

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 6th day of August 2019, the Amarillo City Council met at 12:00 p.m. for a work session which was 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

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

PUBLIC COMMENT

Jerri Glover, 5707 Berget Drive, thanked Dr. Sauer for his comments last week regarding the proposed Charles Warford fee increases. She commented on the public comment meeting times. She further stated Carver will soon be renamed as a neighborhood school. Rusty Tomlinson, 5700 Canyon Drive, spoke on the requirements for immigration cities to be compliant with public safety partnerships. Melodie Graves, 1601 Northwest 17th Avenue, spoke on the proposed Warford Center fee increases. The need to understand the rate increases and with the increase they would demand a better quality of service. She further stated the building is not being used the way it should be and there was work that needed to be done. She concluded by saying the Warford Center was the hub for the community. Gary Prescott, 10101 Amarillo Boulevard West, spoke about the taking of his property without compensation. Leslie Martin, 7216 Bayswater Road, spoke on the proposed transit changes for SpecTrans. She stated her family needs the services of SpecTrans. She stated she has been using the services for the past 5-years and it would be taking away her independence. She further stated the need for the transportation services needed to grow instead of being restricted. There were no further comments.

ATTEST:



Frances Hibbs, City Secretary



Ginger Nelson, Mayor

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 8th day of August 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
MAYOR PRO TEM/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 Sean Vokes, Hillside Christian Church. Mayor Nelson led the Pledge of Allegiance.

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

ITEM 1: (Items taken out of order.)

- A. Review agenda times for regular meeting and attachments;
- B. Update on Thompson Park Swimming Pool;
- C. Update on the East Gateway Tax Increment Reinvestment Zone #2, Amendment for Route 66 Amarillo LLC;
- D. Update on Permit Fee Proposed Ordinance Change;
- E. Update on Public Safety Partnership; and
- F. Consider future Agenda items and request reports from City Manager

Councilmember Sauer left during work session.

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 Smith:

- A. **MINUTES:**
Approval of the City Council minutes for the regular meeting held on July 23, 2019 and the special meeting held on July 30, 2019.
- B. **CONSIDERATION OF ORDINANCE NO. 7793:**
(Contact: Michael Kashuba, Director of Parks & Recreation)
This is the second and final reading of an ordinance adopting revised fees for the Charles E. Warford Activity Center by amending Amarillo Municipal Code, Title XII, Chapter 12-1, Article I, Section 12-1-4.
- C. **CONSIDERATION OF ORDINANCE NO. 7796:**
(Contact: Cris Valverde, Assistant Director of Planning and Development Services)
This is the second and final reading an ordinance rezoning of Lot 7, Block 43, Eastridge Subdivision Unit No. 18, in Section 104, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Residential District

1 with a Specific Use Permit 197 for the placement of a carport within the front yard setback. (Vicinity: Dahlia Street and Northeast 20th Avenue.)

