

AGENDAS

FOR THE AMARILLO CITY COMMISSION WORK SESSION TO BE HELD ON TUESDAY, MARCH 22, 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:
 - Advisory Commission for People with Disabilities
 - Amarillo Economic Development Corporation
 - Amarillo Hospital District Board of Managers
 - Amarillo Housing Finance Corporation
 - Board of Review for Landmarks and Historic Districts
 - Community Development Advisory Committee
 - Planning and Zoning Commission
 - Tax Increment Reinvestment Zone #1 Board
 - Texas Panhandle Mental Health Authority
 - 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) Atmos Energy proposed rate increase (RRM), filed on December 17, 2010; and
 - (6) Discuss 2011 wildfire incidents and preparations; and
 - (7) To deliberate regarding security devices or security audits, security personnel;
 - (8) Potential private gifts and donations to the City.

REGULAR MEETING ITEMS

INVOCATION: Davlyn Duesterhaus, Baptist St. Anthony's Health Systems

1. **MINUTES:**
Approval of the City Commission minutes for the regular meeting held on March 15, 2011.
2. **ORDINANCE NO. 7272:**
This is the first reading of an ordinance changing the zoning of a 28.10 acre tract of unplatted land in Section 25, Block 9, BS&F Survey, Potter County, in the vicinity of Ravenwood Drive and Bridlewood Drive from Agricultural District to Residential District 2 for single-family detached homes. This is recommended for approval by a 6:0 vote of the Planning and Zoning Commission.

3. **ORDINANCE NO. 7273:**

This is the first reading of an ordinance amending the Amarillo Municipal Code, Chapter 2-4, Article III, Section 2-4-35, Contracts or Transactions with debtors. The proposed amendment clarifies the definitions of debt and provides for a remedy period. Approval of the requested amendment ensures that the City will not execute new contracts or approve new transactions with parties who have delinquent debts or other legally enforceable obligations in arrears to the City of Amarillo.

4. **RESOLUTION – ACCEPTANCE OF SELECTIVE TRAFFIC ENFORCEMENT GRANT:**

This resolution accepts a grant from the Texas Department of Transportation for selective traffic (seatbelt) enforcement activities during the period of March 1, 2011 to September 30, 2011. This grant will pay for overtime wages and other associated expenses for Amarillo Police Department officers participating in the enforcement program.

5. **RESOLUTION – ESTABLISHING THE AMARILLO LOCAL GOVERNMENT CORPORATION:**

This resolution creates the Amarillo Local Government Corporation (ALGC) under the authority of Chapter 431, Subchapter D, Texas Transportation Code. The ALGC is established to explore the feasibility of downtown redevelopment projects and other projects beneficial to the City of Amarillo. The proposed resolution creates the ALGC, adopts the Articles of Incorporation, the Bylaws and appoints the initial Directors. The ALGC is a separate legal entity that will act on behalf of the City to implement approved projects on City land. The ALGC shall be subject to and operate in accordance with the requirements of the Texas Open Meetings Act and the Texas Public Information Act.

6. **RESOLUTION – ESTABLISHMENT OF A PUBLIC IMPROVEMENT DISTRICT:**

This resolution conducts a public hearing and establishes a public improvement district to be located in the subdivision known as “The Vineyards” in the vicinity of Broadway Drive and Hastings Avenue. This petition was submitted by Amarillo Vineyards, LLC in the process of developing a multi-phased 546 lot residential subdivision. This Public Improvement District is created to fund the construction and maintenance of certain right-of-way improvements such as landscaping, green areas and decorative plantings. The cost of these improvements will be borne by the property owners within the subdivision as allocated equitably among all platted lots.

7. **RESOLUTION – NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION FOR CONSTRUCTING RECREATION FACILITY AND ASSOCIATED COSTS:**

This resolution approves and authorizes the publication of a Notice of Intention to issue certificates of obligation for the construction of a recreation facility and associated costs, including incident and related matters. These Certificates of Obligation will be issued in an amount not to exceed \$6,120,000.

