

AGENDAS

FOR THE AMARILLO CITY COUNCIL WORK SESSION TO BE HELD ON TUESDAY, JUNE 30, 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:
Amarillo Hospital District Board of Managers
Animal Management & Welfare Advisory Board
Board of Review – Landmarks & Historic District
Comprehensive Plan Advisory Committee
Greenways Public Improvement District Advisory Board
Planning and Zoning Commission
Zoning Board of Adjustment
 - (2) Briefing and discussion – report on status of water bill issues and related matters, including identified improvements;
 - (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, RLC Class Action, Wedgeworth, West, Johnson, Mission Pipe and SPS 2014 Rate Case;
 - (6) To deliberate regarding security devices or security audits, security personnel;
 - (7) Refugee resettlement;
 - (8) TxDot Right-of-Ways Maintenance, projects and improvements;
 - (9) 84th(R) Legislative Session final items affecting the City of Amarillo;
 - (10) City's organizational structure including meet and confer;
 - (11) Discuss and review City and TxDot Road Projects and 58th Avenues, Southwest 9th Avenue, Fulton Drive, and 2015 Overlay Program;
 - (12) Animal Management & Welfare Shelter Veterinarian, Assistant Director and related matters; and
 - (13) Public and private recycling efforts, programs, challenges and related matters.
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REGULAR MEETING ITEMS

INVOCATION: Davlyn Duesterhaus, Baptist St. Anthony's Health Systems

1. **MINUTES:**
Approval of the City Council minutes of the regular meeting held on June 23, 2015.
2. **OATH OF OFFICE:**
Honorable Nancy Tanner to conduct the Oath of Office for the Councilmember elected on June 13, 2015.
3. **REMARKS:**
Remarks by the new Councilmember.
4. **ORDINANCE NO. 7534:**
This is the first reading of an ordinance rezoning a 5.38 acre tract of unplatted land in Section 191, Block 2, AB&M Survey, Potter County, from Agricultural District to Residential District 3, in the vicinity of Broadway Drive and St. Francis Avenue/Loop 335. It is recommended for approval by a 6:0 vote of the Planning and Zoning Commission.
5. **PUBLIC HEARING -- AMARILLO CITY TRANSIT ROUTE 2 TIME SCHEDULE ADJUSTMENT:**
The item conducts a public hearing on and considers approval of the proposed time schedule changes to Route 2 of the Amarillo City Transit system. The schedule change is a passenger request for more timely service between routes. The route change was recommended by the Advisory Committee for People with Disabilities on June 4, 2015. A public notice of the proposed schedule change was published in the *Amarillo Globe News* on May 17, 2015 soliciting public comments.

The Transit Department interviewed the passengers that traveled on the Route 2 bus from June 8 to June 19, 2015 resulting in 95 completed surveys. Of those, 94 passengers were in favor of the change, one had no comment, and one was opposed. No other public comments have been received to-date. If approved the Route 2 changes will be effective on July 23, 2015.
6. **APPROVAL – AMARILLO ECONOMIC DEVELOPMENT CORPORATION PROJECT:**
Grantee – Gestamp Renewal Industries (GRI)

This item approves an Amarillo Economic Development Corporation (AEDC) project for GRI. GRI is a subsidiary of Corporacion Gestamp, which is a multi-national corporation organized in Spain. GRI plans to construct a new 200,000+ square foot manufacturing facility on a 48-acre rail served site in the CenterPort Business Park to construct wind turbine towers. The project anticipates GRI making a \$41 million investment to construct and equip a facility with 300+ full time jobs when the plant reaches capacity. The estimated annual payroll is \$13+ million.

Under the terms of the proposed Location Incentive Agreement (LIA), the AEDC will convey a 48-acre site by March 1, 2016 and GRI will have two years to put the facility into service. The AEDC grant of the land will be secured by an instrument provided by the company. The AEDC will reimburse Gestamp for a one-time real estate brokerage commission of \$57,000 when the facility begins operations. The job incentive creation grant is equivalent to \$10,000/job, up to a maximum of \$3.3 million. The total incentive package, including the job creation funding and the land will be covered by a no-interest promissory note with a 12-year term and a 7-year amortization period. The note payments can be abated if GRI achieves an annual gross payroll target of \$13,028,730 during the performance period. GRI will further seek tax abatements from the eligible local taxing jurisdictions.

This project is recommended for approval by the AEDC Board of Directors by a 4:0 vote.

7. **APPROVAL – TAX ABATEMENT AGREEMENT – GESTAMP WIND STEEL US, INC.:**

This item considers approving a tax abatement agreement between the City of Amarillo and Gestamp Wind Steel US, Inc. (Gestamp) associated with the Amarillo Economic Development Corporation incentive project above. The requested tax abatement agreement is for a 10-year, 100% abatement on real and business property for the approximately \$41 million project noted above, less the real property's current value. The Amarillo City Council adopted the required Guidelines and Criteria for Tax Abatement in January, 2014. The project is located within Reinvestment Zone #7, which was originally established by the Amarillo City Council in 2010 and was renewed in February, 2015. The project is eligible to be considered for ad-valorem tax abatement.

8. **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. **Purchase – Gate Valves and Accessories:**

Award to low responsive bidder: Water Technology Resources -- \$70,680.00

This item purchase 18" gate valves and the related fittings and pipe to be used in the South Bonham Street line extension and valve replacement project. Funding for the proposed purchase is in the approved Water Distribution Capital Improvement Program project budget.

B. **Approval – Communications and Technology Service Agreement:**

Texas DIR Contract #2687: Avaya Communications Inc. -- \$172,805.40

This item approves a three (3) year service agreement for support and software upgrades for the Avaya PBX telephone equipment. Avaya provides the City's communications system and connectivity between City Hall, Police Department and Public Health. Funding for the service agreement is a recurring cost budgeted annually in the respective departmental operation budgets.

C. **Approval – City Property Insurance:**

Award one-year renewal to Affiliated FM Insurance Company through Neely, Craig and Walton, LLP
Annual premium -- \$566,355.00

This item approves the final one-year renewal for the City's property insurance coverage. The City insures approximately \$983 million in property and the policy includes terrorism, flood and earthquake, boiler and machinery, business interruption, fungus mold and mildew and other specific coverages. The property insurance policy includes a \$250,000 deductible per occurrence and the proposed premium represents a 10% increase over the prior policy premium.

The initial award to Affiliated FM was the result of a competitive Request for Proposal in 2013. With the 10% renewal rate increase, the annual premium is less than the proposed premium from the second proposer, which was \$625,818. As this is the final renewal under the existing policy, the City will institute a new request for proposals in 2016.

9. **PRESENTATION:**

Acceptance of Ambucs Donation for Medi-Park playground equipment.

PUBLIC FORUM

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

MISCELLANEOUS

1. Planning and Zoning Commission, minutes of June 8, 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 26th day of June 2015.