Amarillo City Council
Regular Meeting

August 12, 2025
3:00 PM
Amarillo City Hall, Council Chamber
623 S. Johnson, Third Floor
Amarillo, Texas 79101

MINUTES

1. Call to Order

On August 12, 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 623 South Johnson Street, with the following members present:

Mayor Cole Stanley
Councilmember, Place 1 Tim Reid
Councilmember, Place 2 Don Tipps
Councilmember, Place 3 David Prescott
Councilmember, Place 4 Les Simpson
Absent were none.

Also in attendance were the following administrative officials:
Grayson Path, City Manager
Andrew Freeman, Deputy City Manager
Rich Gagnon, Assistant City Manager
Laura Storrs, Chief Financial Officer
Floyd Hartman, Special Advisor
Donny Hooper, Assistant City Manager
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 Brad Newman, Tradewind Community Church

Brad Newman, Tradewind Community 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

There were no announcements.

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/city-secretary/public-comment-registration-form/, by calling the City Secretary's office at (806) 378-3014, or in person in Room 3500 of City Hall, 623 S. Johnson. Citizens should sign up at least 15 minutes prior to the scheduled meeting start time.

Mayor Stanley opened public comment. The following individuals spoke:

Allen Finegold	Citizen
Chris Pittman	Citizen
James Schenck	Citizen
Hope McCoy	Citizen
Mike Fisher	Citizen
Mike Ford	Citizen

Mayor Stanley closed public comment. City Council received written public comment from Jay Sanders, citizen.

7. 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 removed.

ACTION:	Motion to approve the consent agenda as presented by Les Simpson, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

7.A. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the work session held on July 22, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.B. CONSIDER APPROVAL - MINUTES

This item considers approval of the City Council minutes for the regular meeting held on July 22, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.C. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council minutes for the work session held on August 5, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.D. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council minutes for the work session held on August 6, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.E. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council minutes for the special meeting held on August 7, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.F. CONSIDER APPROVAL - MINUTES
This item considers approval of the City Council minutes for the work session held on August 7, 2025.

(Contact: Stephanie Coggins, City Secretary)

7.G. CONSIDERATION OF ORDINANCE NO. 8202
This item is a second and final reading of an ordinance considering the rezoning of a 3.39-acre tract of land, being a portion of Tract 2, Westcliff Park Unit No. 18, 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 Planned Development District 55B, C, & G to Planned Development District 55AA for zero-lot line single-family detached homes. (VICINITY: Suncrest Way & Rosenda Ln.; APPLICANT/S: OJD Engineering, LLC for Rocking B Investments, LLC)

(Contact: Brady Kendrick, Senior Planner)

7.H. CONSIDERATION OF ORDINANCE NO. 8203

This item is the second and final reading of an ordinance considering the vacation of a 10-foot-wide public utility easement located within Lots 2A, 2C, & 2D, Block 3, Amarillo Medical Center Unit No. 4, an addition to the City of Amarillo, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (VICINITY: W. Amarillo Blvd. & Killgore Dr.; APPLICANT/S: Parkhill for Board of Regents of the Texas A&M University System)

(Contact: Brady Kendrick, Senior Planner)

7.I. CONSIDERATION OF RESOLUTION NO. 08-12-25-1

This item considers a resolution establishing a policy requiring two readings for resolutions prior to final adoption; providing for exceptions; authorizing waiver; clarifying the scope of the policy; and providing an effective date.

(Contact: Les Simpson, Councilmember, Place 4)

7.J. CONSIDERATION OF RESOLUTION NO. 08-12-25-2

This item considers renewal and readoption of a resolution that permits the City of Amarillo's participation in future tax abatements involving reinvestment zones and specifies the guidelines and criteria for that participation.

(Contact: Drew Brassfield, Interim Director of Planning)

7.K. CONSIDER APPOINTMENT - GREENWAYS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

This item considers the appointment of Courtney Miller to fill a vacant seat on the Greenways Public Improvement District Advisory Board as recommended by the Trust.

