

AGENDAS

FOR THE AMARILLO CITY COMMISSION WORK SESSION TO BE HELD ON TUESDAY, FEBRUARY 15, 2011 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. IN 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 Housing Finance Corporation
 - Community Development Advisory Committee
 - Comprehensive Plan Implementation Advisory Committee
 - Tax Increment Reinvestment Zone #1 Board
 - Traffic Commission
 - (2) Consider future agenda items.
- B. City Commission may receive reports on or discuss any of the following pending projects or matters:
- (1) Amarillo Economic Development Corporation incentive project;
 - (2) Possible groundwater rights transactions in Hartley, Potter, Carson, Roberts or Ochiltree Counties;
 - (3) Downtown Development/Redevelopment (studies, progress reports, plans, proposed projects – TIRZ No. 1, Center City, Inc., and/or Downtown Amarillo, Inc.);
 - (4) Proposed acquisition and disposition of real property for economic, recreational or cultural projects;
 - (5) Southwestern Public Services' proposed rate increase, filed on May 17, 2010; Atmos Energy proposed rate increase (RRM), filed on December 17, 2010; and
 - (6) To deliberate regarding security devices or security audits:
 - (a) the deployment, or specific occasions for implementation of security personnel or devices; or
 - (b) a security audit;
 - (7) Consult with the Attorney on a matter in which the Attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter, to-wit: private gifts and donations to the City.

REGULAR MEETING ITEMS

INVOCATION: Gene Shelburne, Minister, Anna Street Church of Christ

1. **MINUTES:**
Approval of the City Commission minutes for the regular meeting held on February 8, 2011.
2. **SUBMISSION OF REFERENDUM PETITIONS:**
The City Secretary was presented three referendum petitions on February 8, 2011. Per the requirement of the Amarillo City Charter, they are now presented to the City Commission to set a date for a public hearing. The date of the public hearing must not be later than March 8, 2011.

3. **RESOLUTION – COMPREHENSIVE PLAN IMPLEMENTATION ADVISORY COMMITTEE:**

This resolution establishes an advisory committee to assist the Amarillo City Commission, the Amarillo Planning and Zoning Commission and City Staff to facilitate public and stakeholder involvement related to proposals necessary to implement discrete elements or goals of the 2010 Comprehensive Plan and to assist in identifying a logical, orderly and effective manner in which to do so. Further, this resolution allows for the appointment of the initial members of the Committee.

4. **APPOINTMENTS – BOARDS AND COMMISSION:**

Appointment is needed for the following board:

Tax Increment Reinvestment Zone (TIRZ) No. 1:

03/20/07	Paul Harpole	3/20/12
	(resigned)	
	(City of Amarillo representative)	

5. **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 – Downtown Amarillo Redevelopment Agreement:

Parties: City of Amarillo and Wallace Bajjali Development Partners, LP
Terms and Conditions: As Noted

This item is the approval of a development agreement between the City of Amarillo and Wallace Bajjali Development Partners, LP creating a public-private partnership for the redevelopment of City-owned property in the Civic Center area or downtown Amarillo. Specifically, the proposed agreement calls for the analysis and consideration of a downtown convention hotel, a downtown multi-purpose event center, and possible additional projects on city-owned property. Under the terms of the proposed agreement, Wallace Bajjali Development Partners, LP (WB) will undertake a significant evaluation and public input process to determine the feasibility, proposed budget and possible funding mechanism(s) for the identified projects. The Amarillo City Commission will be presented with decision points throughout this process and should a prospective project be determined to be feasible and in the public interest, the Amarillo City Commission will consider the necessary funding, including the right to conduct one or more financing elections. WB assumes all financial risks prior to the funding of a prospective project and the agreement further contemplates the creation of a Local Government Corporation (LGC) to manage and oversee any funded projects.

B. Approval – Amarillo Economic Development Corporation Small Business Interest Rebate Program Project Award to MVC, Inc.:

This item is the approval of a small business interest rebate program project for MVC, Inc., a local company that designs and manufactures electrical surge protection products. MVC, Inc. plans to expand its operations and purchase an additional building estimated at approximately \$100,000. The small business interest rebate program will allow the Amarillo Economic Development Corporation to refund the interest paid on the loan obtained by MVC, Inc. to purchase the additional building. Expansion of this company will result in the creation of at least five new jobs. The Amarillo Economic Development Corporation Board of Directors approved this project at their regular meeting of February 8, 2011.

- C. Approval – Folsom Road Right-of-Way Agreement:
Parties: City of Amarillo and Bismarck Industries, Inc.
Value: \$46,500
Terms and Conditions: As noted

This item is the approval of a right-of-way agreement for property located on the east side of Folsom Road, south of the railroad tracks and immediately north of U.S. Highway 60. The agreement ensures that sufficient property is secured for the expansion of Folsom Road into a full arterial segment to support growth in the general area and specifically in the CenterPort business park. Funding for the expansion of Folsom Road has been secured through the Amarillo Economic Development Corporation and the United States Economic Development Administration at no cost to the City of Amarillo. Acquisition of this right-of-way is the City's contribution to the project and will be funded through the Capital Improvement Program budget.

- D. Approval – Tax Sale Property Bid:
Property: Windmill Acres #7, Lot Block 0012 6, less N 28.31 ft.
Bidder: Everardo Martinez
Bid: \$1,000.00

This item is the acceptance of a bid for a property in Windmill Acres that has been struck from the tax roll due to delinquent taxes. The bidder is offering to purchase the property for the stated amount, which will result in the property being added back to the tax roll.

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