

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 8th day of September 2020, the Amarillo City Council met at 1:00 p.m. for a regular session meeting held via conference and in the Council Chamber located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

GINGER NELSON	MAYOR
ELAINE HAYS	COUNCILMEMBER NO. 1
FREDA POWELL	COUNCILMEMBER NO. 2
EDDY SAUER	COUNCILMEMBER NO. 3
HOWARD SMITH	MAYOR PRO TEM/COUNCILMEMBER NO. 4

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

JARED MILLER	CITY MANAGER
KEVIN STARBUCK	DEPUTY CITY MANAGER
FLOYD HARTMAN	ASSISTANT CITY MANAGER
LAURA STORRS	ASSISTANT CITY MANAGER
BRYAN MCWILLIAMS	CITY ATTORNEY
STEPHANIE COGGINS	ASSISTANT TO THE CITY MANAGER
FRANCES HIBBS	CITY SECRETARY

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

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

PUBLIC ADDRESS: James Schenck, 6216 Gainsborough Road, spoke on Items 3L and 3M. He inquired about the cost of Thompson Park Swimming Pool. He asked why Council was buying additional empty warehouses on Johnson and Grant Streets. He also inquired where the funds were coming from and why they were being purchased. There were no further comments.

ITEM 1:

- A. Review agenda items for regular meeting and attachments;
- B. Coronavirus Update; and
- C. Request future agenda items and reports from City Manager.

CONSENT ACTION ITEMS:

ITEM 2: Mayor Nelson presented the consent agenda and asked if any item should be removed for discussion or separate consideration. Motion was made by Councilmember Powell to approve the consent agenda as presented, seconded by Councilmember Sauer:

- A. **MINUTES:**
Approval of the City Council minutes for the regular meeting held on August 25, 2020 and work session held on September 1, 2020.
- B. **CONSIDER AWARD -- CAD AUTORESPONDER SERVICE SOFTWARE:**
(Contact: Lt. Shannon Kuster/Chief Birkenfeld)
SPIDR Tech -- \$78,706.00
This item purchases software licensing and service required to implement SPIDR Tech with the Computer Aided Dispatch (CAD) system.
- C. **CONSIDER APPROVAL -- SERVICE AGREEMENT FOR ELECTRIC DEMAND RESPONSE BETWEEN VOLTUS, INC. AND THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
(Contact: Michael W. Conner, Director of Aviation)
This item is a revenue agreement for Voltus, Inc. to provide a Southwestern Power Pool electric demand response program for the Airport, whereby the Airport agrees to reduce its electricity usage at certain times when the electric grid is nearing capacity in exchange for a quarterly fee (paid to the Airport by Voltus, Inc.).

- D. **CONSIDER APPROVAL -- FIRST AMENDMENT TO THE AIRPORT LEASE AGREEMENT BETWEEN THE CITY AND INTERNATIONAL AEROSPACE COATINGS (IAC):**
 (Contact: Michael W. Conner, Director of Aviation)
 In this first amendment, IAC agrees to replace the foam fire suppression system located in Hangar 5 at the Airport. Also, the Airport agrees to pay \$500,000 (in incremental payments) to IAC as an incentive for IAC to complete the project at their additional cost of approximately \$1,500,000. This will provide a new foam fire suppression system in the main aircraft hangar bay of the Airport's Hangar 5, which can accommodate up to a Boeing 747 size aircraft for painting.
- E. **CONSIDER APPROVAL -- RECONSTRUCTION OF TAXIWAY JULIET AND TAXIWAY PAPA 4 AT THE RICK HUSBAND AMARILLO INTERNATIONAL AIRPORT:**
 (Contact: Michael W. Conner, Director of Aviation)
 Federal Aviation Administration for 100% funding. The total amount of the grant is \$9,190,518.15. FAA AIP Grant No. 3-48-0007-045-2020.
 This item approves the Federal Aviation Administration Grant for 100% funding of the reconstruction of Taxiway Juliet and Taxiway Papa 4. This grant provides a total of \$9,190,518.15 of both entitlement and discretionary monies as the maximum obligation of the United States to the City of Amarillo. This is an FAA Airport Improvement Program (AIP) grant, funded through the Aviation and Airway Trust Fund.
- F. **CONSIDER APPROVAL -- LIFEPAK-15 CARDIAC MONITOR/DEFIBRILLATORS:**
 (Contact: Sam Baucom, Deputy Fire Chief)
 Stryker Medical -- \$201,259.59
 The funding source is the CARES CRF fund.
 This item is the purchase of five (5) LifePak-15 cardiac monitor/defibrillators with accessories and training for use by the Amarillo Fire Department to provide advanced life support medical procedures.
- G. **CONSIDER AWARD -- PURCHASE OF FIREFIGHTING GARMENTS:**
 (Contact: Sam Baucom, Deputy Fire Chief)
 Award to Daco Fire Equipment -- \$187,500.00
 This item is the purchase of 50 sets (coat and pants) of NFPA 1971 compliant firefighting garments with a seven-year warranty.
- H. **CONSIDER AWARD -- REFUGEE HEALTH GRANT:**
 (Contact: Casie Stoughton, Director of Public Health)
 Grant Amount -- \$145,100.09
 Grantor: U.S. Committee for Refugees and Immigrants
 This item accepts the award from the USCRI from October 1, 2020 thru September 30, 2021 to continue health screening services for refugees resettled in Potter/Randall county.
- I. **CONSIDER AWARD -- ELECTRICAL SUPPLIES ANNUAL CONTRACT:**
 (Contact: Trent Davis, Director of Purchasing)
 Award to Dealers Electrical Supply in an amount not to exceed \$423,000.00
 Electrical Contract awarded on Buyboard Purchasing Cooperative Contracts 577-18 and 602-20
 This award is to approve a contract for purchase of electrical supplies.
- J. **CONSIDER APPROVAL -- CHANGE ORDER #2 WATER MAIN REPLACEMENT AT VARIOUS LOCATIONS:**
 (Contact: Matthew Thomas, City Engineer)
 Amarillo Utility Contractors, Inc. -- \$32,957.50
 This item is the final change order for this project. Change Order No. 2 addresses final quantity adjustments to the contract to meet the physical conditions encountered and complete the project in accordance with best practices:
- | | |
|-------------------------|--------------------|
| Original Contract: | \$537,939.50 |
| Previous Change Orders: | \$64,860.75 |
| Current Change Order: | <u>\$32,957.50</u> |
| Revised Contract Total | \$635,757.75 |