(Contact: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator)

7.L. CONSIDER APPOINTMENT - VINEYARDS PUBLIC IMPROVEMENT DISTRICT ADVISORY BOARD MEMBER

This item considers the appointment of Chris Rhynehart to fill a vacant seat on the Vineyards Public Improvement District Advisory Board as recommended by the Developer.

(Contact: Jonni Glick, Assistant City Secretary, Carrie Roberts, PIDs Coordinator)

7.M. CONSIDER ACCEPTANCE - TEXAS DEPARTMENT OF STATE HEALTH SERVICES FAMILY PLANNING PROGRAM GRANT

This item considers acceptance of the Texas Department of State Health Services Family Planning Program Grant.
Grantor: Texas Department of State Health Services
Amount: $258,505.00 cost reimbursement and up to $1,034,019.00 fee-for-service per year, for up to five years
Local Match/Funding Source: No local match
Is the item budgeted? Yes

(Contact: Casie Stoughton, Director of Public Health)

7.N. CONSIDER APPROVAL - AMENDMENT NO. 2 TO HS GOVTECH SOFTWARE

This item considers approval of an amendment to the contract with Unisys for HS GovTech software that will be utilized by Environmental Health for permit management, billing, and inspections. Under the amendment, additional scripting work will be completed, which is in addition to the current contract deliverables.
Award to: HS GovTech USA (State of Texas DIR-TSO-4327 via Unisys Corporation)
Amount:

Original Award	$122,565.00
Amendment No. 1	127,005.30
Amendment No. 2	5,764.71
Total Award	$255,335.01

Funding Source: General fund revenues
Is the item budgeted? Yes

(Contact: Anthony Spanel, Director of Environmental Health)

7.O. CONSIDER AWARD - CONTRACT TO REMOVE AND REPLACE TWO AIRCRAFT GROUND POWER UNITS

This item considers the award of a contract for the removal and replacement of two aircraft ground power units for the Rick Husband Amarillo International Airport.
Award to: Aero Specialties Ground Support Equipment (GSA #GS-30F-0030X)
Amount: $159,332.00
Funding Source: Airport fund revenues
Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

7.P. CONSIDER PURCHASE - AIRPORT RUNWAY DEICER SPRAY TRUCK

This item considers the purchase of one 3,250-gallon deicer spray truck to be used at the Rick Husband Amarillo International Airport for deicing runway and taxiway areas during inclement weather. This truck will replace an old truck from 1986 that has far exceeded its useful life. This was previously approved by City Council on August 13, 2024, but the Airport was more recently able to obtain Federal Aviation Administration (FAA) funding approval for an FAA Airport Improvement Program (AIP) grant by utilizing the vendor's HGAC co-op contract instead of the vendor's Sourcewell co-op contract, while maintaining the same price and the same vendor, thereby lowering the cost to the Airport by 95%.
Award to: Team Eagle, Ltd. (HGAC #AR03-25)
Amount: $278,687.00
Funding Source: FAA AIP Grant funding (95%) and Airport fund revenues (5%)
Is the item budgeted? Yes

(Contact: Michael Conner, Director of Aviation)

7.Q. CONSIDER APPROVAL - AIRPORT TERMINAL CELLULAR SYSTEM CONTRACT

This item considers the award of an in-terminal cellular system contract between the City of Amarillo and New Cingular Wireless PCS, LLC (AT&T). This contract will allow AT&T to install a cellular telephone with 5G service in the terminal at the Rick Husband Amarillo International Airport. This system will further be accessible to other cellular carriers if they choose to partner with AT&T. This is recommended because some cellular services currently have very low signal strength when accessed from within the airport's terminal building. This is a no-cost/no-revenue system for the airport. The agreement has an initial term of ten years, with two five-year options to renew.

