

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 28th day of March 2017, the Amarillo City Council met at 4:00 p.m. for a work session and then at 5:00 p.m. for the regular session in the Council Chamber located on the third floor of City Hall at 509 Southeast 7th Avenue, with the following members present:

ELISHA DEMERSON
LISA BLAKE
MARK NAIR

COUNCILMEMBER NO. 1
COUNCILMEMBER NO. 2
COUNCILMEMBER NO. 4

Absent were Mayor Harpole and Councilmember Randy Burkett. Also in attendance were the following administrative officials:

JARED H. MILLER
BOB COWELL
MICK MCKAMIE
BLAIR SNOW
FRANCES HIBBS

CITY MANAGER
DEPUTY CITY MANAGER
CITY ATTORNEY
MANAGEMENT ANALYST
CITY SECRETARY

The invocation was given by Kevin Deckard, Polk Street Methodist Church. Mayor Pro Tem Nair led the audience in the Pledge of Allegiance.

PUBLIC COMMENT:

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

B. F. Roberts, 1007 North Hayden Street, stated the Inn of Amarillo is an eyesore and needs to be demolished. James Schenck, 6216 Gainsborough Street, reminded citizens that they are on top of the City's organizational chart. He encouraged citizens to become active and involved. He inquired how the City was going to pay to demolish the Inn of Amarillo, and why it was costing more than the Cola-Cola building. He further inquired if the owner would still own the property. Jesse Pfrimmer, 5723 South Miliam Street, stated the need to be clear on the public comment period, and why there was no injection on agenda items. Al Quinto, 3800 Westlawn Street, inquired if the \$160,000 from the Community Development Block Grant would take away services for low to middle income families with the 15 other eligible activities it supports. He stated the Inn of Amarillo needed to be demolished, but he did not agree with using block grant funds. There were no further comments.

ITEM 1: Mayor Pro Tem Nair presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Councilmember Blake asked to remove Item C, Inn of Amarillo, to discuss it as a separate item; motion was then made to approve Items A, B, D-H, seconded by Councilmember Demerson.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

James Allen, Community Development Director, stated HUD allowed uses of the block grant funds for demolitions and clearance activity for improvement low to moderate neighborhoods. Mr. Miller stated all HUD projects were fully funded and none were being taken away. Mayor Pro Tem Nair stated the majority of the funds were from a reserve fund and they were not exhausting CDBG funds. Mr. Schuster stated the estimate for the asbestos removal was \$550,000-\$600,000. He stated the abatement of asbestos was in the overhangs, roofing materials, old heating ducts, etc. and there was more asbestos than the average structure because of the age of the structure. Mr. Cowell stated the damage of the structure significantly complicates the removal. He further stated six bids were received ranging from \$777,000 to \$1.1 million. Motion to approve Item C was made by Councilmember Demerson, seconded by Councilmember Blake.

- A. Minutes:
Approval of the City Council minutes of the regular meeting held on March 21, 2017.
- B. Purchase – Refuse Bags.
Award by competitive bid:
- Lot #1 – Refuse Bags
X-L Plastics Inc. -- \$78,424.50
This item is the scheduled purchase of Solid Waste Refuse Bags that are made available to the customers that are served by hand collection. This award will be used by the City of Amarillo Solid Waste Division for daily operational requirements.
- C. Award – Demolition of Inn of Amarillo, 601 West Amarillo Boulevard:
Award to Tasman Geosciences, Inc. -- \$777,000.00
- This item approves Bid No. 5638 Demolition with Asbestos and Debris Removal of the Inn of Amarillo, 601 West Amarillo Boulevard.
- D. Approval – Renovation of the Indoor Pool at the Charles E. Warford Activity Center:
- This item approves and awards a contract to Sunbelt Pools for the turn key renovation of the indoor pool at the Charles E. Warford Activity Center, formerly known as the North Branch YMCA located at 1330 Northwest 18th Avenue.
- E. Approval -- Interlocal Contract – Department of Public Safety Crime Laboratory Service (DPS):
This item will provide a dedicated forensic scientist to perform analysis of controlled substances, marijuana, and synthetic drugs for APD – Year One \$73,285.85, Year Two \$78,665.08.
- F. Approval – Rental Housing Rehabilitation Project:
Project Owner: Collins Family Properties, LLC
Total Project Cost -- \$539,990
Total CDBG Funding -- \$240,000
- This is approval of a rental housing rehabilitation project to construct four single-family duplex rental units at 601 North Monroe Street, 603 North Monroe Street, 609 North Monroe Street and 302 North Madison Street. Of the \$539,990 total cost for this project, the project owner will provide \$290,990 of the funding. The City Community Development Block Grant Home Rental Rehabilitation Program will provide the remainder or \$240,000 of project funding. This Community Development funding is from federal funds allocated to the City for this purpose.
- G. Approval -- Task Order 19 between RS&H, Inc. and the Rick Husband Amarillo International Airport for Design and Bid Services:
This is approval for the design and bid services for the refurbishment of the elevator located in the airport parking garage. This includes an alternate for adding a second elevator into the vacant shaft adjacent. The total cost of Task Order 19 is \$73,400.
- H. Approval - Agreement for Summer Food Service Program:
Amarillo Independent School District (AISD)
- This item approves an agreement with the Amarillo Independent School District to prepare and deliver meals to 55 sites including schools, city parks, and community centers during the summer from June 5, 2017 through August 11, 2017. AISD has provided this service in the past and desires to continue its participation in the Summer Lunch Program. The AISD rates to be charged are \$0.85 per snack and \$3.00 per lunch. The cost will be reimbursed by the City's Summer Lunch Program from the