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

NON-CONSENT ITEMS:

ITEM 3A: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Heritage Hills Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Heritage Hills PID Advisory Board met July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Heritage Hills PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$92,676. The Board recommends maintaining property owner assessment rates of \$0.08 per square foot. This will result in assessments totaling \$404,204. This decision was made in order to cover all operating costs as well as build up an operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Heritage Hills PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7873

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE HERITAGE HILLS PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3B: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Town Square Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Town Square PID Advisory Board met July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Town Square PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$83,175. The Board recommends property owner assessment rates remain at \$0.1111 per square foot. This will result in assessments totaling \$166,164. This decision was made in order to cover all operating costs as well as build up an operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Town Square PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Sauer:

ORDINANCE NO. 7874

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE TOWN SQUARE PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE

PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3C: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Point West Public Improvement District (PID), which is allocated based on the percentage of total square footage owned within the PID, must be approved on an annual basis. The Point West PID Advisory Board met on July 16, 2020 to review the proposed FY 2020/21 budget and service plan. The Point West PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$53,626. The Board believes that last year's assessment rate is adequate and recommends no assessment increase for the 2020/21 budget and service plan. As mentioned above, the current assessment level remains adequate for all expenses and operating reserve and totals \$52,007. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Point West PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Sauer:

ORDINANCE NO. 7875

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE POINT WEST PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3D: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Vineyards Public Improvement District (PID), determined by a flat value per lot, must be approved on an annual basis. The Vineyards PID Advisory Board met July 6, 2020 to review the proposed FY 2020/2021 budget and service plan. The Vineyards PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,214. The Board recommends keeping property owner assessment rates at \$50 per lot. This will result in assessments totaling \$10,450. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Vineyards PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor

Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7876

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE VINEYARDS PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3E: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Quail Creek Public Improvement District (PID), determined by a flat value per lot, must be approved on an annual basis. The Quail Creek PID Advisory Board met July 8, 2020 to review the proposed FY 2020/21 budget and service plan. The Quail Creek PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,836. The Board recommends keeping property owner assessment rates at \$350 per lot. This will result in assessments totaling \$10,150. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Quail Creek PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. Councilmember Hays inquired how the PID assessments were figured for each PID. Mr. Shaw explained it depends on how the petition was created, and what method the builder chooses to use, flat rate, per square footage, etc. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Sauer:

ORDINANCE NO. 7877

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE QUAIL CREEK PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3F: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Tutbury Public Improvement District (PID), determined by a flat value per lot, must be approved on an annual basis. The Tutbury PID Advisory Board met July 22, 2020 to review the proposed FY 2020/21 budget and service plan. The Tutbury PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$15,928. The Board recommends keeping property owner assessment rates at \$679 per lot. This will result in assessments totaling \$16,296. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Tutbury PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7878

