Amarillo City Council
Regular Meeting

July 23, 2024
3:00 PM
City Hall - Council Chamber
601 S. Buchanan Street, 3rd Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On July 23, 2024 the Amarillo City Council met at 3:00 PM for a Regular Meeting held in Council Chamber, located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Josh Craft
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 Tom Scherlen
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:
Floyd Hartman, Interim City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager and CIO
Laura Storrs, Assistant City Manager and CFO
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 3:02 PM.

2. Invocation Brady Gabel, Amarillo Fire Department Chaplain

An invocation was provided by Mayor Stanley.

3. Pledge of Allegiance

Mayor Stanley led the Pledge of Allegiance.

4. The Texas Pledge

Mayor Stanley led the Texas Pledge.

5. Announcements

There were no announcements made.

6. 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.

Mayor Stanley opened public comment. The following individuals spoke:

Allen Finegold, of Amarillo Citizen
Richard McKay, of Amarillo Citizen
Lindsay London, of Amarillo Citizen
James Schenck, of Amarillo Citizen
Jayme O'Donnell, of AmarilloCitizen

Mayor Stanley closed public comment.

7. **Discussion Items** City Council will discuss or receive reports on the following current matters or projects.

7.A. Review agenda items for regular meeting and attachments

7.B. Center City Update

Beth Duke, Executive Director of Beth Duke, provided an update.

7.C. Independence Day +1 Event

Michael Kashuba, Parks and Recreation Director, provided an update on this item.

7.E. Street Department Operations and Maintenance Update

Donny Hooper, Managing Director of Public Works, provided an update on this item.

Mayor Stanley recessed the regular meeting at 4:04 p.m.

Mayor Stanley resumed the regular meeting at 4:21 p.m.

7.F. Discuss the analysis of accounting for 2016 Proposition 1 Bond Funds (Forensic Analysis Report) (Contact: Floyd Hartman, Assistant City Manager)

Steve Dawson, with DFG Forensic Accounting Services, and Mr. Hartman presented the item.

7.D. Discuss Charter Review Citizen Committee recommendations and alternative proposals as requested by City Councilmembers

Dennis Hawkins, with Baker Tilly, presented the item.

7.G. Request future agenda items and reports from City Manager

Mayor Stanley recessed the regular meeting at 6:35 p.m.

Mayor Stanley resumed the regular meeting at 6:48 p.m.

8. **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.

Mayor Stanley introduced the item and asked if anything should be pulled for separate consideration. Mayor Stanley stated he wished to pull Item No. 8.L. Ms. Storrs presented the item. After discussion, Mayor Stanley advised he was placing it back onto consent.

ACTION:	Motion to approve the consent agenda as presented by Don Tipps, second by Tom Scherlen; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

8.A. **CONSIDER APPROVAL - MINUTES**
This item considers approval of the City Council Minutes for the work session held on July 9, 2024.

(Contact: Stephanie Coggins, City Secretary)

8.B. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council Minutes for the regular meeting held on July 9, 2024.

(Contact: Stephanie Coggins, City Secretary)

8.C. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council Minutes for the special meeting held on July 16, 2024.

(Contact: Stephanie Coggins, City Secretary)

8.D. CONSIDERATION OF ORDINANCE NO. 8141
This item is a second and final reading to consider an ordinance rezoning Lot 20, Block 3, Estancia Addition Unit No. 1, an addition to the City of Amarillo in Section 24, Block 9, BS&F Survey, Potter County Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Office District 1 to General Retail District. (VICINITY: Estancia Dr. & RM 1061 (Boys Ranch Rd.); APPLICANT/S: OJD Engineering, LLC for Estancia Development, LLC)

(Contact: Brady Kendrick, Senior Planner)

8.E. CONSIDERATION OF ORDINANCE NO. 8142
This item is a second and final reading to consider an ordinance annexing into the City of Amarillo, on petition of property owner, territory generally described as 168.77 acres of unplatted land in Section 70, 71, 94, and 95, Block 2, AB&M Survey, Potter County, Texas. (APPLICANT/S: Highland Park Independent School District; VICINITY: E. Hastings Ave. and Loop 335/Lakeside Dr.)

(Contact: Brady Kendrick, Senior Planner)

8.F. CONSIDER ACCEPTANCE - PUBLIC UTILITY EASEMENTS
This item considers the acceptance of two public utility easements that total 0.10 acres of land out of Lots 1 through 4, Block 195, Plemmons's Addition, an addition to the City of Amarillo, in Section 170, Block 2, AB&M Survey, Potter County, Texas. (VICINITY: SW 15th Ave. and S. Van Buren St.; GRANTOR/S: Baptist Community Services and Santa Fe Federal Credit Union)

(Contact: Brady Kendrick, Senior Planner)

8.G. CONSIDER ACCEPTANCE - PUBLIC RIGHT-OF-WAY DEDICATION
This item considers the acceptance of a public right-of-way dedication for public streets by the City of Amarillo, being 2.39 acres of unplatted land in Section 61, Block 9, BS&F Survey, Potter County, Texas. (Interstate 40 and Helium Road (Loop 335); GRANTOR: Emeline Bush O'Brien / Marsh Trust).

