

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 15th day of February 2011, the Amarillo City Commission met at 1:30 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 Commission met at 3:00 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:

DEBRA MCCARTT	MAYOR
MADISON SCOTT	COMMISSIONER NO. 1
BRIAN EADES	COMMISSIONER NO. 2
RONALD BOYD	COMMISSIONER NO. 3
JIM SIMMS	COMMISSIONER NO. 4

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

JARRETT ATKINSON	CITY MANAGER
MARCUS NORRIS	CITY ATTORNEY
KELLEY SHAW	PLANNING DIRECTOR
DONNA DERIGHT	CITY SECRETARY

The invocation was given by Gene Shelburne, Anna Street Church of Christ. Mayor McCartt led the Pledge of Allegiance.

Mayor McCartt established a quorum, called the meeting to order, welcomed those in attendance and the following items of business were conducted:

ITEM 1: Mayor McCartt presented the minutes of the regular meeting held February 8, 2011. Motion was made by Commissioner Simms, seconded by Commissioner Boyd, and unanimously carried, to approve the minutes.

ITEM 2: Mayor McCartt advised that the City Secretary was presented three referendum petitions on February 8, 2011 and per the requirement of the Amarillo City Charter, a date should be set for a public hearing. Motion was made by Commissioner Boyd, seconded by Commissioner Eades, and unanimously carried, to set the date of March 1, 2011 for a public hearing.

ITEM 3: Mayor McCartt presented a resolution establishing 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. William Sumerford, 6103 Blue Sage Circle, appeared and asked how the Comprehensive Plan ties in with sustainable development. Mr. Atkinson explained that the Comprehensive Plan sets internal policies and directions on how to plan for the future needs of the city. Commissioner Eades stated that the Comprehensive Plan would aid in the direction the city should take as we plan for the future. He stated that it did not set out how the plan would be implemented and therefore, a Committee would be appointed to help set the policies and put the plan in motion. There were no further comments. Motion was made by Commissioner Eades, seconded by Commissioner Scott, that the following captioned resolution be passed:

RESOLUTION NO. 02-15-11-1

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AMARILLO CREATING A COMPREHENSIVE PLAN IMPLEMENTATION ADVISORY COMMITTEE; PROVIDING SEVERABILITY CLAUSE; PROVIDING SAVINGS CLAUSE AND EFFECTIVE DATE.

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

ITEM 4: Mayor McCartt advised that an appointment is needed for the Tax Increment Reinvestment Zone No. 1. Motion was made by Commissioner Scott, seconded by Commissioner Simms, and unanimously carried, for the unexpired term of Paul Harpole appoint Scott Bentley as the City of Amarillo representative, such term to expire March 20, 2012.

ITEM 5: Mayor McCartt presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Mayor McCartt advised that there would be discussion regarding Item A. Mr. Atkinson stated that a public-private partnership would be beneficial for the re-development of City-owned property. Les Simpson, with Downtown Amarillo, Inc., appeared and stated that this agreement would assist in the revitalization of the downtown area. He commented that this could be a historical point in downtown redevelopment. David Wallace with Wallace Bajjali Development Partners, LP, appeared and commented that Amarillo is a thriving community with leadership that understands the importance of moving forward in the redevelopment of downtown. He stated that they are ready to assist in the planning and evaluation of the downtown redevelopment and to begin working on possible projects. Robert Goodrich, 6510 Sandie Drive, appeared and asked the Commission to delay approving the contract due to the upcoming City election. He stated that members of the Commission would be changing and the new Commission would be responsible for continuing what the past Commission approves and therefore, should decide whether to approve the contract. Commissioner Eades noted that there are many contracts this Commission has approved that would require the future City Commission to carry out and this one would not be any different. Commissioner Simms advised that through the process there will be many opportunities for public input. Mayor McCartt commented that this will make a difference for our community not only today but for the future. There were no further comments.

Motion was made by Commissioner Simms, seconded by Commissioner Boyd, and unanimously carried, to approve the consent agenda and authorize the City Manager to execute all documents necessary for each transaction.

A. Award – Downtown Amarillo Redevelopment Agreement:
Parties: City of Amarillo and Wallace Bajjali Development Partners, LP

This approves 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 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 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 City Commission would be presented decision points throughout this process and it be determined that a prospective be feasible and in the public interest, the City Commission would 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 Project:
Small Business Interest Rebate Program Project Award to MVC, Inc.

This approves 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.

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

This approves 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 is the acceptance of a bid for 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.

Mayor McCartt 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 Texas Open Meetings law sets out the responses that can be made by the City Commission during the Public Forum. The responses are to provide a policy or state a fact that may address or answer the concern, direct the person to contact the City Manager or other City staff or consider placing the topic on a future meeting agenda for full discussion. In order to speak at this time an Appearance Registration form is to be completed and submitted to the City Secretary prior to the meeting.

Kathie Altman, 2105 S. Lipscomb, appeared and thanked the Commission for saying the Pledge of Allegiance. She stated she is in agreement with Mr. Goodrich's comments to delay approving Item A on the consent agenda until the newly elected City Commission takes office. Jimmy Hammons, 1514 S. Pierce, appeared and provided a doctor's statement stating the reason he wears sunglasses in the building is because he has glaucoma. He also read some newspaper articles regarding shootings in the downtown area. Mayor McCartt thanked him for the documentation regarding the sunglasses and advised that they are aware of the need for additional security downtown. There were no other requests to appear before the City Commission.

Mayor McCartt stated that the meeting was adjourned and the City Commission would return to Closed Session.

ATTEST:

Donna DeRight, City Secretary

Debra McCartt, Mayor