

AGENDAS

FOR THE AMARILLO CITY COMMISSION WORK SESSION TO BE HELD ON TUESDAY, JULY 31, 2012 AT 1:30 P.M. ON THE THIRD FLOOR, ROOM 303, CITY COMMISSION CONFERENCE ROOM, CITY HALL, 509 S. E. 7th AVENUE, AMARILLO, TEXAS, AND FOR THE REGULAR MEETING OF THE AMARILLO CITY COMMISSION AT 3:00 P.M. THE COMMISSION CHAMBER ON THE THIRD FLOOR OF CITY HALL.

Please note: The City Commission may take up items out of the order shown on any Agenda. The City Commission 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 Commission 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 Health Facilities Corporation
 - Amarillo Housing Finance Corporation
 - Board of Review for Landmarks and Historic Districts
 - Canadian River Municipal Water Authority Board
 - Environmental Advisory Committee
 - (2) Presentation and Discussion – Fiscal Year 2012/2013 City of Amarillo Budget Preview
 - (3) Consider future agenda items.
- B. City Commission 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;
 - (2) Possible groundwater rights transactions in Hartley, Potter, Carson, Roberts or Ochiltree Counties; including Canadian River Municipal Water Authority and related acquisitions;
 - (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) 2012 Water Conservation and Use Discussion;
 - (6) Discuss Atmos Rate Review Mechanism rider and the associated rate and regulatory matters;
 - (7) Potential changes and/or updates to Ambulance Ordinance and Permit;
 - (8) Confer with attorney and discuss threatened or pending litigation or settlement of same: Burch; Trujillo; Zambrana; and
 - (9) To deliberate regarding security devices or security audits, security personnel.

REGULAR MEETING ITEMS

INVOCATION: Mark Love, Central Church of Christ

1. **MINUTES:**
Approval of the City Commission minutes of the regular meeting held on July 24, 2012.
2. **REPORT AND PRESENTATION:**
This item is a report from the Amarillo Local Government Corporation to the Amarillo City Commission on their activities and the status of the Amarillo Downtown Redevelopment Projects and an update from the project developer, Wallace Bajjali Development Partners, L.P.

3. **ORDINANCE NO. 7344:**
This is the first reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Point West Public Improvement District (PID). The Point West PID is located adjacent to the Amarillo Medical Center in West Amarillo. This ordinance is recommended for approval by a unanimous vote of the Point West Public Improvement District Board of Directors.
4. **ORDINANCE NO. 7345:**
This is the first reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Tutbury Public Improvement District (PID). The Tutbury PID is located within the Tutbury Subdivision in S.W. Amarillo. This ordinance is recommended for approval by a unanimous vote of the Tutbury Public Improvement District Board of Directors.
5. **ORDINANCE NO. 7346:**
This is the first reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Colonies Public Improvement District (PID). The Colonies PID is located within the Colonies Subdivision in S.W. Amarillo. This ordinance is recommended for approval by a unanimous vote of the Colonies Public Improvement District Board of Directors.
6. **ORDINANCE NO. 7347:**
This is the first reading of an ordinance amending the boundaries of the existing City ordinance that prohibits open alcohol containers in outdoor public places within the Central Business District (CBD). The proposed changes to Chapter 10-3 of the Municipal Code would expand the boundary currently in the ordinance as follows: North – railroad tracks; South – South 15th Avenue; West – Washington/Adams Streets; and East – railroad tracks (existing). The conditions under which open alcohol containers are regulated will remain as stated in the present ordinance. A second change proposed by this ordinance would revise the number and location of festivals allowed in the CBD by clarifying that up to 8 shall be allowed per year in the area bounded by South 3rd Avenue on the north and South 12th Avenue on the south.
7. **ORDINANCE NO. 7340:**
This is the second and final reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Greenways Public Improvement District (PID). The Greenways PID is located within the Greenways Subdivision in S.W. Amarillo. This ordinance is recommended for approval by a unanimous vote of the Greenways Public Improvement District Board of Directors.
8. **ORDINANCE NO. 7341:**
This is the second and final reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Brennan Boulevard Public Improvement District (PID). The Brennan PID is located within the Brennan Subdivision in S.W. Amarillo.
9. **ORDINANCE NO. 7342:**
This is the second and final reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Quail Creek Public Improvement District (PID). The Quail Creek PID is located within the Quail Creek Subdivision in N.W. Amarillo. This ordinance is recommended for approval by a unanimous vote of the Quail Creek Public Improvement District Board of Directors.
10. **ORDINANCE NO. 7343:**
This is the second and final reading of an ordinance adopting the 2012/2013 budget and five (5) year service plan, along with establishing and levying an annual property assessment for the Redstone (PID). The Redstone PID is located South of Coulter Street and Hollywood Road in Amarillo. This ordinance is recommended for approval by a unanimous vote of the Redstone Public Improvement District Advisory Board.