(Contact: Michael Conner, Director of Aviation)

7.R. CONSIDER AWARD - DEHUMIDIFIER FOR WARFORD ACTIVITY CENTER

This item considers the award of a dehumidifier for the indoor pool at the Warford Activity Center.
Award to: Panhandle Steel Buildings, Inc. (Buyboard #728-24)
Amount: $223,789.45
Funding Source: General fund revenues
Is the item budgeted? Yes

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

7.S. CONSIDER PURCHASE - MESSAGE BOARDS & ACCESSORIES FOR STREET DIVISION TRAFFIC CONTROL

This item considers the purchase of four trailer-mounted message boards and accessories, used by the Street Division for traffic control in city streets and alleys. Message boards provide visual messages to the driving public to alert them to upcoming road work and hazards.
Award to: Buyer's Barricade
Amount: $71,759.60
Funding Source: General fund revenues
Is the item budgeted? Yes

(Contact: Alan Harder, Director of Public Works)

7.T. CONSIDER AWARD - CIVIC CENTER ENTRANCE 4 SOFFIT AND LIGHTING REPLACEMENT

This item considers the award of a construction contract for the replacement of the existing soffit and lighting at Entrance 4 with new metal soffit panels and new LED can lights.
Award to: Wiley Hicks, Jr., Inc (Tex-Buy #023-086)
Amount: $79,174.00
Funding Source: Civic Center building improvement fund revenues
Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

7.U. CONSIDER AWARD - CONSTRUCTION CONTRACT FOR FY24/25 STREET MAINTENANCE MILL & OVERLAY PROJECT

This item considers the award of a construction contract for the FY 24/25 Street Maintenance Mill & Overlay project. This project consists of maintenance of arterial roadways located throughout the City using Mill and Overlay treatment. This item is funded through street bonds identified in the 24/25 annual budget.
Award to: Advance Pavement Maintenance, Ltd.
Amount: $6,547,841.43
Funding Source: Street bond proceeds
Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

7.V. CONSIDER APPROVAL - AMENDMENT NO. 1 TO ARCHITECTURAL SERVICES AGREEMENT FOR FIRE STATION 14

This item considers the approval of Amendment No. 1 to the agreement for architectural services for Fire Station 14. This amendment reflects an additional scope of work required for the expansion of the Fire Station 14 project from its original plan of a single-company fire station into the current plan for a larger two-company fire station with additional meeting spaces.

Award to: Sims Architects

Amount:

Original award	$315,000.00
Amendment No. 1	210,000.00
Total award	$525,000.00

Funding Source: General fund revenues

Is the item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering)

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

Mayor Stanley introduced the item. There was nothing discussed.

8.B. Procurement procedures under city policy and state law

Mayor Stanley introduced the item. Michael Lindley, Purchasing Manager, presented the item.

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

Mayor Stanley introduced the item. Councilmember Simpson asked for a discussion on board and commission appointment processes.

9. Non-Consent Items

9.A. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8204

This item is a public hearing and first reading of an ordinance considering the rezoning of a 176.08 acre tract of unplatted land, in Section 32, 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 Light Commercial District

(VICINITY: I-27 & Sundown Ln.; APPLICANT/S: Furman Land Surveyors, Inc. for Attebury Elevators, LLC)

(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. 8204 by Don Tipps, second by Les Simpson; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.B. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8205

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 24, Block 48, East Amarillo Subdivision Unit No. 1, an addition to the City of Amarillo, in Section 125, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Planned Development District 334 to Planned Development District 334A to add medical clinic as an allowed land-use. (VICINITY: NE 10th Ave. & N. Grand St.; APPLICANT/S: Perla Gallegos)

(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. 8205 by Don Tipps, second by Tim Reid; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.C. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 8206

This item is a public hearing and first reading of an ordinance considering the rezoning of Lot 1 & 2, Block 1, Wright Addition Unit No. 1, an addition to the City of Amarillo, in Section 157, 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 General Retail District (NE 16th Ave. & N. Mirror St.; APPLICANT/S: Jose Rodarte)

(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. 8206 by Tim Reid, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.D. CONSIDERATION OF ORDINANCE NO. 8207

This item is the first reading of an ordinance amending the Amarillo Municipal Code, Chapter 8-5, to implement all required changes resulting from the passage of SB 1008 and HB 2844. The amendment includes various cleanup changes to include definition updates, various section clarity, a unified permit annual expiration date, elimination of Food Establishment permitting for Day-Care facilities, adoption of the Texas Department of State Health Services fee structure for Food Establishment permitting and elimination of Mobile Food Unit permitting as of July 1 2026.