- D. **CONSIDERATION OF ORDINANCE NO. 7797:**
(Contact: Cris Valverde, Assistant Director of Planning and Development Services)
This is the second and final reading an ordinance rezoning of Lot 10, Block 9, Lawrence Park Addition Unit No. 4, in Section 227, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Office District 2 to Office District 2 with a Specific Use Permit 196 for the placement of a barber/beauty shop. (Vicinity: Kentucky Street and Southwest 27th Avenue.)
- E. **CONSIDER APPROVAL -- FIRST AMENDMENT TO PRIME LEASE (HOTEL) BETWEEN CITY OF AMARILLO AND AMARILLO LOCAL GOVERNMENT CORPORATION TO RELEASE THE EMPLOYEE PARKING LOT LAND BACK TO THE CITY:**
(Contact: Andrew Freeman, Director of Planning and Development Services)
This amendment releases a .57 acre tract of land located on the southeast corner of South Fillmore Street and Southeast 2nd Avenue back to the City of Amarillo.
- F. **CONSIDER AWARD --- PURCHASE AND INSTALLATION OF A PRIVATE MICROWAVE POINT-TO-POINT COMMUNICATIONS SYSTEM FOR THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
AW Broadband -- \$77,500.00
This item awards the purchase and installation of a private microwave point-to-point data communications systems to AW Broadband. This project will provide the primary high speed data communications for the airport, directly connecting the Airport to the City's network and providing a data backup site for the Airport's network.
- G. **CONSIDER APPROVAL -- PURCHASE OF ASSET MANAGEMENT SOFTWARE SYSTEM FOR THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
Immix Technology, Inc. - \$186,591.20
This purchase includes the acquisition of the INFOR EAM asset management software system to meet the specific operational and reporting needs of the Airport.
- H. **CONSIDER APPROVAL -- PURCHASE OF ASSET MANAGEMENT SOFTWARE SERVICES FOR THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
EC America -- \$113,380.00
This purchase includes the acquisition of the implementation and training services for the Airport's asset management software system.
- I. **CONSIDER AWARD -- ARDEN ROAD PUMP HOUSE SWITCHGEAR REPLACEMENT CONTRACT:**
(Contact: Wesley Hall, Risk Management Director)
Ray's Electric -- \$499,056.00
This is a contract to repair the Arden Road Pump House switchgear. The switchgear was destroyed by a fire on April 4, 2019. This contract has been approved by Affiliated FM Global, and costs will be covered by insurance. Deductible for this claim is \$250,000.
- J. **CONSIDER APPROVAL -- EAST GATEWAY TAX INCREMENT REINVESTMENT ZONE #2 AMENDMENT NO. 1 FOR ROUTE 66 AMARILLO, LLC:**
(Contact: Andrew Freeman, Director of Planning and Development Services)

This item approves an amendment to the Tax Increment Reinvestment Zone (TIRZ) #2 Developer Agreement for the Route 66 Amarillo, LLC hotel project to be located at 7775 Interstate 40 approved January 15, 2019. The agreement is for a 50% annual property tax rebate for ten years.

K. CONSIDER AWARD – ANNUAL SUPPORT AND HARDWARE MAINTENANCE SECURITY SYSTEMS:

(Contact: Rich Gagnon, Information Technology Director)

Solid Border – \$222,560.00

This purchase renews annual vendor-provided support and maintenance security systems utilized by all City departments.

L. CONSIDER APPROVAL – PURCHASE OF TOP DRESS SAND:

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

Rogers Group - \$59,250.00

This item is the annual purchase of Top Dress Sand for Park Maintenance and Golf Divisions to top dress and level Athletic Fields, Sports Complexes and Golf Courses.

M. CONSIDER AWARD – WATER TRANSMISSION PIPELINE RELOCATION AND WELL #425 ABANDONMENT FOR TXDOT STATE LOOP 335 B2:

(Contact: Matthew Thomas, City Engineer)

Amarillo Utility Contractors, Inc. – \$1,503,358.00

This item is to consider award of the construction contract for the relocation of a 36-inch and 30-inch water transmission pipeline and the abandonment of a water production well in preparation for TXDOT's construction of State Loop 335 B2 west of Soncy along Hollywood Road and south of I-40 along Helium Road. This project is being constructed in accordance with the previously approved Standard Utility Agreement U15496 between the City and TXDOT and is eligible for 100% cost reimbursement.

N. CONSIDER PURCHASE – VARIOUS POLICE, ADMINISTRATIVE, ½ TON PICK-UPS, ¾ & 1-TON LIGHT TRUCKS WITH SERVICE BODIES, CARGO VANS AND DUMP BEDS:

(Contact: Jason Jupe, Fleet Services Assistant Superintendent)

Four Stars DCJR \$429,986.00

Gene Messer Ford \$159,558.00

Randall Reed's Prestige Ford \$79,350.00

Total Award \$837,534.00

This item is the scheduled replacements, upgrades, and additions of multiple vehicles to be used by Police, Animal Management & Welfare, Utilities Office, Rehab Support, Hollywood Road Wastewater Treatment, Park Maintenance, Street Department, Laboratory Administration, Building Safety, Traffic Field Operations, Surface Water Treatment, Water Production, CP&DE, Environmental Health, Facilities Maintenance and Wastewater Collection. Replacement vehicles have reached or exceeded life cycle. These vehicles will be used in the daily operational requirements of divisions listed.

