

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 11<sup>th</sup> day of November 2014, the Amarillo City Council met at 1:30 p.m. at City Hall on the third floor in Room 303 in the Conference Room for review of agenda items, and consideration of future agenda items,

The City Council met at 3:00 p.m. in regular session in the Council Chamber located on the third floor of City Hall at 509 Southeast 7th Avenue, with the following members present:

PAUL HARPOLE	MAYOR
ELLEN ROBERTSON GREEN	COUNCILMEMBER NO. 1
BRIAN EADES	COUNCILMEMBER NO. 2
LILIA ESCAJEDA	COUNCILMEMBER NO. 3

Absent was Jim Simms. Also in attendance were the following administrative officials:

JARRETT ATKINSON	CITY MANAGER
VICKI COVEY	DEPUTY CITY MANAGER
CLAUD DRINNEN	DEPUTY CITY ATTORNEY
KELLEY SHAW	PLANNING DIRECTOR
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Burt Palmer, Polk Street United Methodist Church. Mayor Harpole also led the audience in the Pledge of Allegiance.

Proclamations were presented for "National Hospice Palliative Care Month," and "Hire a Veteran Day."

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

**ITEM 1:** Mayor Harpole presented the minutes of November 4, 2014. Motion was made by Councilmember Escajeda; motion was seconded by Councilmember Eades, and unanimously carried, to approve the minutes.

**ITEM 2:** Mayor Harpole presented an ordinance changing the zoning of Lot 10, Block 9, Lawrence Park Addition Unit No. 4, Block 2, AB&M Survey, Potter County, from Multiple Family District 1 to Office District 2, in the vicinity of Southwest 27<sup>th</sup> Avenue and Kentucky Street. Motion was made by Councilmember Eades, seconded by Councilmember Green, that the following captioned ordinance be passed on second and final reading:

**ORDINANCE NO. 7497**

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 SOUTHWEST TWENTY-EVENTH AVENUE AND KENTUCKY STREET, POTTER COUNTY, TEXAS; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Councilmembers Green, Escajeda and Eades; voting NO were none; the motion carried by a 4:0 vote of the Council.

**ITEM 3:** Mayor Harpole opened a public hearing regarding the proposed downtown catalyst project and the recommendations from the Amarillo Local Government Corporation (LGC) to the City Council to revise the authorizing resolution regarding the financial structure of the project. Richard Brown presented an update on the changes from the August 2011 Resolution. He stated the principle changes were separating the project into three separate projects, the sources of finance, and the partners. He further stated the sources of funds were largely unchanged, they would be municipal bonds and City funding. Mayor Harpole thanked everyone involved in getting to this point. Mr. Brown also thanked City staff for their support.

Mayor Harpole opened the meeting for public comment. There were comments made in regards to the downtown projects by:

Allen Finegold, 2601 North Grand Street, stated he admired the efforts put into this project. He asked if the LGC used a local entity to draw up its Articles of Incorporation. Mr. Atkinson replied that he believed the Bylaws and Articles of Incorporation were drawn up by the City's Legal Department. Mr. Finegold also had questions about the Texas Transportation Act.

Robert Goodrich, 4111 Stony Point, distributed written copies of his comments introducing his Plan B for the project. Alan Abraham, 7205 Southwest 35th Avenue, inquired if the garage needed to be under Wallace Bajjali. Mayor Harpole replied that the contract has been in place for approximately three-years which includes the garage. Mr. Abraham inquired if an RFP would not be more advantageous. Mr. Abraham asked for a visual description of how patrons using the garage would get to the Globe News Center. Mr. Harpole answered that there would be a pass through at ground level for patrons to walk through the hotel.

Dan Quandt, 4719 Oregon, CVC Vice President, stated the CVC could support the project as it is something they could sell. Beth Duke, 3141 Southwest 28<sup>th</sup> Avenue, Executive Director of Center City, stated a downtown convention hotel has always been on the Center City's wish list. John Lutz, 2106 South Tyler Street, Chair of Downtown Amarillo, Inc., stated that Downtown Amarillo, Inc. had originally brought the downtown revitalization idea to the LGC. He further stated the unanimous support of the Downtown Amarillo, Inc. for the garage and hotel.

Gary Schack 1519 South Alabama Street, asked if taxpayers would be held financially accountable. Mr. Atkinson stated the hotel is private money and their responsibility. Robert Goodrich stated again that he had an alternative plan. Vince Nowak, 1301 Dodge Drive, stated a downside to taxpayers is if the hotel doesn't meet occupancy rates, and asked if the occupancy rates were not met would the taxpayers owe \$2 million dollars. Mr. Atkinson answered no, that the \$2 million would be from hotel taxes. Mr. Nowak stated the public was given the complex documents only six days ago and inquired about more time to review these documents. Mayor Harpole stated the documents were not new and more time would not be given. Mr. Nowak also inquired about the negotiations to purchase the Coca-Cola building. Mayor Harpole replied the sale negotiations were made by AEDC. Allen Finegold expressed his concerns about no competitive bidding.

Alan Abraham inquired if these contracts were tied to the development of a multi-purpose venue. Mayor Harpole stated the Council was only considering the hotel and parking garage contracts at this time. Councilmember Green stated in 2011 the Council voted on these three projects, this is not a vote on if the projects are going forward, but how these projects are getting done.

Costa Bajjali, Wallace Bajjali Development Partners, stated they were close to getting these three catalyst projects started. He further stated he was thrilled and excited to move forward with NewcrestImage. Chuck Patel, NewcrestImage, stated he was glad to be part of the downtown redevelopment project. Mayor Harpole stated NewcrestImage already has a good reputation and an investment in downtown. Councilmember Escajeda thanked the LGC, DAI, TIRZ, and Center City. Councilmember Green recognized the LGC members in the audience, Ron Boyd, John Lutz, Richard Brown and also thanked Jim Simms, Les Simpson and Gary Pitner for their service. There were no further comments. Mayor Harpole closed the public hearing.