(Contact: Anthony Spanel, Director of Environmental Health)

Mayor Stanley introduced the item. Anthony Spanel, Environmental Health Director, presented the item.

ACTION:	Motion to adopt Ordinance No. 8207 by Don Tipps, second by Tim Reid; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.E. CONSIDER AWARD - AQUATIC MARKET VIABILITY STUDY

This item considers the award of an Aquatic Market Viability Study. The results of this study will help guide decisions on future improvements, investments, and services for aquatic facilities across Amarillo.
Award to: Kimley-Horn and Associates, Inc.
Amount: $85,200.00
Funding Source: General fund revenues
Is the item budgeted? Yes

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

No action taken

9.F. CONSIDER APPROVAL - WATER AND SEWER UTILITIES CAPITAL PROJECT BUDGET TRANSFERS

This item considers approval for the transfer of budget funds from a Water and Sewer Bond Project to provide necessary financial support for two other capital projects that currently require additional funding.

(Contact: Donny Hooper, Assistant City Manager)

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

ACTION:	Motion to approve Item 9.F as presented by Les Simpson, second by Don Tipps; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.G. CONSIDER APPROVAL - CHANGE ORDER NO. 3 TO ADD ADDITIONAL SCOPE TO THE SANITARY SEWER MAIN LINE AT SE 4TH AVENUE BETWEEN TAYLOR AND POLK STREETS

This item considers approval of Changer Order No. 3 for this project. The change order accounts for additional scope to allow for the completion and closing of two projects with the remaining funding available. The previous projects were the water main relocation for SE 9th, across the BNSF Right-of-Way, in addition to the sanitary sewer main relocation on Polk and 4th Avenue. The additional scope is the extension of the sanitary sewer main to the north in the alley to mid-block to maintain the appropriate grade.

Award to: Amarillo Utility Contractors, Inc.

Amount:

Original Award	$2,228,885.50
Previous change orders	316,000.00
Current Change Order No. 3	136,227.00
Total revised award	$2,681,112.50

Funding Source: Water and sewer fund revenues

Is this item budgeted? Yes

(Contact: Jerry Danforth, Managing Director of Capital Projects, Development & Engineering, Jackson Zaharia, City Engineer)

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

ACTION:	Motion to approve Item 9.G as presented by Les Simpson, second by David Prescott; Motion passed with a 5:0 vote.
AYES:	Cole Stanley, Tim Reid, Don Tipps, David Prescott, Les Simpson
NOES:	None
ABSTAIN:	None

9.H. CONSIDER APPROVAL - REQUEST TO UTILIZE WATER AND SEWER FUND RESERVES

This item considers approval to transfer funding from the Water and Sewer reserve funds to provide necessary financial support for completion of the Lead and Copper Rule Improvements (LCRI) Service Line Inventory project.

(Contact: Donny Hooper, Assistant City Manager, Michael Price, Director of Utilities)

Mayor Stanley introduced the item. Mr. Hooper presented Items No. 9.H and 9.I. Mayor Stanley announced that no action would be taken on Items No. 9.H and 9.I.

9.I. CONSIDER AWARD – LEAD AND COPPER RULE IMPROVEMENTS (LCRI) SERVICE LINE INVENTORY - PHASE 2

This item considers the award of a contract for environmental consulting services for Phase 2 of the LCRI Service Line Inventory project.

Award to: LJA Environmental Services, LLC
Amount: $818,900.00
Funding Source: Water and sewer fund revenues
Is the item budgeted? Yes

(Contact: Shannon Tollison, Assistant Director)

Mayor Stanley introduced the item. Mr. Hooper presented Items No. 9.H and 9.I. Mayor Stanley announced that no action would be taken on Items No. 9.H and 9.I.

10. Adjourn

Mayor Stanley adjourned the Regular Meeting at 5:52 PM.

ATTEST:

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