AGENDA

FOR A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, SEPTEMBER 11, 2018 AT 7:00 A.M., CITY HALL, 509 SOUTHEAST 7th AVENUE, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS.

***Please note**: The City Council may take up items out of the order shown on any Agenda. The City Council 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.*

1. **PUBLIC HEARING ON TAX INCREASE:**

   THE CITY OF AMARILLO IS CONSIDERING A TAX RATE OF $0.36838, WHICH IS GREATER THAN THE CURRENT RATE. THIS PROPOSED RATE WILL RAISE MORE TAXES THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.80 PERCENT. THE TAX ON AN AVERAGE HOME LAST YEAR WAS $476.49. THE TAX ON AN AVERAGE HOME WOULD BE $495.33 UNDER THE PROPOSED RATE.

2. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7752 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE HERITAGE HILLS PUBLIC IMPROVEMENT DISTRICT**:
   (Contact: Kelley Shaw, Development Customer Service Coordinator)
   An 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 August 30, 2018 to review the proposed FY 2018/19 budget and service plan. The Heritage Hills PID budget projects total maintenance and operation expenses for FY 2018/19 to be $63,755. The Board recommends maintaining property owner assessment rates of $0.08 per square foot. This will result in assessments totaling $160,784. 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. Attached is the Heritage Hills Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

3. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7753 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE TOWN SQUARE PUBLIC IMPROVEMENT DISTRICT**:
   (Contact: Kelley Shaw, Development Customer Service Coordinator)
   An 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 August 30, 2018 to review the proposed FY 2018/19 budget and service plan. The Town Square PID budget projects total maintenance and operation expenses for FY 2018/19 to be $83,043. 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. Attached is the Town Square Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

4. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7754 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE POINT WEST PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 City Council has yet to establish a new Point West PID Advisory Board as there have been no nominations from the Developer or property owners coming forth to show interest in serving. The Developer of Point West Business Park is currently communicating with Point West PID property owners to recruit nominations and has communicated with Development Services staff that there will be the appropriate number of property owners submitting their Board Interest forms by the end of September in order to be appointed by City Council at the appropriate time.

Development Services staff has contacted property owners within the PID regarding the proposed budget and service plan and have received no negative comments. The Developer has stated that last year's assessment rate is adequate and that no assessment increase is necessary for the 2018/19 budget and service plan. The Point West PID budget projects total maintenance and operation expenses for FY 2018/19 to be $26,068. As mentioned above, the current assessment level remains adequate for all expenses and operating reserve and totals $52,000.

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. Attached is the Point West Public Improvement District Fiscal Year 2017/18 budget, service plan, and associated ordinance and exhibit.

5. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7755 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE VINEYARDS PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 25, 2018 to review the proposed FY 2018/19 budget and service plan. The Vineyards PID budget projects total maintenance and operation expenses for FY 2018/19 to be $3,738. The Board recommends keeping property owner assessment rates at $50 per lot. This will result in assessments totaling $7,950. 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. Attached is the Vineyards Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

6. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7756 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE QUAIL CREEK PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 August 29, 2018 to review the proposed FY 2018/19 budget and service plan. The Quail Creek

PID budget projects total maintenance and operation expenses for FY 2018/19 to be $7,047. 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. Attached is the Quail Creek Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

7. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7757 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE TUTBURY PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 September 4, 2018 to review the proposed FY 2018/19 budget and service plan. The Tutbury PID budget projects total maintenance and operation expenses for FY 2018/19 to be $9,494. 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. Attached are the Tutbury Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

8. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7758 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE COLONIES PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 September 4, 2018 to review the proposed FY 2018/19 budget and service plan. The Colonies PID budget projects total maintenance, operation and debt service expenses for FY 2018/19 to be $832,168 The Board recommended unanimously to maintaining the property owner assessment rates at $0.10 per square foot. This will result in assessments totaling $911,889. This decision was made in order to continue to cover all operating costs as well as an additional $205,884 annual debt service payment resulting from a $3 million bond issuance to reimburse the developer for improvement 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 Colonies PID. Attached is the Colonies Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

9. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7759 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE GREENWAYS PUBLIC IMPROVEMENT DISTRICT**:
(Contact: Kelley Shaw, Development Customer Service Coordinator)
An 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 August 27, 2018 to review the proposed FY 2018/19 budget and service plan. The Greenways PID budget projects total maintenance, operation and debt service expenses for FY 2018/19 to be $618,125. The Board recommends maintaining property owner assessment rates at $720 for type A

lots, $600 for type B lots, $864 for type D lots, and $1,800 per acre for commercial property. This will result in assessments totaling $643,362. 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. Attached is the Greenways Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

10. **PRESENTATION AND CONSIDERATION OF ORDINANCE NO. 7760**: (Contact: Cris Valverde, Planning & Development Services Assistant Director) This is a public hearing and first reading of an ordinance rezoning a 3.82 acre tract of unplatted land out in Section 43, Block 9, BS&F Survey, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR). (Vicinity: Outlook Drive and Research Street.)

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (Southeast 7th Avenue) of the building. An access ramp leading to the main entry is located at the southwest corner of the building. Parking spaces for individuals with disabilities are available in the south parking lot. City Hall is equipped with restroom facilities, communications equipment and elevators that are accessible. Individuals with disabilities who require special accommodations or a sign language interpreter must contact the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3013 or the City TDD number at 378-4229.

Posted this 7th day of September 2018.

Regular meetings of the Amarillo City Council stream live on Cable Channel 10 and are available online at:
http://amarillo.gov/city-hall/city-government/view-city-council-meetings
Archived meetings are also available.

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	

Department	City Manager Michelle Bonner, Deputy City Manager

Agenda Caption

PUBLIC HEARING ON TAX INCREASE:

THE CITY OF AMARILLO IS CONSIDERING A TAX RATE OF $0.36838, WHICH IS GREATER THAN THE CURRENT RATE. THIS PROPOSED RATE WILL RAISE MORE TAXES THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.80 PERCENT. THE TAX ON AN AVERAGE HOME LAST YEAR WAS $476.49. THE TAX ON AN AVERAGE HOME WOULD BE $495.33 UNDER THE PROPOSED RATE.

Agenda Item Summary

This public hearing is the second public hearing on the proposed tax rate: at this meeting Council must have a public hearing on the tax rate and announce meeting dates and times to adopt the tax rate.

Requested Action

Council hold a public hearing on the tax rate and announce the meeting dates and times to adopt the tax rate. Those meeting times are September 11, 2018 at 1:00 P.M. and September 18, 2018 at 1:00 P.M.

Funding Summary

N/A

Community Engagement Summary

The City Council met on August 7th, 8th and 9th to review the proposed 2018/2019 budget. At the August 7th Council meeting, City Staff presented an overview of the proposed 2018 tax rate and required tax notices. On August 14, 2018 the City Council discussed the tax rate and approved a motion to consider a $0.36838 property tax rate. On September 4, 2018 Council held a public hearing on the proposed tax rate.

Staff Recommendation

No Council action for this item.

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Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Heritage Hills Public Improvement District.

Agenda Item Summary

An 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 August 30, 2018 to review the proposed FY 2018/19 budget and service plan. The Heritage Hills PID budget projects total maintenance and operation expenses for FY 2018/19 to be $63,755. The Board recommends maintaining property owner assessment rates of $0.08 per square foot. This will result in assessments totaling $160,784. 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. Attached is the Heritage Hills Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Heritage Hills PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Heritage Hills PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

____/____/18_____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Heritage Hills Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property;

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Heritage Hills Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls, street lights) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Heritage Hills Public Improvement District

Fiscal Year 2018-2019

A. The boundaries of the Heritage Hills Public Improvement District are as follows:

Vicinity- north of Hollywood Road, east of Helium Road, south of Arden Road and west of Soncy Rd/Loop 335.

