Amarillo City Council
Regular Meeting

January 28, 2025
3:00 PM
City Hall - Council Chamber
601 S. Buchanan Street, 3rd Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On January 28, 2025 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:
Grayson Path, City Manager
Rich Gagnon, Assistant City Manager and CIO
Laura Storrs, Assistant City Manager and CFO
Floyd Hartman, Assistant City Manager
Donny Hooper, Assistant City Manager and Public Infrastructure Director
Bryan McWilliams, City Attorney
Stephanie Coggins, City Secretary

Mayor Stanley established a quorum and called the meeting to order at 3:01 PM.

2. Invocation Lance Harrington, Paramount Baptist Church

Lance Harrington, with Paramount Baptist Church, provided an invocation.

3. Pledge of Allegiance

Mayor Stanley led the Pledge of Allegiance.

4. The Texas Pledge

Mayor Stanley led the Texas Pledge.

5. Announcements

Ms. Coggins announced that City Council meetings will be held at the new city hall located at 623 S. Johnson beginning February 25, 2025. A grand opening ribbon cutting with tours is scheduled for that date. Mr. Path shared the City's gratitude for employees and other area first responders that assisted with a shooting incident that occurred recently.

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:

John Priest, of Amarillo	Citizen
Julie Hulsey, of Amarillo	Citizen
Sandy Proffitt, of Amarillo	Citizen
Robert Smith, of Amarillo	Citizen
Kim Benson, of Amarillo	Citizen
Cassandra Greene, of Amarillo	Citizen
Michael Fisher, of Amarillo	Citizen
James Schenck, of Amarillo	Citizen

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. Local option ad valorem property tax exemption for operating a child-care facility

7.C. Streets and facilities after action report for recent snow event

7.D. Transfer Station emergency electrical repairs

7.E. Options to purchase fire apparatus (trucks) via leasing or financing

Mayor Stanley recessed the regular meeting at 5:06 p.m.

Mayor Stanley resumed the regular meeting at 5:26 p.m.

7.F. Buc-ee's $275,000 Community Outreach Donation to benefit community-oriented projects, civic events, and other benevolent purposes within the City

7.G. Draft resolution for city council legal counsel protocols

7.H. Amarillo Economic Development Corporation Board of Director applicants

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

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 consent agenda and asked for Items No. 8.F, 8.K, 8.H, and 8.I to be pulled for separate consideration. Councilmember Tipps asked for item 8.O to be pulled for separate consideration.

ACTION:	Motion to approve the consent agenda as presented with the exception of 8.K, 8.H, 8.I And 8.O, as well as 8.F 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

8.A. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council minutes for the work session held on January 14, 2025.

(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 January 14, 2025.

(Contact: Stephanie Coggins, City Secretary)

8.C. CONSIDERATION OF ORDINANCE NO. 8173

This item is the second and final reading of an ordinance providing for a variance to distance regulations prohibiting the sale of alcoholic beverages within 300 feet of a private school in accordance with Texas Alcoholic Beverage Code Section 109.33(e) and Amarillo Municipal Code Section 14-3-5. (Applicant: Cafe Moonwater; Vicinity: SW 6th Ave. and S Carolina St)

(Contact: Stephanie Coggins, City Secretary)

8.D. CONSIDERATION OF ORDINANCE NO. 8176

This item is a second and final of an ordinance considering the rezoning of 30.18-acres of unplatted land, in Section 63, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agricultural District to General Retail District. (VICINITY: Soncy Rd. & Town Square Blvd.; APPLICANT/S: Furman Land Surveyors, Inc. for the Emeline Bush O'Brien / Marsh Trust)

(Contact: Brady Kendrick, Senior Planner)

8.E. CONSIDERATION OF ORDINANCE NO. 8177

This item is a second and final reading of an ordinance considering the rezoning of Lot 5, Block 1, Wild Horse Addition Unit No. 5, an addition to the City of Amarillo, in Section 188, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Commercial District and Light Industrial District to Light Industrial District. (VICINITY: W. Amarillo Blvd. & N Fannin St.; APPLICANT/S: Thurman Mercantile Exchange LLC)

(Contact: Brady Kendrick, Senior Planner)

8.G. CONSIDER APPROVAL - POTTER COUNTY SHERIFF SALES

This item is to consider authorizing Potter County, as Trustee, to sell two Sheriff Sale properties that were sent out for bid. The County is requesting authorization of the Sheriff Sale properties from all taxing entities. The property sale process provides for the taxing entities, depending on the amount of bids/sale amount, to recoup all or a portion of delinquent taxes.

