

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 3rd day of May 2016, the Amarillo City Council met at 4:00 p.m. for a work session and the regular session held at 5:00 p.m. in the Council Chamber located on the third floor of City Hall at 509 Southeast 7th Avenue, with the following members present:

ELISHA L. DEMERSON	COUNCILMEMBER NO. 1
BRIAN EADES	COUNCILMEMBER NO. 2
RANDY BURKETT	COUNCILMEMBER NO. 3
MARK NAIR	COUNCILMEMBER NO. 4

Absent was Mayor Paul Harpole. Also in attendance were the following administrative officials:

TERRY CHILDERS	INTERIM CITY MANAGER
MICK MCKAMIE	CITY ATTORNEY
KELLEY SHAW	PLANNING DIRECTOR
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Davlyn Duesterhaus, Baptist St. Anthony's. Mayor Pro Tem Demerson led the audience in the Pledge of Allegiance.

A proclamation was presented for "National Military Appreciation Month."

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

ITEM 1: Mayor Pro Tem Demerson presented the minutes for April 26, 2016. Motion was made by Councilmember Burkett to approve the minutes; motion was seconded by Councilmember Eades, and unanimously carried to approve the minutes.

ITEM 2: Mayor Pro Tem Demerson present a resolution amending Resolution No. 08-11-15-3 to instruct the Amarillo Local Government Corporation to proceed with the Multi-Purpose Event Venue (MPEV) based on the revised concept which includes pursuit of an affiliated Minor League Baseball team and updates the financial structure for the MPEV.

Councilmember Nair stated the vote was for \$32 million and now we are facing a greater expenditure. The plan is moving forward and there is a need to determine how to succeed. The money is not coming from tax increases. He stated he struggles with an investment of such magnitude. Mr. Childers stated the original direction was to build the MPEV for an independent baseball team and it would also occupy other multiple events. Local Government Corporation (LGC) has since evaluated independent baseball and decided to pursue an affiliated baseball team. Councilmember Burkett stated the prior resolution was for an independent baseball team and this resolution would seek an affiliated baseball team.

Jerry Hodge introduced his wife, Margaret, Don Powell, and Bill Gilliland. He stated he was opposed to independent baseball because it has failed all over the country. He stated they are in the process of doing a Letter of Intent with a Double A team. Council's vote today would be the first domino that has to fall to proceed with a Double A team. The Public Improvement District (PID) also needs to be approved. This project would be a benefit to all citizens of Amarillo and downtown owners will pay their fair share. The naming rights are typically obtained by the club, they keep that revenue as an enticement. Mr. Hodge stated his commitment of \$2 million upfront and stated there would be others. There is work that needs to be done on a lease agreement but they are currently working on getting the Letter of Intent.

Al Patel, Amarillo, stated the price of the MPEV has had a big jump from \$32 million to \$48 million. He stated taxes are going to go up. There is no design for \$48 million and he inquired what would happen if the costs came in at \$50 million. He stated there was also a question about the revenue for the parking garage. He inquired as to what else the HOT tax could be used on. He stated this issue should not be discussed with the Mayor missing. Councilmember Eades stated based on the original proposal, the costs of materials have gone up.

Allen Finegold, 2601 North Grand Street, stated there would be \$11 million in financing charges and the property values of the warehouse district would diminish. He stated the Double A team should make up the difference in the two stadium costs. James Schenek, 6216 Gainsborough Street, stated he was concerned about the resolution's wording. He suggested getting a Letter of Intent and commitment from the Elmore group before moving any dirt. Councilmember Eades stated LGC would make the negotiations and then come back to City Council for issuance of bonds but they are not at that point yet. Mr. Childers stated LGC was making a recommendation to City Council to go with an affiliated team instead of an independent team. There are additional steps and until there is a Letter of Intent in place, they would not hire a design team or spend any money.

Andrew Holley, 4302 West 51st Avenue, stated the only way the MPEV will work would be with a Double A team. The bottom line is the costs and there are no actual designs and the City has begun talking about financing. He suggested the City look into more flexible methods for luxury suites. Alan Abraham, 7205 Southwest 35th Avenue, stated he was concerned because the public does not know the conditions of the Letter of Intent. He stated citizens have not been informed. Councilmember Eades stated the LGC does not have money or the ability to begin construction. He further stated there will be many upcoming occasions for public comment. Councilmember Burkett stated the Letter of Intent was the first step. Carolyn Thornton, 4101 Southwest 45th Avenue, stated the MPEV is one of the downtown stars and it is going to bring more business all over Amarillo. This proposal has been going on for eight years and it needs to go forward. Jerry Hodge stated a design and build cannot be started or serious negotiations until there is a Letter of Intent which begins with an approval of this Resolution by the City Council. There are lots of details to be worked out, how much rent, terms of the lease, and commitment of the team, etc. Motion was made by Councilmember Eades to call the question, seconded by Councilmember Burkett. Motion passed by a 4:0 vote. Motion was made by Councilmember Burkett, seconded by Councilmember Eades, that the following captioned resolution be passed:

RESOLUTION NO. 05-03-16-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS; AMENDING RESOLUTION NO. 08-11-15-3; AUTHORIZING STAFF AND THE AMARILLO LOCAL GOVERNMENT CORPORATION TO PROCEED; PROVIDING SEVERABILITY CLAUSE; COMMENDING COMMUNITY PARTNERS, PROVIDING SAVINGS CLAUSE, AND EFFECTIVE DATE.

Voting AYE were Mayor Pro Tem Demerson, Councilmembers Eades, Burkett and Nair; Voting NO were none; the motion carried by a 4:0 vote of the Council.

ITEM 3: Mayor Pro Tem Demerson presented a resolution establishing the City Council Appointment Process to name a qualified person to serve as a member of Council in Place 2. Cheryl Austin, 116 Westside Drive, stated she appreciated Councilmember Eades and hoped the next Councilmember has read the Texas and United States Constitutions. Motion was made by Councilmember Nair, seconded by Councilmember Burkett, that the following captioned resolution be passed:

RESOLUTION NO. 05-03-16-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO ESTABLISHING THE PROCESS AND PROCEDURE TO BE FOLLOWED TO APPOINT A MEMBER TO FILL A VACANCY IN PLACE 2 ON THE CITY COUNCIL.

Councilmember Eades left during this item.

Voting AYE were Mayor Pro Tem Demerson, Councilmembers Burkett and Nair; Voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 4: Mayor Pro Tem Demerson presented a resolution setting the date and time for public hearings on May 24, 2016, at 5:00 p.m. to determine if the properties at 1804 South Lincoln Street and 2606 South Ong Street constitutes public nuisances and thereby requiring the removal of such accumulations. A copy of this resolution will be mailed to all interested parties providing ten (10) days notice of public hearing. Motion was made by Councilmember Burkett, seconded by Councilmember Nair, that the following captioned resolution be passed:

RESOLUTION NO. 05-03-16-3
A RESOLUTION CALLING A PUBLIC HEARING TO DETERMINE
WHETHER CERTAIN CONDITIONS DESCRIBED HEREIN
CONSTITUTE A PUBLIC NUISANCE AT THE LOCATION(S) STATED
PROVIDING FOR NOTICE.

Voting AYE were Mayor Pro Tem Demerson, Councilmembers Burkett and Nair; Voting NO were none; the motion carried by a 3:0 vote of the Council.

ITEM 5: Mayor Pro Tem Demerson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. There were none. Motion was made by Councilmember Burkett to approve the consent agenda, seconded by Councilmember Nair.

A. Approval – 2016 Emergency Solutions Grant Application:

The Emergency Solutions Grant is a HUD funded program passed through the Texas Department of Housing and Community Affairs to provide services to persons experiencing homelessness. The Amarillo Continuum of Care for the Homeless is eligible to receive an Emergency Solutions Grant award of \$143,324. The Grant will provide operating expenses and essential services at emergency shelters, homeless prevention and homeless rapid re-housing.

Voting AYE were Mayor Pro Tem Demerson, Councilmembers Burkett and Nair; Voting NO were none; the motion carried by a 3:0 vote of the Council.

Mayor Pro Tem Demerson announced that this is the end of the regular agenda, but this time is reserved to hear from any citizen concerning matters pertaining to City policies, programs or services not on today's agenda. The public forum is set under the Open Meetings Act and that during the public forum the City Council can respond with a statement of fact, a statement of City policy or decide whether to place an item on a future agenda.

Ernest Patel, 112 Amarillo Boulevard West, inquired about the progress in north Amarillo and inquired about a recycling place. Jim Lowder, 6723 Emerald Court, expressed his appreciation for the proclamation. Allen Finegold, 2601 North Grand Street, requested the Council create a standard procedure for public forums to discuss single issues such as infrastructure. James Schenek, 6216 Gainsborough Street, stated the need to be more transparent. Carolyn Thornton, 4101 Southwest 45th Avenue, stated she was proud of how the Councilmembers have grown. Cheryl Austin, 116 Wayside Drive, stated Amarillo has ballplayers. There were no further comments.

Mayor Pro Tem Demerson advised that the meeting was adjourned.

ATTEST:



Frances Hibbs, City Secretary



Elisha Demerson, Mayor Pro Tem