A 590.93 acre tract of land located in Section 65, Block 9, BS&F Survey, Randall County, Texas being a portion of a 662.34 acre tract whose warranty deed is recorded in Clerks' File Number 2008005957 of the Official Public Records of Randall County, Texas.

B. The total estimated costs for maintenance, operation, and debt service payments proposed for the Heritage Hills Public Improvement District is $63,755. Such cost will be apportioned over the development as follows:

Cost of Maintenance $62,753

Administration Expense.....$1,002

Debt Service Obligation.....$0

Total $63,755

C. This year's assessment will total $160,784. The method of assessment will be to divide the total maintenance, operational, administrative and debt service costs, as well as, maintenance reserves as follows:

1. Residential Property: Residential property will be assessed an amount equal to $0.08 multiplied by the total square footage of the lot.
2. Commercial Property: Commercial property will be assessed an amount equal to $0.08 multiplied by the total square footage of the lot.

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

HERITAGE HILLS PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23
REVISED 5-Sep-18

	2016/17 Actual	2017/18 Revised	2018/19 Proposed	2019/20 Estimated	2020/21 Estimated	2021/22 Estimated	2022/23 Estimated
BEGINNING FUND BALANCE	$0	$0	$123,087	$220,115	$368,852	$555,621	$773,900
INFLATION			2.00%	2.00%	2.00%	2.00%	2.00%
PROJECTED COSTS	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL	NEW / SQ FT TOTAL
MAINTENANCE & OPERATION:							
PARK MAINTENANCE COST:	-	- - -	140,366 140,366 0.45420543	- 140,366 0.46328954	- 140,366 0.47255533	- 140,366 0.48200644	32,000 172,366 0.49021206
53150 Electricity	0	3,562	3,829	3,906	3,984	4,063	5,090
53200 Water	0	34,041	35,062	35,763	36,479	37,208	46,604
67600 Temporary Labor	0	0	16,844	17,181	17,524	17,875	22,389
68300 Maintenance of Improvements	0	0	7,018	7,158	7,302	7,448	9,328
68312 Other Improvements	0	0	0	0	0	0	0
83200 Improvements	0	0	0	0	0	0	0
TOTAL MAINTENANCE	0	37,603	62,753	64,008	65,288	66,594	83,411
ADMINISTRATION							
61200 Postage	0	0	22	22	23	23	24
61300 Advertising Public Notices	0	0	533	544	555	566	577
62000 Professional - Collection Contract	0	0	392	400	408	416	424
77450 Admin Fee	0	55	55	56	57	58	60
TOTAL MAINTENANCE & OPERATION	0	37,658	63,755	65,030	66,331	67,657	84,496
ASSESSMENTS	UNTS RATE	UNTS RATE	UNTS RATE	UNTS RATE	UNTS RATE	UNITS RATE	UNITS RATE
RESIDENTIAL	- 0.0800 0	2,009,309 0.0800 160,745	2,009,796 0.0800 160,784	2,672,087 0.0800 213,767	3,163,739 0.0800 253,099	3,574,203 0.0800 285,936	3,973,240 0.0800 317,859
COMMERCIAL	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0
MULTIFAMILY	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0	- 0.0800 0
CHURCH							
COLLECTION RATE	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL COLLECTIONS	$0	$160,745	$160,784	$213,767	$253,099	$285,936	$317,859
INTEREST INCOME 0.00%	0	0	0	0	0	0	0
Increase/Decrease in Cash	$0	$123,087	$97,029	$148,737	$186,768	$218,279	$233,363
ENDING FUND BALANCE	$0	$123,087	$220,115	$368,852	$555,621	$773,900	$1,007,263
THREE MONTH OPERATING RESERVE	*$0*	*$9,415*	*$15,939*	*$16,258*	*$16,583*	*$16,914*	*$21,124*
SURPLUS	*$0*	*$113,672*	*$204,177*	*$352,595*	*$539,038*	*$756,985*	*$986,139*

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Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Town Square Public Improvement District.

