

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 6th day of July 2010, the Amarillo City Commission met at 1:30 p.m. at City Hall on the third floor in Room 303 in the Conference Room to review agenda items for the regular meeting and discuss the proposed Downtown Urban Design District Standards.

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

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

The invocation was given by Gene Shelburne, Anna Street Church of Christ.

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 June 29, 2010. Motion was made by Commissioner Simms, seconded by Commissioner Boyd, and unanimously carried, to approve the minutes with the noted change.

ITEM 2: Mayor McCartt opened a public hearing on the proposed Downtown Urban Design District Standards. She advised that this public hearing would provide an opportunity for interested parties to receive a presentation on the proposed Standards and would allow for questions and comments.

Melissa Dailey, Executive Director of Downtown Amarillo Inc., made a brief presentation of the proposed Urban Design Standards. She explained that changes would only be required on new construction projects or on buildings that have been vacant for at least one year. She advised that the required standards also reference City ordinances already in place. Ms. Dailey stated that standards differ between the single family neighborhood and the downtown district. She noted that the standards that are set for the single family neighborhood are intended to protect the integrity of the neighborhood and not to make it different.

Amy Restine, 721 Short Street, appeared concerning the required standards for the residential area and how it will affect the owners of the homes in this area. She stated that the rights of the property owner should be respected and the City should not over regulate what they can do with their property. Eloy Heras, 1604 Harrison, appeared concerning the types of lighting and trees that are required in the standards. Jim Williams, 137 Parkview, stated the value in the neighborhood will increase with the development of downtown. Don Seager, with the American Legion, appeared concerning the signs and fencing required. He also stated that there are better places in the city to build a ball field than the downtown area. Sonya Casey, 1606 S. Harrison, appeared concerning the required lighting and trees. She stated that if her property value increases she wouldn't be able to afford her house. Wes Reeves, 2117 Harrison, stated that these new standards will protect the neighborhood and make it better.

Michael Wellborn, with Wellborn Signs, stated that this will be great for downtown and is in support of it. Bobby Patrick, with Patrick Electric Company, 1602 S. Monroe, expressed that the residential area should not be included in the plan. He stated that he agrees with some of it but not all of it. Vicente Cardona, 1402 S. Lincoln, expressed that he is concerned his taxes will increase with the redevelopment of downtown. Beth Duke, with Center City, expressed that downtown revitalization is their mission as well as historic preservation for the homes and buildings within the downtown urban design area. She stated that it will be good to have required standards to follow. Arvell Williams, 1313 N. E. 3rd Avenue, commented that the area is too large and thinks it would be better to start out smaller. He stated concern over the additional standards that have to be followed and how they could slow down construction projects. Karl Restine, 721 Short Street, appeared concerning the standards for lighting and trees in the residential area. He questioned whether garage sale signs would still be allowed. Dan Rogers, 506 S. Lipscomb, expressed concerns about the homeless people in the downtown area and how the problem could keep new business from opening downtown. He stated concerns about the required standards if your business burned down or was destroyed by a tornado. Raymond Gonzales, with Faith City Ministries, stated that there is a difference in homeless people and transient people and they advocate for the homeless. Anette Carlisle, 1216 S. Lamar, stated support for the Urban Design Standards and that it could prevent some of the problems that occur in the neighborhood. Tom Roller, 2101 S. Coulter, stated he supports the proposed standards but expressed concern for the small, individual businesses. He stated the small business owner could not afford the cost to rebuild if something happened to their present building. Mike Robertson, with Western Builders, stated that new construction needs to be better defined in the standards. He expressed that public parking is a problem with buildings in the right-of-way. He also asked if some allowances could be made in the standards to allow metal buildings to be replaced if they were destroyed and had to be rebuilt. Gabe Irving, 2403 Bowie, stated that there are not enough guidelines for industrial use. He suggested that the standards for industrial businesses not be as restrictive as other businesses. He questioned the reason for not allowing drive throughs for businesses other than banks. Les Simpson, with Downtown Amarillo, Inc., commented that everyone has the same goal but different ideas on how to revitalize downtown. He stated that people have not been educated enough about the Urban Design Standards and therefore people have been misinformed. He stated that he looks forward to what the future holds for downtown. Paul Harpole, with the TIRZ Board, stated that the TIRZ Board has similar boundaries to the one presented in the Urban Design Standards. He expressed the reason the board included the residential area in the boundary was to protect the neighborhood. He commented that the revitalization would bring in new business that would bring in more taxes. Darren Hudson, 705 S. Grant, stated that this will bring more business to downtown and will be good for the area. Mike Burns, 1309 S. Taylor, stated concern about the City buying private property for a baseball field. Mr. Norris advised that State law had changed and other than a few exceptions the City cannot buy public property for public business.

Ms. Dailey restated several times that these standards would not apply unless it was for new construction which means to build a brand new structure and the standards would not apply to a building until it has been vacant for at least one year. She stated that the fencing, signs such as garage sale signs, and other similar changes would continue to be regulated by city ordinances already in place. It was noted that the standards do not regulate what color a building could be painted. Ms. Dailey stated that new lighting, planting trees and keeping the sidewalk consistent with the rest of the neighborhood are examples some of the areas that would need to follow the proposed standards. She again stated that there are differences in what is required by the single family neighborhood and the downtown district. She expressed how the standards are intended to maintain and protect the character of the residential area and by doing so make it a better neighborhood. Mayor McCartt asked Ms. Dailey to organize a meeting with the residents in the neighborhood area to address any additional concerns before the City Commission meeting next Tuesday.

