

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 3rd day of October 2012, the Amarillo City Commission met at 3:30 p.m. at City Hall on the third floor in Room 303 in the Conference Room for review of agenda items, presentation and discussion of a proposed Municipal Annexation Policy, and consideration of future agenda items.

The City Commission met at 5:30 p.m. in regular session in the Commission Chamber located on the third floor of City Hall at 509 E. 7th Avenue, with the following members present:

PAUL HARPOLE	MAYOR
BRIAN EADES	COMMISSIONER NO. 2
LILIA ESCAJEDA	COMMISSIONER NO. 3
JIM SIMMS	COMMISSIONER NO. 4

Absent was Ellen Robertson Green, Commissioner No. 1, due to personal business. Also in attendance were the following administrative officials:

JARRETT ATKINSON	CITY MANAGER
VICKI COVEY	ASSISTANT CITY MANAGER
DEAN FRIGO	ASSISTANT CITY MANAGER
MARCUS NORRIS	CITY ATTORNEY
KELLEY SHAW	PLANNING DIRECTOR
DONNA DERIGHT	CITY SECRETARY

The invocation was given by Paul Harpole, Mayor, and he led the audience in the Pledge of Allegiance.

A proclamation was presented for "High Plains Food Bank 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 September 25, 2012. Motion was made by Commissioner Simms, seconded by Commissioner Escajeda, and unanimously carried, to approve the minutes.

ITEM 2: Mayor Harpole presented an ordinance changing the zoning of an 11.61 acre tract in Section 62, Block 9, BS&F Survey, Randall County, in the vicinity of Soncy Road/Loop 335 and Tarter Avenue from Agricultural District to General Retail District for various retail activities. Motion was made by Commissioner Escajeda, seconded by Commissioner Eades, that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7368

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 THIRTY-FOURTH AVENUE AND SONCY ROAD, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

ITEM 3: Mayor Harpole presented a resolution approving and authorizing the City to preserve its ability to reimburse capital expenditures related to municipal garage equipment and municipal drainage facilities as approved in the FY 2012/2013 City of Amarillo budget. The City intends to issue tax exempt obligations to fund these activities. Approval of this resolution shall provide for the reimbursement of eligible

project expenses incurred prior to the proposed project debt issuance. Mr. Atkinson explained this resolution will allow the City to be reimbursed from the drainage fee proceeds for the Farmer Avenue storm water drainage improvement project for consideration on Item B of the Consent Agenda. Motion was made by Commissioner Eades, seconded by Commissioner Simms, that the following captioned resolution be passed:

RESOLUTION NO. 10-3-12-1

A RESOLUTION OF THE AMARILLO CITY COMMISSION, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT.

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

ITEM 4: Mayor Harpole presented a resolution approving the amended Bylaws of the Amarillo Health Facilities Corporation. Motion was made by Commissioner Simms, seconded by Commissioner Escajeda, that the following captioned resolution be passed:

RESOLUTION NO. 10-3-12-2

A RESOLUTION OF THE AMARILLO CITY COMMISSION APPROVING THE AMENDMENT OF THE BYLAWS OF THE AMARILLO HEALTH FACILITIES CORPORATION TO PROVIDE FOR ANNUAL MEETING PROCEDURES FOR A SPECIAL MEETING AND A FISCAL YEAR; PROVIDING SEVERABILITY CLAUSE; PROVIDING SAVINGS CLAUSE AND EFFECTIVE DATE.

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

ITEM 5: Mayor Harpole opened a public hearing on the proposed annexation of a 2.48 acre tract of land in the vicinity of Merion Place and Prestwick Lane. The first reading of the ordinance authorizing the annexation proceedings will be held on October 23, 2012. There were no comments and Mayor Harpole closed the public hearing.

ITEM 6: Mayor Harpole advised that appointments are needed for certain boards and commissions. Motion was made by Commissioner Escajeda, seconded by Commissioner Eades, and unanimously carried, to the Greenways Public Improvement District Board appoint, as representatives of the Developer, Jim Schooler to the expired term of Linda Littlejohn and Shane Brooks to the expired term of Robert Balliett, such terms to expire September 30, 2015, and to the Texas Panhandle Centers Board of Trustees reappoint Dr. Sam Reeves, such term to expire October 3, 2014.

ITEM 7: Mayor Harpole presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Commissioner Eades asked that Item E be removed for separate consideration. Mayor Harpole advised that Item B on the agenda indicated West Texas Utility Contractors, Inc. received the bid award and it should be Amarillo Utility Contractors, Inc. Motion was made by Commissioner Eades, seconded by Commissioner Simms, and unanimously carried, to approve Items A through D and F on the consent agenda with the correction to Item B as stated previously by Mayor Harpole, and authorize the City Manager to execute all documents necessary for each transaction.