11. **RESOLUTION – PUBLIC HEARING ON 2012 PROGRAM OF PROJECTS AND APPROVAL OF A GRANT APPLICATION FOR FY 2011-12 FEDERAL AND STATE GRANT FUNDING FOR THE AMARILLO CITY TRANSIT SYSTEM:**

This resolution conducts a public hearing on the 2012 Program of Projects and authorizes the City of Amarillo to submit a grant application to the Texas Department of Transportation (TxDOT) for fiscal year 2011-12 operating and capital assistance for the Amarillo City Transit Department. The City will receive an allocation from both the Federal Transit Authority and the Texas Department of Transportation. The proposed allocation is \$7,505 more than the current fiscal year.

Federal FTA Funds	\$2,702,544
ARRA Funds	\$ 695,912
TxDOT Funds	\$ 396,940
Local Funds	<u>\$1,505,597</u>
Total Capital and Operating	\$5,300,993

12. **APPOINTMENTS – BOARDS AND COMMISSIONS:**

Appointment is needed for the following board and commission:

Canadian River Municipal Water Authority (2 year term)
08/06/02 William Hallerberg 07/31/12

13. **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 – Self Contained Breathing Apparatus (SCBA) Repair Parts Supply Agreement:

Award to low responsive bidder:

Panhandle Breathing Air Systems, Inc. - \$56,116.30

The item awards an annual supply agreement to provide repair parts as needed for the SCBA units used by the Amarillo Fire Department. Maintenance and repair of the SCBA units is performed by trained Fire Department personnel. The agreement reflects an overall decrease of 6.7% in the cost of parts. The value of the annual supply agreement has increased from the current year based on an increase in the number SCBA units requiring maintenance. Funding for the agreement is available from the approved 2011-12 Fire Department inventory account.

B. Approval – Tax Increment Reinvestment Zone #1 Incentive Project:

Amarillo Local Government Corporation Developer Agreements for Streetscape Improvements -- \$2,700,000

This item is the approval of a project to fund streetscape improvements in the public right-of-way adjacent to the City's proposed downtown convention center hotel, parking garage and multipurpose event venue. The streetscape improvements will include trees, pedestrian lights, benches, new sidewalks and bulb outs. The estimated cost of the improvements is approximately \$2.7 million. This project is consistent with the goals of the TIRZ and all activities funded through this project will be performed on the public right-of-way. Both the TIRZ #1 Board of Directors and the Potter County Commissioners Court has approved this project and it is now recommended to the Amarillo City Commission for final approval.

C. Approval – Tax Increment Reinvestment Zone (TIRZ) #1 Incentive Project: Wallace Bajjali Development Partners, LP Reimbursement of Tax Increment – Convention Center Hotel and parking garage

This item is the approval of a TIRZ incentive agreement reimbursing 90% of the eligible annual ad valorem taxes from participating jurisdictions generated by the downtown convention center hotel and parking garage. The first payment will be made one year after the certificate of occupancy is issued and the taxes paid by the developer. This project is consistent with the goals of the TIRZ. Both the TIRZ #1 Board of Directors and the Potter County Commissioners Court has approved this project and it is now recommended to the Amarillo City Commission for final approval.

D. Approval – Economic Development Agreement – Convention Center Hotel and Parking Garage: Wallace Bajjali Development Partners, LP :
Parties: City of Amarillo and Wallace Bajjali Development Partners, LP

This item approves an economic development agreement to help fund the public-private convention center hotel to be constructed in downtown Amarillo. Specifically, this Agreement will rebate specific portions of hotel occupancy taxes and the state portion of the sales tax to the developer for the operation of the downtown convention center hotel. These rebates are established and allowed by state law to incentivize the development of successful convention center hotels. The rebates will consist of the following:

- City will rebate the City's portion of the hotel occupancy tax generated specifically from this hotel for the first 20 years it is open or until 40% of the construction costs are rebated, whichever occurs first.
- State will rebate the State's portion of the hotel occupancy tax generated specifically from this hotel, during the first 10 years the hotel is open.
- State will rebate the State portion of sales taxes collected on retail sales within this hotel, during the first 10 years it is open.

PUBLIC FORUM

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

MISCELLANEOUS

1. Boards and Commissions – appointments as listed on attached.