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

NON-CONSENT ITEMS

ITEM 3A: Mayor Nelson presented an item authorizing the City Manager to execute a contract and other necessary documents for the sale of 3.75 +/- acres of land located at 601 West Amarillo Boulevard. The sales price for this property is \$210,800 minus closing costs. This item was presented by Andrew Freeman, Director of Planning and Development Services. Mildred Darton, Board Member of St. Anthony's Legacy and Redevelopment Corp.; North Heights Linen Service and the North Heights Advisory Association Boards, stated it was a pleasure to see that this property is going to help the North Heights community with jobs, morale, and to prove something can be done. Motion was made by Councilmember Powell, seconded by Councilmember Smith to approve this item as presented.

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

ITEM 3B: Mayor Nelson presented an item considering the approval of a Chapter 380 Economic Development Program Agreement between the City of Amarillo and North Heights Linen Service, LLC for the construction of a new healthcare laundry facility to be located at 601 West Amarillo Boulevard. This item was presented by Andrew Freeman, Director of Planning and Development Services. Motion was made by Councilmember Powell, seconded by Councilmember Smith to approve this item as presented.

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

ITEM 3C: Mayor Nelson presented the first reading of an ordinance and to hold a public hearing of a proposed amendment to the 2010 Future Land Use and Character Map for land located in Section 107, Block 2, AB&M Survey, Potter and Randall County, Texas. (Vicinity: Southeast 34th Avenue and Whitaker Road.) This item was presented by Cris Valverde, Assistant Director of Planning and Development Services. Mayor Nelson opened a public hearing. Jim Doche, 1615 Bryan Place, #2, stated he was the consultant for McCartt & Associates and was present to answer any questions. There were no further comments and the public hearing was closed. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Hays:

ORDINANCE NO. 7798

AN ORDINANCE AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF AMARILLO, TEXAS BY AMENDING THE FUTURE LAND USE AND CHARACTER MAP SPECIFICALLY FOR TRACTS OF LAND LOCATED SOUTHEAST AREA OF THE CITY NEAR THE INTERSECTION OF SOUTHEAST THIRTY-FOURTH AVENUE AND WHITAKER STREET, IN SECTION 107, BLOCK 2, AB&M SURVEY; POTTER AND RANDALL COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

ITEM 3D: Mayor Nelson presented the first reading of an ordinance and to hold a public hearing to consider rezoning a 174.51 acre tract of unplatted land in Section 107, Block 2, AB&M Survey, Potter and Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 to Planned Development District for a commercial business park. (Vicinity: Southeast 34th Avenue and Whitaker Road.) This item was presented by Cris Valverde, Assistant Director of Planning and Development Services. Jim Doche, 1615 Bryan Place, #2, stated he was the consultant for McCartt & Associates and was present to answer any questions. Mayor Nelson opened a public hearing. There were no comments and the public hearing was closed. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Hays:

ORDINANCE NO. 7799

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF WHITAKER ROAD AND SOUTHEAST THIRTY-FOURTH AVENUE, POTTER AND RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell and Smith; voting NO were none; Councilmember Sauer abstained and the motion carried by a 4:0:1 vote of the Council.

Councilmember Sauer returned during this item.

ITEM 3E: Mayor Nelson presented the first reading of an ordinance and to hold a public hearing to consider rezoning the west half of Lot 2 and the east 30ft of Lot 3, Block 2, Daniels Subdivision Unit No. 1, in Section 9. Block 9, BS&F Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple-Family District 1 to General Retail District. (Vicinity: Western Street and Wolflin Avenue.) This item was presented by Cris Valverde, Assistant Director of Planning and Development Services. Mayor Nelson opened a public hearing. Helen Benton, Realtor, stated she was representing the applicant. There were no further comments and the public hearing was closed. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Sauer, seconded by Councilmember Smith:

ORDINANCE NO. 7800

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF WESTERN STREET AND WOLFLIN AVENUE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Sauer and Smith voting NO were none; the motion carried by a 3:0 vote of the Council.