ITEM 4: Mayor Harpole noted the resolution from August, 2011 that defined the general terms and structure of the Downtown catalyst projects for the Convention Hotel, Parking Structure and Multi-Purpose Event Venue (MPEV), the related financial structure and further instructed the Amarillo Local Government Corporation to pursue the implementation of the project within the approved guidelines. This item considers a new resolution amending certain portions of Resolution 08-23-11 regarding the newly proposed contractual, lease, business and financial structure of the project as recommended by the Amarillo Local Government Corporation Board of Directors. Mayor Harpole asked for a motion from the Council. Motion was made by Councilmember Green and seconded by Councilmember Escajeda, to approve the amended resolution regarding the newly proposed contractual, lease, business and financial structure of the project as recommended by the Amarillo Local Government

RESOLUTION NO. 11-11-14-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AMENDING RESOLUTION NO. 08-23-11-1 TO REVISE CERTAIN PORTIONS OF THE MANDATE TO THE AMARILLO LOCAL GOVERNMENT CORPORATION FOR DOWNTOWN REDEVELOPMENT CONSISTING OF A HOTEL, PARKING STRUCTURE, AND MULTI-PURPOSE EVENT VENUE; AUTHORIZING EXECUTION OF DOCUMENTS; PROVIDING RATIFICATION CLAUSE; PROVIDING CONSTRUCTION CLAUSE; PROVIDING SEVERABILITY CLAUSE, PROVIDING REPEALER CLAUSE AND PROVIDING EFFECTIVE RATE.

Voting AYE were Mayor Harpole, Councilmembers Green, Eades, and Escajeda; voting NO were none; the motion carried by a 4:0 vote of the Council.

ITEM 5: Mayor Harpole presented a resolution setting the date and time for public hearings on December 16, 2014 at 3:00 p.m. to determine if the properties at 1300 North Madison Street and 1301 North Monroe Street constitute public nuisances and thereby declared as dangerous structures. 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 Escajeda, seconded by Councilmember Eades, that the following captioned resolution be passed:

RESOLUTION NO. 11-11-14-2

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 Harpole, Councilmembers Green, Eades, and Escajeda; voting NO were none; the motion carried by a 4:0 vote of the Council.

ITEM 6: Mayor Harpole 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 Eades to approve the consent agenda, motion was seconded by Councilmember Green, and unanimously carried, to approve the consent agenda and authorize the City Manager to execute all documents necessary for each transaction.

A. Award – Library Materials Contract:  
TXSmartBuy Contract #715-M2 -- \$114,900.00

This item awards an annual contract for the ongoing purchase of publications, print and multimedia materials for the Amarillo Public Library. The proposed contract offers improved categories and better range of discounts. Funding for the contract is available in the approved Amarillo Public Library operating budget.

B. Award – Elevator Car Door Upgrades:  
Low responsive bidder: American Elevator Company, Inc. -- \$62,600.00

The item awards a contract to upgrade the elevator doors at the Amarillo Police Department. The project includes new tracks, hangers, rollers, closures and interlocks. The estimated cost of the project was \$60,000. Funding for the project is available in the approved Capital Improvement Program budget.

C. Award – Landfill Scales and Scalehouse Facility:  
Low responsive bidder: Walkcon Ltd. - \$742,772.43

This item awards a contract for the construction of a new building and installation of new weigh scales at the Amarillo Landfill. The estimated cost of the project was \$720,000. Funding for the project is available in the approved FY 2014/2015 Capital Improvement Program budget.

D. Acceptance – Contract for Women, Infants & Children (WIC) Nutrition Program:

Agency: Texas Department of State Health Services - \$1,700,350.00

This item accepts an annual contract for the City of Amarillo's Women, Infants & Children (WIC) Supplemental Nutrition Program from October 1, 2014 to September 30, 2015. The funding represents a \$54,798 increase (3.2%) from the current contract. WIC provides supplemental nutritious foods, health assessments and referrals, and nutrition and breastfeeding education services in Potter, Randall, Armstrong, Carson and Oldham Counties. The program currently assists an average of 8,050 participants per month.

E. Acceptance – Emergency Solutions Grant (ESG) Program:

Agency: Texas Department of Housing and Community Affairs (TDHCA) – \$92,024.00

This item accepts the competitive grant award and funding contract for the City of Amarillo's Emergency Solutions Grant to assist with the provision of shelter, services and prevention to homeless persons and families in Amarillo. The following agencies will provide shelter and services:

Family Support Services	Shelter Operations	\$11,500
The Salvation Army	Emergency Shelter Operations	\$10,000
	Homeless Prevention	\$32,660
	Rapid Re-Housing	\$32,660
Administrative	City of Amarillo	\$ 5,204

F. Approval – Emergency Repair Contract:


Award to Amarillo Utility Contractors, Inc.-- \$125,500.00


This item approves an emergency repair contract to backfill an abandoned sanitary sewer line with flowable fill concrete and related items. This is required to support the ongoing TxDOT project to rebuild portions of the south loop as a controlled access section from the Interstate 27 intersection to the BNSF railroad overpass. Funding for the award is available in the FY 2014/2015 Utilities Division Capital Improvement Program Budget.

Mayor Harpole announced that this is the end of the regular agenda, but time is reserved to hear 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. There were no comments.

Mayor Harpole advised that the meeting was adjourned.

ATTEST:

  
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 Frances Hibbs, City Secretary

  
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 Paul Harpole, Mayor