(Contact: Brady Kendrick, Senior Planner)

8.H. CONSIDER AWARD – REBUILD PUMP FOR HIGH SERVICE #4 AT OSAGE PLANT

This item considers the award of rebuild and repair of a pump for High Service #4 at the Osage Treatment Plant.
Award to: Advance Water Well (Buyboard #672-22)
Amount: $78,562.50
Funding Source: Water and sewer fund revenues
Is the item budgeted? Yes

(Contact: Michael Price, Interim Director of Utilities)

8.I. CONSIDER AWARD - AIRPORT ENTRANCE LOOP ROAD & PARKING LOT PAVEMENT REPLACEMENT

This item considers the award of a construction contract to Fuller and Sons Construction for the replacement of the airport entrance loop road & parking lot pavements and curbing at the Rick Husband Amarillo International Airport. This construction also includes the replacement of the terminal 2nd level entry and exit ramps as well as associated landscape and signage.
Award to: Fuller and Sons Construction
Amount: $12,736,007.00

Base Bid Schedule No.1 (Loop Road & Employee Lot):	$ 4,152,439.00
Base Bid Schedule No. 2 (Preferred Lot):	5,521,263.00
Base Bid Total:	9,673,702.00
Alternate No. 1 (Loop Road Proposed Concrete Pavement):	479,227.00
Alternate No. 3 (Long Term Lot Reconstruction):	2,583,078.00
Base Bid + Awarded Alternates	$12,736,007.00

Funding Source: Federal Aviation Administration (FAA) AIP grant, Airport capital funds
Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

8.J. CONSIDER AWARD - COMMUNITY HEALTH ASSESSMENT

This item considers the award of a community health assessment.
Award to: Initium Health
Amount: $125,791.00
Funding Source: Public health funding in partnership with Texas Tech Health Science Center
Is the item budgeted? Yes

(Contact: Casie Stoughton, Director of Public Health)

8.K. CONSIDER PURCHASE - ZEBRA PRINTERS, BATTERY ELIMINATOR CRADLE AND POWER ADAPTER

This item considers the purchase of Zebra Printers, Battery Eliminator Cradles and Power Adapters. These items will replace current printing equipment in police vehicles that has exceeded its life expectancy. These devices are used in conjunction with electronic citation software.
Award to: Tyler Technologies (Sourcewell Contract #090320)
Amount: $90,200.00
Funding Source: General fund revenues
Is the item budgeted? Yes

(Contact: Martin Birkenfeld, Chief of Police)

8.L. CONSIDER AWARD - AUDIT SERVICES AGREEMENT
This item considers the award of a one-year agreement to provide audit services for the City of Amarillo, various component units, and various fiscal agent entities.
Award to: CMMS CPAs & Advisors PLLC
Amount: Not to Exceed $225,000.00
Funding Source: Various City budgets, component unit budgets, and fiscal agent entity budgets.
Is the item budgeted? Yes

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

8.M. CONSIDER AWARD - CENTER CITY GATEWAY ARCHES REHABILITATION
This item considers the award of a construction services contract that consists of surface preparation and application of a coating system to the steel Center City Gateway arches located in the south downtown area on Taylor Street, Fillmore Street, Pierce Street, and Buchanan Street. Traffic controls are included to facilitate the disassembly and installation of the arches.
Award to: Skyrite Signage Company
Amount: $250,000.00
Funding Source: TIRZ No. 1
Is the item budgeted? Yes

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

8.N. CONSIDER AWARD - CONTRACT RENEWAL FOR EXISTING SOFTWARE, E-BUILDER PROJECT MANAGEMENT SOFTWARE
This item considers the award of an annual renewal contract for E-Builder Project Management Software.
Award to: E-Builder (Texas Department of Information Resources (TX DIR - TSO-3763))
Amount: $103,178.40
Funding Source: CP&DE FY 23-24 Department Budget
Is the item budgeted? Yes

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

8.O. CONSIDER PURCHASE - UPFITTING OF CITY MARSHAL VEHICLES
This item considers the purchase and installation of emergency equipment for five City Marshal vehicles.
Award to: L.A.W.S. Emergency Vehicle Specialists
Amount: $68,681.00
Funding Source: City Marshal's Office operating budget
Is the item budgeted? Yes

(Contact: Jacob Diaz, City Marshal)

8.P. CONSIDER AWARD - EMERGENCY SEWER LINE REPLACEMENT
This item considers the award of emergency replacement of a cast iron sewer main inside the Service Center building.