Councilmembers Hays and Powell left during this item.

ITEM 3F: Mayor Nelson presented the first reading of an ordinance and to hold a public hearing to consider an ordinance rezoning of a 9.30 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: Helium Road and F.M. 2186.) This item was presented by Cris Valverde, Assistant Director of Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments and the public hearing was closed. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7801

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF HELIUM ROAD AND FARM-TO-MARKET ROAD 2186, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING 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 3G: Mayor Nelson presented the first reading of an ordinance amending Chapters 16-3 and 16-5, to prohibit shared mobility services city-wide and motor assisted devices (scooters) on public sidewalks and right-of-ways in the central business district. This item was presented by Bryan McWilliams, City Attorney. Councilmember Sauer stated he was against eliminating those with docking stations and orderly kept bicycles and scooters. Mr. McWilliams stated this ordinance would allow that a plan be necessary for these types of services. Councilmember Hays stated that a trial period may make sure the appearance was in compliance. Mayor Nelson stated the intent is to keep an open mind if this is something our citizens could benefit from but this ordinance did not include wheelchairs and mobility scooters used by individuals. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Sauer, seconded by Councilmember Hays:

ORDINANCE NO. 7802

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE, CHAPTER 16-3 (TRAFFIC), ARTICLE VIII, SECTION 16-3-330, TO AMEND THE DEFINITION OF CYCLES PROHIBITED ON SIDEWALKS ;

TO PROHIBIT SCOOTERS AND OTHER MOTOR ASSISTED DEVICES ON PUBLIC SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT; TO PROHIBIT SHARED MOBILITY SERVICES; PROVIDING FOR REMOVAL AND SALE OF ABANDONED DEVICES; PROVIDING AMENDMENT MECHANISM; PROVIDING FOR SEVERABILITY, REPEALER, PENALTY; PROVIDING FOR PUBLICATION AND 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.

This item was taken out of order.

ITEM 3H: Mayor Nelson presented a resolution approving the second and final extended term for the permit issued to American Medical Response, Inc. to operate an ambulance service within the city. This item was presented by Stephanie Coggins, Assistant to the City Manager. Motion was made by Councilmember Powell, seconded by Councilmember Smith that the following captioned resolution be passed:

RESOLUTION NO. 08-06-19-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: APPROVING THE SECOND AND FINAL EXTENDED TERM FOR THE PERMIT ISSUED TO AMERICAN MEDICAL RESPONSE, INC. TO OPERATE AN AMBULANCE SERVICE WITHIN THE CITY; RATIFYING VARIOUS AMENDMENTS TO THAT PERMIT; SPECIFYING TIMING OF SELECTION FOR THE NEXT AMBULANCE SERVICE PROVIDER; PROVIDING SEVERABILITY CLAUSE; PROVIDING SAVINGS CLAUSE AND EFFECTIVE DATE.

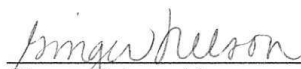
Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3I: Mr. McWilliams advised at 3:51 p.m. that the City Council would convene in Executive Session per Texas Government Code: 1) Sec.551.071 – Consult with Attorney about pending or contemplated litigation or settlement of same or on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter. (a) Nurek et. al. v. City of Amarillo; 2) Section 551.072 -- Deliberate the purchase or sale of real property in accordance with the Texas Open Meetings Act: (a) Discuss property located in the NE quadrant of the Central Business District; and 3) Section 551.087 – Deliberation regarding economic development negotiations; discussion of commercial or financial information received from an existing business or business prospect with which the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same: (a) Discuss property located in the NE quadrant of the Central Business District.

Mr. McWilliams announced that the Executive Session was adjourned at 5:32 p.m. and recessed the Regular Meeting.

ATTEST:


Frances Hibbs, City Secretary


Ginger Nelson, Mayor