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE TUTBURY PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3G: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Colonies Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Colonies PID Advisory Board met July 30, 2020 to review the proposed FY 2020/21 budget and service plan. The Colonies PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$998,337. The Board recommended unanimously to maintaining the property owner assessment rates at \$0.10 per square foot. This will result in assessments totaling \$1,030,841. This decision was made in order to continue to cover all operating costs as well as an additional \$66,830 annual debt service payment. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7879

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE COLONIES PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING

PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3H: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Greenways Public Improvement District (PID), determined by the placement of the lot within the neighborhood, must be approved on an annual basis. The Greenways PID Advisory Board met July 17, 2020 to review the proposed FY 2020/21 budget and service plan. The Greenways PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$1,705,283. The Board recommends maintaining property owner assessment rates at \$750 for type A lots, \$625 for type B lots, \$900 for type D lots, and \$1,875 per acre for commercial property. This will result in assessments totaling \$671,219. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Greenways PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Sauer:

ORDINANCE NO. 7880

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE GREENWAYS PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PENALTIES AND AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3I: Mayor Nelson presented the first reading of an ordinance considering the assessment against each parcel of property in the Pinnacle Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Pinnacle PID Advisory Board met July 15, 2020 to review the proposed FY 2020/21 budget and service plan. The Pinnacle PID budget projects total maintenance, operation and administration expenses for FY 2020/21 to be \$54,040. The Board recommended unanimously to have a property owner assessment rates at \$0.07 per square foot. This will result in assessments totaling \$85,823. This decision was made in order to continue to cover all operating and administrative costs. A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Pinnacle PID. This item was presented by Kelley Shaw, Development Customer Service Coordinator. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7881

AN ORDINANCE LEVYING AN ASSESSMENT ON PROPERTY WITHIN THE PINNACLE PUBLIC IMPROVEMENT DISTRICT AS AUTHORIZED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE FOR FISCAL YEAR 2020-2021; ADOPTING A BUDGET FOR FISCAL YEAR 2020-2021 AND FIVE-YEAR SERVICE PLAN; DESCRIBING THE AREA WITHIN THE PUBLIC IMPROVEMENT DISTRICT; OBLIGATING THE AREA TO PAY THE COSTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT DISTRICT; ESTABLISHING AN ESTIMATE OF THE TOTAL COST OF PROVIDING SPECIAL SERVICES WITHIN THE DISTRICT; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENT; ESTABLISHING THAT ASSESSMENTS MAY BE PAID IN PERIODIC INSTALLMENTS AND OBLIGATING PERSONS PURCHASING PROPERTY WITHIN THE PUBLIC IMPROVEMENT DISTRICT TO PARTICIPATE IN THE PAYMENT OF ASSESSMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3J: Mayor Nelson presented the first reading of an ordinance annexing into the City of Amarillo, Potter and Randall County, Texas, on petition of property owner, territory generally described as a 330.26 acre tract of land located in Section 2, Block 9, B.S.&F. Survey, Randall County, Texas and Section 2, Block 2, J. Poitevent Survey, Randall County, Texas (Beacon Pointe). This item was presented by Andrew Freeman, Managing Director - Planning and Development Services. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing. Councilmember Hays inquired about the land uses if it was not annexed into the city. Mr. Freeman stated annexation would control what could be built. Motion was made that the following captioned ordinance be passed on first reading by Councilmember Powell, seconded by Councilmember Sauer:

ORDINANCE NO. 7882

AN ORDINANCE ANNEXING INTO THE CITY OF AMARILLO, POTTER AND RANDALL COUNTY, TEXAS, ON PETITION OF PROPERTY OWNER, TERRITORY GENERALLY DESCRIBED AS A 330.26 ACRE TRACT OF LAND LOCATED IN SECTION 2, BLOCK 9, B.S.&F. SURVEY, RANDALL COUNTY, TEXAS AND SECTION 2, BLOCK 2, J. POITEVENT SURVEY, RANDALL COUNTY, TEXAS; DESCRIBING THE TERRITORY ANNEXED; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS OF SAID TERRITORY; DIRECTING THE FILING OF THE ORDINANCE IN THE MANNER REQUIRED BY LAW; DIRECTING NOTICE TO SERVICE PROVIDERS AND STATE AGENCIES; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3K: Mayor Nelson presented a resolution approving the Articles of Incorporation for the Convention and Visitors Bureau (CVB). This is the next step in the legal process to create the CVB including the primary governing rules. The articles as presented would establish the CVB as an independent non-profit entity with a budget to be approved annually by the Amarillo City Council. These articles also include a board structure to be appointed by the Amarillo City Council consisting of nine (9) voting members and two (2) ex-officio members. The initial terms of three (3) voting members will expire on December 31 of 2021, 2022, and 2023 establishing a staggered reappointment schedule. Subsequent terms of voting members appointments will be three (3) years. The articles as presented will be completed with the inclusion of the names of the board members that are set to be

appointed by the City Council at an upcoming meeting. This item was presented by Floyd Hartman, Assistant City Manager and Kashion Smith. Councilmember Hays inquired how many board members were on the CVC versus the CVB. Mayor Nelson stated the CVB would be a reduction in the number of board members. Councilmember Sauer inquired about the ex-officio positions. Motion was made that the following captioned resolution be passed by Councilmember Powell, seconded by Councilmember Smith:

RESOLUTION NO. 09-08-20-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: CREATING THE AMARILLO CONVENTION AND VISITORS BUREAU, INC.; PROVIDING SEVERABILITY CLAUSE; PROVIDING SAVINGS CLAUSE AND EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3L: Mayor Nelson presented an item considering awarding the construction contract to construct an aquatic facility in Thompson Park including a contingency of not-to-exceed \$6,368,200. This is the Thompson Park Replacement Pool. Mr. Miller stated the \$8 million debt has been issued. Mayor Nelson inquired if the extra funds could be used elsewhere. Mr. Miller explained they could not but they would pay off the tax rate when possible. This item was presented by Michael Kashuba, Director of Parks and Recreation. Mr. Kashuba stated they would not be requesting the contingency as this time. He further stated some of the funds would be used to demolish the old Thompson Park swimming pool. Councilmember Sauer stated he would like the event space to be considered moving forward since the current Lake House condition is questionable. Councilmember Hays inquired about the proposed event space costs. Mr. Kashuba stated the consultant is working on the conceptual drawings. Councilmember Hays inquired about the availability of shade. Mayor Nelson stated they are anticipating spending the entire \$8 million. She asked when construction would begin. Mr. Kashuba stated as soon as the performance bonds were received Wiley Hicks Jr., Inc. would begin construction. The anticipated timeline opens the pool Memorial Day of 2021. Motion was made by Councilmember Powell to approve this item, seconded by Councilmember Sauer. Councilmember Powell amended her motion to be \$6,218,200 which includes the \$150,000 contingency, seconded by Councilmember Sauer.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 3M: Mayor Nelson presented an item authorizing the City Manager to execute a contract and other necessary documents for the purchase of multiple buildings and land located at 500 South Grant Street, 621 South Johnson Street, and 707 South Johnson Street in Downtown Amarillo. The purchase is for \$4,750,000, plus closing costs and related expenses. This item was presented by Jared Miller, City Manager. Councilmember Sauer stated the maximum amount to spend on the new city hall would be \$17 million. He inquired about the demolishing costs of the current City Hall. Mr. Miller stated it would be right under \$1 million. Mr. Miller stated it would benefit the utility department, improve customer service and provide security. Councilmember Sauer stated this would move the City forward despite the outcome of the November election. Councilmember Hays stated several Civic Center needs assessments have been going on for years. The City did not have any prior land purchases. She stated this proposal would allow the City to have two Civic Center arenas. The Amarillo Hardware building could be restored and it would give Amarillo a unique functional downtown. Mr. Miller stated they have been working on these properties for three years. Councilmember Smith stated this would provide a new City Hall which is older than the Civic Center. Mayor Nelson stated the current City Hall would take \$39 million to renovate. This would give the City an opportunity to grow. The upcoming election would include a new Convention Center space and renovated City Hall. Mr. Miller stated the general obligations would be for \$275 million. If the Civic Center is not successful, Council can move forward with a new City Hall. Councilmember Sauer stated if the Civic Center election does not get approved he was in favor of renovating City Hall. Motion was made by Councilmember Powell to approve this item, seconded by Councilmember Smith.

Voting AYE were Mayor Nelson, Councilmembers Hays, Powell, Sauer and Smith; voting NO were none; the motion carried by a 5:0 vote of the Council.

ITEM 4: Mr. McWilliams advised at 2:49 p.m. that the City Council would convene in Executive Session per Texas Government Code: 1) Section 551.072 – Discuss the purchase, exchange, lease, sale, or value of real property and public discussion of such would not be in the best interests of the City’s bargaining positions: (a) Purchase of real property located in the Central Business District of the City of Amarillo. 2) Section 551.087 – Deliberation regarding economic development negotiations; discussion of commercial or financial information received from an existing business or business prospect with which the city is negotiating for the location or retention of a facility, or for incentives the city is willing to extend, or financial information submitted by the same: (a) Economic development incentive request in the SW quadrant of the TIRZ #1 Boundary; and (b) economic development incentive request in the vicinity of South Soncy Road and West Amarillo Boulevard.

Mr. McWilliams announced that the Executive Session was adjourned at 3:31 p.m. and recessed the Regular Meeting.

ATTEST:

Frances Hibbs
 Frances Hibbs, City Secretary

Ginger Nelson
 Ginger Nelson, Mayor