Several of the Commission stated that revitalizing downtown Amarillo has been a vision for many years and with the Urban Design Standards we will have something in place that can help make it happen.

ITEM 3: Mayor McCartt presented an ordinance amending the Amarillo Municipal Code of Ordinances regarding the City of Amarillo's Wastewater Pre-Treatment Program and Response Plan and by defining specific technically based discharge limits for all categories of users. This ordinance repeals the current Articles I, II, and III of Chapter 18-3, Wastewater System, in their entirety and replaces them with revised Articles I, II and III of Chapter 18-3. There were no comments. Motion was made by Commissioner Boyd, seconded by Commissioner Eades, that the following captioned ordinance be passed on first reading:

ORDINANCE NO. 7222

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: AMENDING THE AMARILLO MUNICIPAL CODE OF ORDINANCES, CHAPTER 18-3, WASTEWATER SYSTEM, BY REPEALING ARTICLES I, II AND III OF CHAPTER 18-3 AND REPLACING SAID ARTICLES WITH COMPREHENSIVELY REVISED ARTICLES I, II, AND III WITH CHANGES THAT INCLUDE REVISED ENFORCEMENT PROCEDURES AND REMEDIES, DEFINITIONS, PROHIBITING THE DISCHARGE OF CERTAIN POLLUTANTS, CHANGING SPECIFIC POLLUTANT LIMITATIONS, ADOPTING TAP AND SEWER RATES, ADOPTING MANIFEST AND DISPOSAL REQUIREMENTS FOR WASTE HAULERS AND OTHER CHANGES AS SET OUT MORE FULLY HEREIN; PROVIDING FOR PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR CONTINUATION OF EXISTING LAW FOR PENDING PROCEEDINGS; PROVIDING AN 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 presented the consent agenda and asked if any item should be removed for discussion or separate consideration. There were no comments. Motion was made by Commissioner Eades, seconded by Commissioner Simms, and unanimously carried, to approve the consent agenda and authorize the City Manager to execute all documents necessary for each transaction.

A. Purchase – Police Evidence Storage Lockers:

Award to low responsive bidder: Professional Filing Systems -- \$50,421.65

This is the purchase and installation of new, modular storage lockers to be installed at the Police Department. These lockers are to be used for the proper storage and preservation of evidence collected during Police activities.

B. Award – Potter County Wellfield Owner's Designated Representative Contract – Pump Station and Ground Storage Tank:

Award to best evaluated proposer: Brandt Engineers Group, LTD in an amount not to exceed \$233,824.00

This is the award of a contract to provide professional services related to the construction of the new Pump Station and Ground Storage Tank in the Potter County Wellfield. The scope of this project and the requirements of the major funding agency, the Texas Water Development Board, necessitate the employment of a full-time, on-site professional project representative during the construction and compliance phase. Under the terms of the recommended contract, Brandt Engineers Group, LTD will provide a dedicated representative to conduct daily inspections, materials testing and compliance reporting on the City's behalf.

C. Award – Parking Lot Rehabilitation Project:

Award to low responsive bidder:

Advanced Pavement Maintenance, LTD -- \$54,641.50

This is the award of a contract to rehabilitate the parking lot located at the Osage Potable Water Treatment Plant.

- D. Award – Hollywood Road Water Reclamation Plant Roof Replacement Project:
Award to low responsive bidder:
Parsley's Sheet Metal and Roofing -- \$93,970.40

This is the award of a contract for roof replacement at the Hollywood Road Water Reclamation Plant. This contract will provide for the removal and replacement of the roofs on two buildings at the plant, totaling approximately 20,000 square feet of roof surface.

- E. Award – Police Department Renovation Project:
Award to low responsive bidder: Plains Builders Inc.

Base Contract	\$754,730.00
Alternate #1	50,990.00
Total Award	\$805,720.00

This is the award of a contract to renovate and remodel the sixth floor and portions of the third floor of the Amarillo Police Department Building. The sixth floor is currently in its original configuration and was not renovated during the purchase of the building as it is not occupied. Since that time, the growth of the Police Department and its responsibilities necessitates the renovation of the floor and it will be occupied upon its completion. The third floor renovation accommodates the reuse of the area after the sixth floor is occupied.

- F. Approval -- Contract for City Manager Recruitment Services:
Award to:
Strategic Government Resources (SGR), Keller, Texas -- \$21,000.00

This is the approval of a professional services contract to perform the search for Amarillo's City Manager. The contract is the result of the Request for Proposals issued on May 28, 2010. Twelve responses were received on June 22, 2010. The City's evaluation committee recommends a contract to Strategic Government Resources of Keller, Texas.

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. There were no comments. Mayor McCartt announced that the meeting was adjourned.

ATTEST:

Donna DeRight, City Secretary

Debra McCartt, Mayor