

AGENDAS

FOR THE AMARILLO CITY COUNCIL WORK SESSION TO BE HELD ON TUESDAY, MARCH 17, 2015 AT 1:30 P.M. ON THE THIRD FLOOR, ROOM 303, CITY COUNCIL CONFERENCE ROOM, CITY HALL, 509 SOUTHEAST 7th AVENUE, AMARILLO, TEXAS, AND FOR THE REGULAR MEETING OF THE AMARILLO CITY COUNCIL AT 3:00 P.M. IN THE COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL.

Please note: The City Council may take up items out of the order shown on any Agenda. The City Council reserves the right to discuss all or part of any item in an executive session at any time during a meeting or work session, as necessary and allowed by state law. Votes or final decisions are made only in open Regular or Special meetings, not in either a work session or executive session.

WORK SESSION

- A. City Council will discuss or receive reports on the following current matters or projects.
- (1) Review agenda items for the regular meeting, miscellaneous attachments; and appointments for the following boards and commissions:
 - Advisory Committee for People with Disabilities
 - Amarillo Economic Development Corporation
 - Center City Tax Increment Reinvestment Zone #1
 - Community Development Advisory Committee
 - Comprehensive Plan Advisory Committee
 - Library Board
 - Texas Panhandle Centers
 - Traffic Commission
 - (2) Discuss and Review the 6th Avenue & Polk Street TIGER project application; and
 - (3) Consider future agenda items.
- B. City Council may receive reports on or discuss any of the following pending projects or matters in Work Session or Regular Meeting:
- (1) Amarillo Economic Development Corporation incentive project and related matters;
 - (2) Possible groundwater rights transactions in Potter, Carson, Roberts or Ochiltree Counties;
 - (3) Downtown Development/Redevelopment (studies, progress reports, plans, proposed projects – TIRZ No. 1, Center City, Inc., Downtown Amarillo, Inc. and/or Amarillo Local Government Corporation);
 - (4) Proposed acquisition and disposition of real property for municipal, economic, recreational or cultural projects;
 - (5) Confer with attorney and discuss threatened or pending litigation or settlement of same: Atmos (2012 rate case) Burch; Zambrana; Torres; APM, Dallas, West and SPS 2014 Rate Case;
 - (6) To deliberate regarding security devices or security audits, security personnel;
 - (7) Refugee resettlement;
 - (8) Texas Transportation Commission, TxDot Right-of-Ways Maintenance and improvements;
 - (9) 84th(R) Legislative Session and related matters;
 - (10) Discuss City Manager Jarrett Atkinson's performance evaluation and compensation;
 - (11) City's organizational structure;
 - (12) Discuss and review City and TxDot Road Projects on 34th & 58th Avenues;
 - (13) Hillside Gravity Sewer Line; and
 - (14) Taxi ordinance update and related matters.
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REGULAR MEETING ITEMS

INVOCATION: Gene Shelburne, Anna Street Church of Christ

1. **MINUTES:**

Approval of the City Council minutes of the regular meeting held on March 10, 2015.

2. **ORDINANCE NO. 7521:**

This is the first reading of an ordinance changing a 476.07 acre tract an unplatted of land in Section 173, Block 2, AB&M Survey, Randall County, from Agricultural District and Industrial District 1 to Residential District 3, in the vicinity of Southeast 46th Avenue and Tradewind Street. This is recommended for approval by a 7:0 vote of the Planning and Zoning Commission.

3. **ORDINANCE NO. 7522:**

This is the first reading of an ordinance changing the zoning of a 1.15 acre tract of land, in Section 157, Block 2, AB&M Survey, Potter County, from Residential District 3 to General Retail District, in the vicinity of Northeast 24th Avenue and Hayes Street. This is recommended for approval by a 6:0:1 vote of the Planning and Zoning Commission.

4. **ORDINANCE NO. 7519:**

This item is the second and final reading of an ordinance making substantive revisions to Chapter 2-6 of the Amarillo Municipal Code regarding City Boards and Commissions. The proposed changes are designed to increase the efficiency of the Boards structure, provide guidance to Board members and staff and make general updates to the Board process. Other changes include the size of certain Boards, changes to reflect that most Boards will no longer be called 'commissions' and the elimination of defunct boards plus the addition of existing boards to this chapter that were not previously included.

5. **ORDINANCE NO. 7520:**

This item is the second and final reading of an ordinance making revisions to Chapter 2-5 of the Amarillo Municipal Code to conform certain provisions pertaining to the Civil Service Commission and the Zoning Board of Adjustment to the revisions to Chapter 2-6 above.

6. **RESOLUTION:**

This resolution approves the Amarillo City Transit Department's Title VI, Limited English Proficiency and Public Engagement Plans as required the Federal Transit Administration of the Department of Transportation. The Plan is revised every three years. The Plan was available for public comment for ten (10) days. No comments have been received.

7. **APPROVAL – TAX INCREMENT REINVESTMENT ZONE #1 PROJECT AGREEMENT:**

Parties: SPS Amarillo TX Landlord, LLC and Tax Increment Reinvestment Zone #1

This item approves a Tax Increment Reinvestment Zone #1 (TIRZ) incentive request supporting the development of a new corporate headquarters building for Xcel Energy/Southwestern Public Service Company (SPS). The proposed project is an approximately 114,000 s.f. multistory office building and 590 stall parking garage with an associated private capital investment of approximately \$42 million. This project is associated with other efforts from the Amarillo Economic Development Corporation and the City of Amarillo to construct the first new large-scale office building in downtown Amarillo in decades. The City participation will be an exchange of land for an equivalent amount of parking in the new structure.