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

Appointments are needed for the following boards:

Amarillo Economic Development Corporation (3 year terms):

03/18/03 Cliff Bickerstaff 03/31/11

Community Development Advisory Committee (3 year terms):

03/25/86	James Allen (Chairman)	12/31/10
11/17/06	Becky Harrison (southwest area)	12/31/10
11/17/06	Thomas Jones (northeast area)	12/31/10
03/10/09	Rudy Mendez (southeast area)	12/31/10
04/27/10	Chuck Parr (southwest area)	12/31/10
05/30/06	Ruben Rivera (southeast area)	12/31/10
01/25/00	Lanie Hall (resigned) (southwest area)	12/31/11

Tax Increment Reinvestment Zone (TIRZ) No. 1:

03/20/07	Paula Bliss (City of Ama. Rep)	03/20/11
05/06/08	Richard Brown (Chairman Position)	03/20/11

9. **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 – Indoor Recreation Center Development Contract and Operating Agreement:

Award to sole proposing party – Kids, Incorporated of Amarillo, Texas.

Terms and Conditions: As noted in attached Development Contract and Operating Agreement

This item is the award of a development contract and operating agreement for the construction and operation of an Indoor Recreation Center on City-owned land north of the Amarillo Civic Center. The City and Kids, Inc. will work together to cause the construction of a multi-court, convertible recreation center that will be for the use of the City and Kids, Inc. for approved activities. The City of Amarillo will commit up to \$6 million and Kids, Inc. will commit at least \$2 million in cash and in-kind contributions towards the construction of the Center. Upon completion, Kids, Inc. will assume the operations, management and maintenance of the facility at no cost to the City. This facility will provide new and expanded indoor, court-based recreational opportunities for the community with no on-going support cost to the City.

B. Approval – Carson County Agricultural Land Lease Agreement:

Parties:	City of Amarillo and Leven Farms
Acreage:	640 +/-
Lease Term:	3 years
Price per Year:	\$22,400.00
Total Lease Price:	\$67,200.00

This item is the lease of one section (+/-) of City-owned land in Carson County for agricultural purposes. The lease is recommended for the high bidder, Leven Farms, who will operate the property as a dry-land agricultural operation for the three year lease period. Revenue from this lease agreement will be retained in the City of Amarillo Water & Sewer Fund.

- C. Approval – Transportation Security Administration Law Enforcement Officer Reimbursement Program Agreement:
Parties: City of Amarillo and the Transportation Security Administration (TSA)

This item approves an agreement between the City of Amarillo and the TSA to allow for reimbursement of a portion of the law enforcement support mandated by 49 C.F.R. 1542. Federal regulations require the City to provide law enforcement support to the TSA Screening Checkpoint at the Rick Husband Amarillo International Airport for an estimated 5,512 hours per year. Under the terms of this agreement, the TSA will reimburse the City for a portion of the direct costs of complying with these regulations, which is estimated at \$107,484. Approval of this agreement does not obligate the City to provide any additional services but rather provides for the partial reimbursement of services currently funded by the City.

- D. Award – Landfill Methane Gas Monitor Wells Project:
Award to best evaluated proposer: Talon/LPE - \$59,302.89
This item is the award of a contract to install seven (7) additional passive methane gas monitoring wells at the City of Amarillo Landfill. These wells are required by state regulation and are necessary to continue to maintain appropriate regulatory compliance. Funding for this contract is in the approved Solid Waste Disposal Capital Improvement Program budget.

- E. Approval – Construction of North Coulter Street Contract Change Order #4:
Award to: L.A. Fuller and Sons Construction, LTD.

Original Contract Amount:	\$709,461.40
Previous Change Orders:	\$ 3,942.50
Change Order #4:	<u>\$ 63,285.60</u>
Revised Contract Amount:	\$776,689.50

This item is the approval of Change Order #4 to the contract for the construction of North Coulter Street north of the Lorenzo DeZavala School. This project is jointly funded by the City of Amarillo and the Texas Department of Transportation and the requested change order is necessary to account for additional costs incurred due to the side slopes adjacent to the street and associated utility conflicts. The City portion of this change order is \$35,541.20. The entire project is under the estimated budget and it is estimated that the City of Amarillo will receive a net refund in the amount of \$241,870.46 upon final completion.

10. **PRESENTATION:**
Representatives from Wallace Bajalli Development Partners, LP will present and discuss the project goals, decision factors, major milestones, anticipated selection process for consultants and potential operators as well as public communication strategies in the continuing the evaluation and development process of envisioned downtown revitalization projects.

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