Mayor Harpole presented Item E and asked for comments. James Wester, 3539 Beau Brummel, appeared on behalf of PRANA Development Group. He stated that this is an opportunity to make improvements to an area around the airport that has been an eyesore for many years. Mayor Harpole stated that the improvements will enhance the airport area. Commissioner Simms commended the group for taking what has been an eyesore since the airbase closed and wanting to make the area better for the city and the airport. Commissioner Escajeda thanked the PRANA Development Group for looking at this property. Commissioner Eades commended the City Staff for working on the document so that this project could be done. Mayor Harpole stated that he is glad to have local developers involved in this project. Motion was made by Commissioner Eades, seconded by Commissioner Simms, and unanimously carried, to approve Item E on the consent agenda and authorize the City Manager to execute all documents necessary for this agreement.

- A. Purchase – Heavy Equipment:
Low responsive bidder: ASCO Amarillo -- \$600,722.00

This is the purchase of heavy equipment to replace existing units that have reached or exceeded their usable lifespan. The purchase includes a motorgrader, loader, roller, asphalt laydown machine and a heavy trailer.

- B. Award – Farmers Avenue Storm Water Drainage Improvements Project:
Low responsive bidder: Amarillo Utility Contractors, Inc. -- \$4,479,649.00

This is a contract for a large drainage improvement project on Farmers Avenue east of Western Street. This project will install over 2,200 linear feet of 10' x 10' storm water drainage pipe under Farmers Avenue. Once completed, this will also lead to Farmers Avenue being upgraded to a one-half width arterial roadway through funds provided by the Texas Department of Transportation. Collectively, the drainage and road projects will result in enhanced drainage for the existing area west of Western Street, new drainage capability for the neighborhood to the south, and greater vehicular access between Western and Georgia on Farmers Avenue.

- C. Acceptance – Women, Infants & Children (WIC) Nutrition Program Contract:
Texas Department of State Health Services - \$794,199.00

This is a six month contract for the City of Amarillo's Women, Infants & Children (WIC) Supplemental Nutrition Program from October 1, 2012 to March 31, 2013. The contract will have an option to extend for an additional six months for a maximum reimbursement of \$1,588,398.00. The funding represents a 3.5% reduction 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 8,031 participants per month.

- D. Approval - Airport Ticket Level Bridge Project Task Order #6 Amendment:
Award to KSA Engineers, Inc. as follows:

Original Task Order Amount:	\$207,169.00
Previous Amendments:	\$ 0.00
Proposed Amendment:	<u>\$ 90,944.00</u>
Adjusted Task Order Amount:	\$298,113.00

This approves an amendment to the professional services agreement with KSA Engineers for the Airport Ticket Level Bridge project. The amendment is specifically for the cost of additional construction administration and Resident Project Representative services needed on the project due to the extended construction period. The construction period ran beyond the contract period by 95 days. Liquidated damages in an amount sufficient to fund the recommended amendment will be withheld from this construction contract and no additional Airport funds will be needed for the amendment.

- E. Approval – Airport East Ramp Master Lease Agreement:
Parties: City of Amarillo and PRANA Development Group, LLC.

This is a master lease agreement between the City of Amarillo Airport and the PRANA Development Group for the area generally known as the East Ramp at the Airport. The leasehold area contains several Air Base era hangars and other buildings along with additional open space. Under the terms of the Agreement, the Rick Husband Amarillo International Airport will continue to receive the rental income amount currently received throughout the life of the Agreement and will further receive a percentage of additional rents generated by PRANA as the area is further redeveloped or enhanced. The Agreement contains performance goals which must be met by PRANA to ensure an orderly and beneficial development of the area.

F. Dedications and Acceptances:

- 1) A 50-square foot Public Right-of-Way in Section 191, Block 2, AB&M Survey, Potter County, in the vicinity of Broadway Drive and Colorado Avenue for a water pressure monitoring device.
- 2) A 10-foot Public Water Line Easement in Section 31, Block 9, BS&F Survey, Randall County, in the vicinity of Canyon Drive and Hallmark Avenue for installation of a water main for adequate fire hydrant coverage.

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. The public forum is set under the Open Meetings Act and that during the public forum the City Commission can respond with a statement of fact, a statement of city policy or decide whether to place an item on a future agenda.

Mr. Wester appeared and thanked the City Commission and the Amarillo Economic Development Corporation for their support of the Airport east ramp project. He invited the Commission to the groundbreaking on Tuesday, October 9, at 8:30 a.m. There were no further comments.

Mayor Harpole advised that the meeting was adjourned and stated that the City Commission would reconvene to Closed Session.

ATTEST:

Donna DeRight, City Secretary

Paul Harpole, Mayor