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

8.J. CONSIDER APPROVAL - CHANGE ORDER NO. 1 TO CONTINUOUS VALUE SERVICES (CVS) STATEMENT OF WORK

This item considers the award of a change order to the statement of work for continuous value services for support of the City's new ERP system, Workday, during the first three years of go-live under Omnia Partners Contract Number 11-57. This is provided under the City's master service agreement signed with Cognizant in October 2022. This item adds 450 additional hours of support and will be funded through a combination of bond proceeds and general fund revenues.

Award to: Cognizant Worldwide Limited (Collaborative Solutions)

Amount:

Original Award	$388,073.50
Change Order No. 1	102,200.00
Total Award	$490,273.50

Funding Source: Bond proceeds and general fund revenues

Is the item budgeted? Yes

(Contact: Katrina Owens, Director of Finance)

8.L. CONSIDER PURCHASE - 2025 DODGE RAM HD

This item considers the purchase of 2025 Dodge Ram HD EDK9/Bomb Tech Response. This vehicle will be a replacement of the explosive detection K9/APD Bomb Technician Response Vehicle.

Award to: D&M Commercial Leasing (BuyBoard #744-24)

Amount: $85,845.47

Funding Source: State Homeland Security Grant (SHSG) funding

Is the item budgeted? Yes

(Contact: Martin Birkenfeld, Chief of Police)

8.M. CONSIDER APPROVAL - CHANGE ORDER NO. 1 FOR FIRE TRAINING TOWER REPAIR

This item considers approval of Change Order No. 1 for fire training tower repairs. Significant stairway design changes were implemented after investigations revealed the original construction plans were unsuitable due to current structural component issues.

Award to: Panhandle Steel Buildings (BuyBoard #581-19)
Amount:

Original Award	$384,352.00
Change Order No. 1	70,062.00
Total Award	$454,414.00

Funding Source: General construction fund revenues
Is this item budgeted? Yes

(Contact: David Kouba, Deputy Fire Chief)

8.N. CONSIDER PURCHASE - ACCESSIBLE DOCK FOR MEDICAL CENTER PARK

This item considers the purchase and installation of an accessible dock for Medical Center Park.
Award to: EZ Dock of Texas LP. (BuyBoard #679-22)
Amount: $82,538.00
Funding Source: General fund revenues and Texas Parks and Wildlife Habitat and Angler Access Program grant funding
Is the item budgeted? Yes

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

8.P. CONSIDER APPROVAL - ADDENDUM TO EAST GATEWAY TAX INCREMENT REINVESTMENT ZONE #2 DEVELOPER AGREEMENT WITH BIG TEXAN STEAK RANCH/GALAXY CATERING INC.

This item considers an extension to the deadline for Big Texan Steak Ranch/Galaxy Catering, Inc. to obtain a construction permit related to the Route 66 Bug Ranch outlined in the East Gateway TIRZ #2 Developer Agreement executed in May 2024.

(Contact: Emily Koller, Director of Planning and Development Services, Drew Brassfield, Assistant Director of Planning)

8.K. CONSIDER PURCHASE - SKYDIO X10 SYSTEM

This item considers the purchase of two unmanned aerial vehicles (UAV) including hardware and software bundle for use to supplement first responders for law enforcement.
Award to: Granite Defense Technologies (DIR #DIR-CPO-4768)
Amount: $68,836.50
Funding Source: Seized fund revenues
Is the item budgeted? Yes

(Contact: Martin Birkenfeld, Chief of Police)

Mayor Stanley introduced the item. Lt. Shane Chadwick and Assistant Chief Jimmy Johnson presented the item.

