Funding Source: Water and sewer fund revenues

Is the item budgeted? Yes

(Contact: Michael Price, Interim Director of Utilities)

9.Z. CONSIDER APPROVAL - CHANGE ORDER NO. 1 FOR WATER MAIN REPLACEMENT FOR SE 9TH & ACROSS BNSF RIGHT-OF-WAY/RAILROAD REMOVAL DOWNTOWN

This item is to consider approval of Change Order No. 1 for additional scope of work which includes sanitary sewer replacement located in Polk Street between SW 4th Avenue and SW 5th Avenue. The overall project consists of both water

and sewer main replacement.

Award to: Amarillo Utility Contractors, Inc.

Amount: \$317,900.00

Funding Source: Water and sewer fund revenues

Is this item budgeted? Yes

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

9.AA. CONSIDER AWARD - PROFESSIONAL SERVICE AGREEMENT FOR 23-24 LAWRENCE LAKE DRAINAGE IMPROVEMENTS PROJECT

This item considers the award of a Professional Services agreement for the planning and design recommendations for Lawrence Lake Drainage Improvements.

Award to: Freese and Nichols, Inc

Amount: \$862,089.00

Funding Source: Drainage fund revenues

Is the item budgeted? Yes

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

9.BB. CONSIDER AWARD - PROFESSIONAL SERVICE AGREEMENT FOR 45TH AVENUE AND LAMAR STREET DRAINAGE IMPROVEMENTS

This item considers the award of a Professional Services agreement for the planning, design, and construction phase services for 45th Avenue and Lamar Street Drainage Improvements.

Award to: Kimley Horn and Associates, Inc.

Amount: Hourly Rate Not to Exceed \$88,000.00

Funding Source: Drainage Revenue Bonds

Is the item budgeted? Yes

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

9.CC. CONSIDER AWARD - PROFESSIONAL SERVICE AGREEMENT FOR 23-24 MULTI-SITE STORM IMPROVEMENTS

This item considers the award of a Professional Services agreement for the planning, design, and construction phase services for 23-24 Multi-Site Storm Drain Improvements.

Award to: Freese and Nichols, Inc.

Amount: \$667,796

Funding Source: Drainage bond proceeds

Is the item budgeted? Yes

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

10. Non-Consent Items

10.A. CONSIDERATION OF ORDINANCE NO. 8130

This item is a second and final reading of an ordinance to consider designating certain areas as Reinvestment Zone No. 24 for commercial/industrial tax abatement. The zone is approximately 20 acres in Amarillo Economic Development Corporation's South Georgia Business Park in the vicinity of Farmers and Georgia, in Randall County, Texas.

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

10.B. PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 8131

This item is a public hearing and first reading to consider an ordinance rezoning Lot 3, Block 1, The Colonies Unit No. 54, an addition to the City of Amarillo, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 238 to Planned Development District 238E to construct an apartment complex. (VICINITY: Tuscany Pkwy. & Coulter St.; APPLICANT/S: Geospatial Data, Inc. for Tuscany Parkway Apartments, LLC)

(Contact: Brady Kendrick, Senior Planner)

10.C. CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT – BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND SAGE OIL VAC, INC.

This item considers the award of a Location Incentive Agreement (LIA) between the Amarillo Economic Development Corporation (AEDC) and Sage Oil Vac, Inc. (Sage). Under the LIA, AEDC will provide an incentive of \$10,000 per job created paid over five years (up to \$600,000.00) and will convey 20 acres of land to Sage over two phases.

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

10.D. CONSIDER APPROVAL – TAX ABATEMENT AGREEMENT BETWEEN CITY OF AMARILLO AND AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND SAGE OIL VAC, INC

This item considers the award of a Tax Abatement Agreement (Agreement) between the City of Amarillo and Amarillo Economic Development Corporation and Sage Oil Vac, Inc. for 10% abatement in year one.

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

10.E. CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND ASSET

PROTECTION UNIT, LLC.

This item considers approval of a Location Incentive Agreement (LIA) between the Amarillo Economic Development Corporation (AEDC) and Asset Protection Unit, LLC. (APU). Under the LIA, AEDC will provide an incentive of \$10,000 per job created paid over five years (up to \$300,000.00).

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

11. Adjourn

Please note: The City Council may take up items out of the order shown on any Agenda. The City Council reserves the right to discuss all or part of any item in an executive session at any time during a meeting or work session, as necessary and allowed by state law. Votes or final decisions are made only in open Regular or Special meetings, not in either a work session or executive session.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (601 S. Buchanan Street) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations, or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Watch the meeting live: <http://amarillo.gov/city-hall/city-government/view-city-council-meetings>.

I certify that the above notice of meeting was posted on the electronic bulletin board in City Hall, 601 S. Buchanan, Amarillo, Texas, and the City website (www.amarillo.gov) on or before the 19th day of April, 2024 at 10:00 p.m. in accordance with the Open Meetings Laws of the State of Texas, Chapter 551, Texas Government Code.

/s/ Stephanie Coggins

Stephanie Coggins, City Secretary