Texas Department of Agriculture.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

NON-CONSENT AGENDA

ITEM 2: Mayor Pro Tem Nair presented the first reading of an ordinance amending the City of Amarillo's General Fund 2016/2017 Budget by \$620,000 for demolition of the Inn of Amarillo. Mayor Pro Tem Nair stated the issuance of Certificates of Obligation would include more fees and interest. Mr. Miller stated funding for the Inn of Amarillo demolition would be provided from existing CDBG funds of \$160,0000 and \$617,000 from the water reserve fund and to be repaid over a 10-year period, if not faster. Funds would be reimbursed from the general fund with interest, and it is more cost effective than other options, not much interest, and no origination fees. Councilmember Demerson stated this shows how quickly entrepreneurs will utilize opportunities. He stated Item F would be eight units built behind this property's location. He stated it was a win for the community, where private and public partnerships build affordable residential structures. Robert Goodrich, 4111 Stony Point, offered an idea to Council to contact Delvin McDougal who demolished areas around Texas Tech University, and minimized costs by recycling the materials. Motion was made by Councilmember Blake, seconded by Councilmember Demerson, that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7661

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, ADOPTING THE BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2016-2017 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 3: Mayor Pro Tem Nair presented the second and final reading of an ordinance rezoning Lot 28, Mays Ranches Unit No. 21, in Section 228, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Multiple Family District 1 (MF-1) and Light Industrial (L-1) to General Retail (GR). Motion was made by Councilmember Demerson, seconded by Councilmember Blake, that the following captioned ordinance be passed on second and final reading:

ORDINANCE NO. 7660

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 MAYS AVENUE AND SOUTH VIRGINIA STREET, RANDALL COUNTY, TEAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 4: Mayor Pro Tem Nair presented a resolution considering possible action vacating a 20' public utility easement in Block 215, Plemons Unit No. 1, in Section 170, Block 2, AB&M Survey, Potter County, Texas. AJ Fawver presented this item. Motion was made by Councilmember Blake, and seconded by Councilmember Demerson, that the following captioned resolution be passed:

RESOLUTION NO. 03-28-17-1

A RESOLUTION OF THE CITY COUNCIL OF AMARILLO, TEXAS VACATING A PUBLIC UTILITY EASEMENT IN THE VICINITY OF SOUTHWEST 15TH AVENUE AND SOUTH VAN BUREN STREET, POTTER COUNTY, TEXAS; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 5: Mayor Pro Tem Nair presented a resolution amending Resolution No. 12-20-16-3 supporting the extension of Interstate 27 as a High Priority Corridor on the National Highway System along with the Ports-to-Plains and supports State Loop 335. Mr. McKamie stated this amendment makes it clear it supports Loop 335. Motion was made by Councilmember Demerson, and seconded by Councilmember Blake, that the following captioned resolution be passed:

RESOLUTION NO. 03-28-17-1
A RESOLUTION OF THE CITY COUNCIL AMENDING RESOLUTION
NO. 12-20-16-3; THIS RESOLUTION SUPPORTS THE EXTENSION OF
INTERSTATE 27 AND SUPPORTING STATE LOOP 335.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 6: Mayor Pro Tem Nair presented a resolution on and considers ordering the removal of a substandard structure located at 1600 South Palo Duro Street. Mayor Pro Tem Nair stated the public hearing was held on March 14, 2017 and is closed for further comment. Randy Schuster, Building Official, stated the previously interested party did not have the resources needed, however, a new person has expressed interest and has the means to make the needed repairs. No provisional permit application has been received. Mr. Schuster recommended Council chose Option III, if the interested party fails to obtain a provisional permit within 10-days and abate the hazards, demolition would be ordered. Motion was made by Councilmember Blake to select Option III; seconded by Councilmember Demerson, that the following captioned resolution be passed:

RESOLUTION NO. 03-28-17-3
A RESOLUTION DECLARING THAT CERTAIN IMPROVEMENTS
DESCRIBED HEREIN ARE PUBLIC NUISANCES, AND REQUIRING
THE TAKING DOWN AND REMOVAL OF SUCH IMPROVEMENTS;
PROVIDING FOR FILING OF LIENS; PROVIDING A REPEALER
CLAUSE; PROVIDING SEVERANCE CLAUSE; PROVIDING EFFECTIVE
DATE.

Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 7: Mayor Pro Tem Nair advised that appointments are needed for certain boards and commissions. Motion was made by Councilmember Blake to appoint Scott South on the Traffic Advisory Board to replace Walt Kelley, seconded by Councilmember Demerson, such term to expire July 20, 2020.

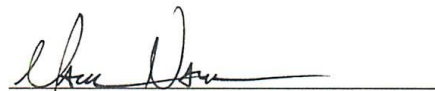
Voting AYE were Councilmembers Blake, Demerson and Nair; voting NO were none; the motion carried by a 3:0 vote of the Council.

Mayor Pro Tem Nair advised that the meeting was adjourned.

ATTEST:



Frances Hibbs, City Secretary



Mark Nair, Mayor Pro Tem