ACTION:	Motion to approve as presented 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

8.H. CONSIDER ACCEPTANCE - 2025 TEXAS PRESERVATION TRUST FUND GRANT FOR ROUTE 66 NEON SIGN RESTORATION

This item considers the acceptance of an agreement between the City of Amarillo and the Texas Historical Commission for the Texas Preservation Trust Fund. This grant will support the restoration of three historical neon business signs along Route 66.
Grantor: Texas Historical Commission
Amount: $145,382.31 grant amount with a local match of $145,382.31 (1:1)
Local Match/Funding Source: Neighborhood Planning Initiative Funds
Is the item budgeted? Yes

(Contact: Drew Brassfield, Assistant Director of Planning, Emily Koller, Director of Planning and Development Services)

Mayor Stanley introduced the item. Emily Koller, Planning Director, presented the item.

ACTION:	Motion to approve Item 8.H and 8.I as presented 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

8.I. CONSIDER AWARD - ROUTE 66 NEON SIGN RESTORATION CONTRACT

This item considers the award of a contract to complete the restoration of three historical neon signs along Route 66 in connection to a grant the City received from the Texas Historical Commission.
Award to: Casteel Signs (BuyBoard #678-22)
Amount: $ 290,764.62
Funding Source: Texas Preservation Trust Fund grant funding and Neighborhood Planning Initiative funding
Is the item budgeted? Yes

(Contact: Drew Brassfield, Assistant Director of Planning, Emily Koller, Director of Planning and Development Services)

Action for this item was captured in the motion described under Item No. 8.H.

8.O. CONSIDER AWARD - DESIGN CONTRACT FOR PARKING LOT DESIGN ON CITY OF AMARILLO PARK PROPERTIES

This item considers the award of a design contract for parking lots to be located in John Stiff Park and Rick Klein Park.
Award to: Sims Architects
Amount: $157,000.00
Funding Source: General fund revenues
Is the item budgeted? Yes

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

Mayor Stanley introduced the item. Michael Kashuba, Parks and Recreation Director, presented the item.

ACTION:	Motion to approve as presented 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

8.F. CONSIDERATION OF RESOLUTION NO. 01-28-25-1

This item considers a Resolution in support of the City of Amarillo's application to the US Department of Transportation FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant program, to provide funding for the North Hughes Complete Street Project, which will rebuild North Hughes as a complete street from the base of the bridge between NW 3rd and 4th and NW 24th.

(Contact: Emily Koller, Director of Planning and Development Services)

9. Non-Consent Items

9.A. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8178

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 10, Block 5, Edgehill Addition Unit No. 6, an addition to the City of Amarillo, in Section 185, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 89A to Planned Development District 89B for the construction of a new auto parts store. (VICINITY: S. Georgia St. & SW 35th Ave.; APPLICANT/S: Wesley Berlin for Furman Family Partnership)

(Contact: Brady Kendrick, Senior Planner)

Mayor Stanley introduced the item. Brady Kendrick, Senior Planner presented the item. Mayor Stanley opened a public hearing. No one presented to speak. Mayor Stanley closed the public hearing.

ACTION:	Motion to adopt Ordinance No. 8178 by Josh Craft, 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

9.B. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8179

This item is a public hearing and first reading considering the rezoning of Lot 1A, Block 354, Mirror's Addition Unit No. 33, Lots 4 & 5 of Block 356, Lot 24 of Block 352, Holland's Addition, Lots 13-24 of Block 352 plus the adjacent 11-foot wide vacated portion of Grant Street, Lots 6-10 of Block 377, Lots 13-24 of Block 398, Lots 1-5 plus the east half of vacated alley of Block 114, Mirror's Addition, all additions to the City of Amarillo, in Sections 155 & 156, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Light Industrial District to Central Business District. (VICINITY: SE 8th Ave. & S. Johnson St.; APPLICANT/S: City of Amarillo and Curtis Sinclair for BGCG Real Estate, LLC)

(Contact: Brady Kendrick, Senior Planner)

Mayor Stanley introduced the item. Mr. Kendrick presented the item. Mayor Stanley opened a public hearing. No one presented to speak. Mayor Stanley closed the public hearing.

ACTION:	Motion to adopt Ordinance No. 8179 as presented by Don Tipps, second by Josh Craft; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.C. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 01-28-25-2

This item is to conduct a public hearing and consider a resolution to rename

Medical Center Park to John Ward Park.

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

Mayor Stanley introduced the item. Mr. Kashuba presented the item. The public hearing was not held.