Award to: Cosselmon Mechanical LLC.
Amount: $69,907.00
Funding Source: General Construction Funds
Is the item budgeted? Yes

(Contact: Jerry Danforth, Director of Facilities)

9. Non-Consent Items

9.A. PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 8143

This item is a public hearing and first reading to consider an ordinance rezoning 4.29 acres of land being a portion of Tract 5, C.R. Austin's Subdivision and a portion of Tract 5-K, C.R. Austin's Subdivision Unit No. 3, both additions to the City of Amarillo, in Section 4, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Residential District 1 to Moderate Density District. (VICINITY: Scotty Dr. & Wrangler Trl.; APPLICANT/S: Furman Land Surveyors, Inc. for B&M Equities LLC)

(Contact: Brady Kendrick, Senior Planner)

Mayor Stanley introduced the item. Brady Kendrick, Senior Planner, presented the item. Mayor Stanley opened a public hearing. Speaking for the item were Noah Dawson and Dustin Davis. Speaking against the item were David Moody, Gary Wilcox, Sabio Gutierrez, Melody Cambern, Paula Lawrence, Donna Bessie, Peggy Green, and Billy Edwards. Mayor Stanley closed the public hearing.

ACTION:	Motion to send the item back to Planning and Zoning Commission by Tom Scherlen Motion amended to send the item back to Planning and Zoning Commission and then to look for further investigation/clarification on access for proposed plan as drawn by Cole Stanley, second by Les Simpson; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.B. CONSIDER AWARD - CONSTRUCTION CONTRACT FOR FY23/24 STREET MAINTENANCE PROJECT

This item considers the award of a construction contract for the FY 23/24 Street Maintenance project. This project consists of maintenance of residential and arterial roadways located throughout the City using cape seal and microsurfacing treatments. This item is funded through street bonds identified in the 23/24 annual budget.
Award to: Intermountain Slurry Seal, Inc.
Amount: $7,603,297.30
Funding Source: Street bonds
Is the item budgeted? Yes

(Contact: Kyle Schniederjan, Director of Capital Projects Development and Engineering, Jackson Zaharia, City Engineer)

Mayor Stanley introduced the item. Kyle Schniederjan, Director of Capital Projects Development and Engineering, presented the item.

ACTION:	Motion to award a contract in the amount of $7,603,000 $297.30 to Intermountain Slurry Seal, Inc. by Josh Craft, second by Don Tipps;

	Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.C. CONSIDERATION OF RESOLUTION NO. 07-23-24-1

This item considers a resolution ordering a special election for November 5, 2024.

(Contact: Stephanie Coggins, City Secretary)

Mayor Stanley introduced and presented the item. Council shared their comments on draft resolutions including various measure language from George Hyde, special counsel to City Council. After discussion, Council did not take any action.

9.D. DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION ON AN AGREEMENT BETWEEN AMARILLO AREA FOUNDATION, AMARILLO INDEPENDENT SCHOOL DISTRICT, AMARILLO COLLEGE AND AMARILLO ECONOMIC DEVELOPMENT CORPORATION TO FUND THE THRIVE PROGRAM

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

Mayor Stanley introduced the item. Kevin Carter, Amarillo Economic Development Corporation, presented the item.

ACTION:	Motion to approve the AEDC to enter an agreement between the Amarillo Area Foundation, Amarillo Independent School District, Amarillo College and to fund the Thrive program by Josh Craft, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.E. DISCUSS AND CONSIDER SALE - REAL ESTATE LOCATED AT AXIOM DRIVE

This item authorizes AEDC to execute a contract and all necessary documents for the sale of approximately 19.97 acres of land located at Axiom Drive to Endries Enterprises, LLC. The sale price is approximately $550,000.00 plus closing costs and related expenses. After the sale and $10,000,000 is expended by Endries on a new Cold Storage facility, they will receive a $114,250.00 rebate on the land purchase. (Contact: Kevin Carter, Amarillo Economic Development Corporation)

Mayor Stanley introduced the item. Mr. Carter presented the item.

ACTION:	Motion to approve the sale of real estate at Axiom drive as presented by Les Simpson, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.F. CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT – BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND OLD ENGLISH FIELD, LLC DBA HAVEN FBO

Old English Field, LLC is building a new FBO (Fixed Base Operator) at the Rick Husband International Airport. They have contracted on a ground lease with the airport to construct a new 42,500 square foot facility with a cost of $8,500.000. The new facility will employ 20 new employees at an average wage of $57,000.

Highlights of the project include:

- $8,500,000 Capital Expenditure
- 20 new employees projected
- Incentive of $10,000 per job created paid over 10 years (Up to $200,000)

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

Mayor Stanley introduced the item. Mr. Carter presented the item. Travis Lamance, with English Field, LLC DBA Haven FBO, was in attendance.

ACTION:	Motion to approve the location incentive agreement as presented by Les Simpson, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

10. Adjourn

Mayor Stanley adjourned the Regular Meeting at 8:34 PM.

ATTEST:

Stephanie Coggins, City Secretary

Cole Stanley, Mayor