The requested TIRZ participation is to rebate 90% of real property tax revenue paid on the incremental increase in the property's taxable value, as a result of the investment and development of the project for a period of 18 years, which coincides with the expiration of TIRZ #1 in 2036. The purpose of this rebate is to provide an incentive for SPS to retain their Amarillo headquarters and associated

229 full time employees in downtown Amarillo. The project is consistent with the approved TIRZ #1 "Final Project and Financing Plan" goals which guides the operation of the TIRZ and specifies the creation of Office/Commercial/Retail space as one of the Key Goals for the use of incentives.

The project is consistent with the TIRZ #1 Project and Financing Plan and the Amarillo Downtown Strategic Action Plan and is recommended for approval by a unanimous vote of the TIRZ #1 Board of Directors. This project has received favorable review comments from the Potter County Commissioners Court.

8. **APPROVAL – AMARILLO ECONOMIC DEVELOPMENT CORPORATION PROJECT:**

Grantee – Xcel/Energy Southwestern Public Service Company
Not to Exceed - \$1,500,000

This item approves an Amarillo Economic Development Corporation (AEDC) Project to support the new corporate headquarters building for Xcel Energy /Southwestern Public Service Company (SPS). The proposed project is an approximately 114,000 s.f. multistory office building and 590 stall parking garage as described above. The private capital investment for the project including land and construction is estimated at \$42 million. This AEDC project is associated with other efforts from the Tax Increment Reinvestment Zone #1 and the City of Amarillo.

The AEDC grant is in an amount not to exceed \$1.5 million, which will be used for site improvements. AEDC grant participation requires Xcel/SPS to meet job retention performance measures which will be evaluated annually and includes new job creation. The project is recommended for approval by a 4:0 vote of the Amarillo Economic Development Corporation Board of Directors.

9. **CONSENT AGENDA:**

It is recommended that the following items be approved and that the City Manager be authorized to execute all documents necessary for each transaction:

A. **Award -- S.W. 9th Rehabilitation Contract:**

Award to low responsive bidder: Holmes Construction Co., L.P. -
\$2,061,156.95

This item awards a contract for a full reconstruction of S. W. 9th Avenue from Coulter Street to Amarillo Boulevard West. The proposed contract contains several changes from prior contracts to help ensure the prompt and proper completion of this project with fewer disruptions to adjacent property owners and access points. Total project time, construction specifications and start dates have been modified for this contract. Funding for this project is in the approved FY 2014/2015 Public Works Capital Improvement Program project.

B. **Purchase – Heavy Trucks:**

Award to low bidders meeting specifications as follows:

Amarillo Truck Center – Lines 2,4,5,7	\$1,234,936.00
Rush Truck Center – Line 1	425,789.02
Summit Truck Center – Lines 3,6,8,9	<u>760,312.00</u>
Total Award	\$2,421,037.02

This item is the scheduled replacement of heavy trucks that have reached or exceeded usable life and additional equipment approved in the 2014-2015 budget. The award consists of 21 heavy trucks that will be used by the following departments: Solid Waste Collection, Street, Water Distribution, and Wastewater Collection. This bid represents an overall 6% increase from the last purchase. Funding for this award is available in the approved FY 2014-2015 Municipal Garage Rolling Stock Budget.

- C. Purchase – Street Sweeper:
Award on HGAC Cooperative Purchasing Agreement: Schwarze Industries, Inc. -- \$271,267.00

This item approves the purchase of one (1) street sweeper. This purchase replaces a 2006 sweeper that has exceeded its useful life. Delivery is anticipated in early June. This purchase represents a 3% increase since the last sweeper purchase in 2013. Funding for this purchase is available in the approved Municipal Garage Rolling Stock Fund.

- D. Award -- Single Family Home Construction:
Arnett Homes, Inc. -- \$122,500.00

This item approves the construction of a new single family home at 1003 South Kentucky Street. The original home was severely damaged by fire and demolished in July 2014. The homeowner has qualified for assistance as a low and moderate income household. As this is the first new construction by the Community Development, no funding comparables are available. The project estimate was \$150,000. Funding for the project is provided by the Department of Housing and Urban Development Community Development Block Grant Program.

- E. Approval -- Home Rental Rehabilitation Project Amendment:
Gover Properties, LLC – 710 North Johnson Street

This item approves an amendment to the HOME Rental Rehabilitation Project with Gover Properties, LLC. The project will renovate a four (4) unit apartment complex which will provide affordable housing to low income households for a minimum of five (5) years. The amendment is to assist with increasing costs of the renovation. The amendment increases the funding per unit from \$10,207.50 to \$14,999 or 50% of the actual costs, whichever is less. Funding for this amendment is provided by the Department of Housing & Urban Development Community Development Block Grant program.

Original Contract Amount	\$40,830.00
Amendment	<u>\$19,166.00</u>
Revised Contract	\$59,996.00

- F. Sale – Properties:
Sheriff Sale Properties in Potter County.

PUBLIC FORUM

Comments from interested citizens on matters pertaining to City policies, programs or services.

MISCELLANEOUS

1. Planning and Zoning Commission, minutes of February 23, 2015.
2. Boards and Commissions – appointments as listed on attached.

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (Southeast 7th Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Posted this 13th day of March 2015.