

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 3rd day of December 2013, the Amarillo City Council met at 4:00 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 5:30 p.m. in regular session in the Council Chamber located on the third floor of City Hall at 509 E. 7th Avenue, with the following members present:

PAUL HARPOLE	MAYOR
ELLEN ROBERTSON GREEN	COUNCIL MEMBER NO. 1
BRIAN EADES	COUNCILMEMBER NO. 2
LILIA ESCAJEDA	COUNCILMEMBER NO. 3
JIM SIMMS	COUNCILMEMBER NO. 4

Absent were none. Also in attendance were the following administrative officials:

JARRETT ATKINSON	CITY MANAGER
VICKI COVEY	DEPUTY CITY MANAGER
MARCUS NORRIS	CITY ATTORNEY
KELLEY SHAW	PLANNING DIRECTOR
FRANCES HIBBS	CITY SECRETARY

The invocation was given by Davlyn Duesterhaus, Baptist St. Anthony's Health Systems. Mayor Harpole led the audience in the Pledge of Allegiance.

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 26, 2013. Motion was made by Councilmember Simms; motion was seconded by Councilmember Escajeda, and unanimously carried, to approve the minutes.

ITEM 2: Mayor Harpole presented an ordinance changing of a portion of Lots 1 and 2, Block 30, Tradewind Air Park Unit No. 8, in Section 153, Block 2, AB&M Survey, Randall County, in the vicinity of Williams Street and Southeast 42nd Avenue from Agricultural District to Residential District 3 and Moderate Density District. This item was tabled at the November 19, City Council meeting. Mayor Harpole advised that this item had been withdrawn by the applicant.

ORDINANCE NO. 7440

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 WILLIAMS STREET AND SOUTHEAST
FORTY-SECOND AVENUE, RANDALL COUNTY, TEXAS;
PROVIDING A SAVINGS CLAUSE; PROVIDING A
REPEALER CLAUSE AND PROVIDING FOR EFFECTIVE
DATE.

ITEM 3: Mayor Harpole presented an ordinance changing of a 7.23 and a 37.90 acre tracts of unplatted land in Section 40, Block 9, BS&F Survey, Randall County, in the vicinity of Hillside Road and Soncy Road from Agricultural District to Residential District 3 and Residential District 1, respectively. Motion was made by Commissioner Escajeda, seconded by Commissioner Eades, that the following captioned ordinance be passed on the first reading:

ORDINANCE NO. 7441

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 HILLSIDE ROAD AND SONCY ROAD, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING FOR EFFECTIVE DATE.

Voting AYE were Mayor Harpole, Commissioners Green, Eades, Escajeda and Simms; voting NO were none; the motion carried by a 5:0 vote of the Commission.

ITEM 4: Mayor Harpole presented a resolution setting the date and time for a public hearing on January 7, 2014 at 5:30 p.m. to determine if the property at 6696 River Road 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 Commissioner Eades, seconded by Commissioner Green, that the following captioned resolution be passed:

RESOLUTION 12-03-13-1

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, Commissioners Green, Eades, Escajeda, Simms; the motion carried by a 5:0 vote of the Commission.

ITEM 5: Mayor Harpole presented the consent agenda and asked if any item should be removed for discussion or separate consideration. There were none. Mr. Atkinson explained Item 5C was the sale of two tracts of water rights totaling 45,772 acres in Hartley County purchased in 1955. The City has held these water rights for future use by the City, but they have not been developed. At one time the City had 100,000 acres which has been exchanged for other areas or sold. The money goes into a dedicated account and held especially and solely for the purpose to preserve, acquire, manage or protect our groundwater. The sale today is for \$169 per acre for a total of \$7.735 million. There is approximately \$6.2 million in that fund today. He further stated it would take approximately \$1 million per mile to go and get the water. Councilmember Green inquired how much the City paid for the groundwater in 1955. Mr. Atkinson answered \$10 per acre in 1955. Councilmember Simms replied it was a good purchase in 1955 and even smarter move to sell it today. Motion was made by Councilmember Green, seconded by Councilmember Simms, and unanimously carried, to approve the consent agenda and authorize the City Manager to execute all documents necessary for each transaction.

A. Award – Ion Chromatograph System:

Award to low responsive bidder: Fisher Scientific LLC -- \$69,884.11

This item awards a contract for the purchase laboratory equipment to support the environmental analytical analysis required by several departments as required by EPA and State regulations. The purchase will replace an eleven year old unit and add additional capabilities to the laboratory. The cost of the unit was reduced by a trade in allowance for the existing chromatograph. Funding for the purchase is available in the approved 2010-2011 Environmental Laboratory capital improvement project budget.

B. Approval – Tee Anchor Drainage Master Plan:

Award to best evaluated proposer: Halff Associates, Inc. – \$249,835.00

The item approves an engineering consulting services agreement for a comprehensive drainage master plan for the Tee Anchor Lake basin area. The project will provide recommendations to protect the general public and private residences from flood hazards. The plan will also develop conceptual alternatives and cost estimates for future capital improvements. Funding for the study is budgeted in the approved 2013-2014 Drainage Utility capital project budget.

- C. Approval –Groundwater Rights Sale Contracts:
 Parties: City of Amarillo and Doug and Carol Lathem
 City of Amarillo and BLF Land, LLC

Closing 1: 23,787 +/- acres
 Closing 2: 21,985 +/- acres
 Terms and Conditions as noted

This item is the approval of two sales contracts for certain City-owned groundwater rights located in Hartley County. These groundwater rights are in an area of competition from irrigated agricultural operations and have been impacted by historical operations in the area. The sale of these groundwater rights will eliminate the City's exposure in this area. There are two separate closings for this transaction, with the first occurring in December, 2013 and the second no later than December, 2014. The contracts include significant escrow funds to ensure that both transactions are closed by the required dates. The proceeds of this sale will be placed in a restricted fund to be used for future groundwater rights purchases and for the long-term improvement of existing groundwater rights.


- D. Sale – Property:
 Sheriff Sale Property in Potter County.

- E. Dedications and Acceptances:
 A public utility easement being a .5379 acre tract of land in Section 63, Block 9, BS&F Survey, Randall County, for installing, constructing, maintaining, operating, extending, repairing, removing, replacing and upgrading a sanitary sewer and appurtenances for future development west of Soncy Road.


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:



 Frances Hibbs, City Secretary



 Lilia Escajeda, Mayor Pro Tem