ACTION:	Motion to table Resolution No. 1-28-25-2 by Don Tipps, second by Josh Craft; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Josh Craft, Don Tipps, Tom Scherlen, Les Simpson
NOES:	None
ABSTAIN:	None

9.D. CONSIDERATION OF RESOLUTION NO. 01-28-25-3

This item considers a resolution approving amendments to the Bylaws of the Amarillo Economic Development Corporation.

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

Mayor Stanley recessed the regular meeting at 8:00 p.m.

Mayor Stanley resumed the regular meeting at 8:24 p.m.

Mayor Stanley introduced the item. Doug Nelson and John Atkins, Amarillo Economic Development Corporation, presented the item. Councilmember Craft proposed amended language to include non-disclosure agreements (NDAs) in the bylaws.

ACTION:	Motion to adopt Resolution No. 01-28-25-3 as amended by Councilmember craft 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. CONSIDERATION OF RESOLUTION NO. 01-28-25-4

This item considers a resolution amending the operating budget for the fiscal year 2024-2025 for the Amarillo Economic Development Corporation.

(Contact: Kevin Carter)

Mayor Stanley introduced the item. Doug Nelson, with Amarillo Economic Development Corporation, presented the item.

ACTION:	Motion to accept Resolution No. 01-28-25-4 by Tom Scherlen, 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.F. CONSIDERATION OF RESOLUTION NO. 01-28-25-5
This item considers a resolution to repeal Resolution No. 06-25-24-1 concerning the use of Hyde Kelley, LLP as outside counsel.

(Contact: Grayson Path, City Manager)

No action was taken.

9.G. CONSIDER PURCHASE - FIRE APPARATUS (TRUCKS)
This item considers the purchase of six fire engines and two fire ladder trucks, including equipment and warranties for each truck.
Award to: All Source Enterprises LLC. DBA Safe Industries (Sourcewell contract # 113021-RVG)
Amount: $13,553,090
Funding Source: Staff will be presenting a debt issuance on February 11, 2025
Is the item budgeted? Yes

(Contact: David Kouba, Deputy Fire Chief)

Mayor Stanley introduced the item. David Kouba, Amarillo Fire Department Deputy Chief, presented the item.

ACTION:	Motion to move to award a contract in the amount of $13,553,090 to Safe Industries for purchase of fire apparatus 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.H. CONSIDER APPROVAL – AMENDMENT NO. 3 TO LOCATION INCENTIVE AGREEMENT BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND PLANT-AS-DNPS-003-02 LLC
This item considers approval of Amendment No. 3 to the Location Incentive Agreement between the Amarillo Economic Development Corporation and PLANT-AS-DNPS-003-02 LLC. The amendment would extend PLANT-AS-DNPS-003-02's construction commencement deadline to June 30, 2025.

(Contact: Kevin Carter, Amarillo Economic Development Corporation)

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

ACTION:	Motion to approve Amendment No. 3 to the LIA between the Amarillo Economic Development Corporation and PLANT AS-DNPS-003-02 LLC 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.I. CONSIDER APPOINTMENT - BEAUTIFICATION AND PUBLIC ARTS ADVISORY BOARD MEMBERS

This item considers the appointment of individuals to the Beautification and Public Arts Advisory Board.

(Contact: Stephanie Coggins, City Secretary)

Mayor Stanley introduced the item. Ms. Coggins presented the item.

ACTION:	Motion to approve or appoint Linda Allen to the Beautification and Public Arts Advisory Board with a term ending December 31, 2026 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.J. CONSIDER APPOINTMENT - PARKS AND RECREATION BOARD MEMBERS

This item considers the appointment of individuals to the Parks and Recreation Board.

(Contact: Stephanie Coggins, City Secretary)

Mayor Stanley introduced the item. Ms. Coggins presented the item.

ACTION:	Motion to appoint Jeremy Picar to the Parks and Recreation Board with the term ending December 27, 2026 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.K. CONSIDER APPOINTMENT - VINEYARDS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

This item considers the appointment of individuals to the Vineyards Public Improvement District Advisory Board.

(Contact: Stephanie Coggins, City Secretary)

Mayor Stanley introduced the item. Ms. Coggins presented the item.

ACTION:	Motion to recommend Mike Mayes by Cole Stanley, 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 9:03 PM.

ATTEST:

/s/ Stephanie Coggins	/s/ Cole Stanley
Stephanie Coggins, City Secretary	Cole Stanley, Mayor