Agenda Item Summary

An 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 August 30, 2018 to review the proposed FY 2018/19 budget and service plan. The Town Square PID budget projects total maintenance and operation expenses for FY 2018/19 to be $83,043. 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. Attached is the Town Square Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Town Square PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Town Square PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

___/___/18_____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Town Square Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property; and

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District;

WHEREAS, the Town Square Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls, street lights) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Town Square Public Improvement District

Fiscal Year 2018-2019

A. The boundaries of the Town Square Public Improvement District are as follows:

A 409.29 acre tract and a 19.38 acre tract of land being situated in Section 63, Block 9, BS&F Survey, Randall County, Texas.

B. The total estimated costs for maintenance, operation, and debt service payments proposed for the Town Square Public Improvement District is $83,043. Such cost will be apportioned over the development as follows:

Cost of Maintenance $82,117

Administration Expense.....$926

Debt Service Obligation.....$0

Total $83,043

C. This year's assessment will total $166,164. The method of assessment will be to divide the total maintenance, operational, administrative and debt service costs, as well as, maintenance reserves as follows:

1. Residential Property: Residential property will be assessed an amount equal to $0.1111 multiplied by the total square footage of the lot.
2. Commercial Property: Commercial property will be assessed an amount equal to $0.1111 multiplied by the total square footage of the lot.

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

TOWN SQUARE PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23
REVISED 29-Aug-18

			2016/17 Actual			2017/18 Revised			2018/19 Proposed			2019/20 Estimated			2020/21 Estimated			2021/22 Estimated			2022/23 Estimated
BEGINNING FUND BALANCE			($2,012)			$69,981			$182,408			$265,530			$346,946			$382,440			$347,458
	INFLATION								2.00%			2.00%			2.00%			2.00%			2.00%
PROJECTED COSTS	NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL	
MAINTENANCE & OPERATION:																					
PARK MAINTENANCE COST:		-		29,611	29,611	1.68278680	154,066	183,677	0.45211431	-	183,677	0.46140061	95,083	278,760	0.46875465	143,040	421,800	0.47687756	52,762	474,562	0.48613838
53150 Electricity			0			4,661			5,011			5,111			7,912			12,212			14,014
53200 Water			0			44,545			45,881			46,799			72,445			111,811			128,313
67600 Temporary Labor			0			0			22,041			22,482			34,802			53,714			61,641
68300 Maintenance of Improvements			0			0			9,184			9,368			14,501			22,381			25,684
68312 Other Improvements			0			0			0			0			0			0			0
83200 Improvements			0			0			0			0			0			0			0
TOTAL MAINTENANCE			0			49,206			82,117			83,759			129,661			200,118			229,653
ADMINISTRATION																					
61200 Postage			5			5			10			10			10			11			11
61300 Advertising Public Notices			234			234			523			533			544			555			566
62000 Professional - Collection Contract			424			384			384			392			400			408			416
77450 Admin Fee			54			0			9			54			55			56			57
TOTAL MAINTENANCE & OPERATION			717			49,829			83,043			84,749			130,670			201,147			230,703
ASSESSMENTS	UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNTS	RATE		UNITS	RATE		UNITS	RATE	
RESIDENTIAL	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417	516,803	0.1111	57,417
COMMERCIAL	-	0.1111	0	943,652	0.1111	104,840	978,827	0.1111	108,748	978,827	0.1111	108,748	978,827	0.1111	108,748	978,827	0.1111	108,748	978,827	0.1111	108,748
MULTIFAMILY	137,650	0.1111	15,293	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0
CHURCH	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0	-	0.1111	0
COLLECTION RATE			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%
TOTAL COLLECTIONS			$72,710			$162,257			$166,164			$166,164			$166,164			$166,164			$166,164
INTEREST INCOME 0.00%			0			0			0			0			0			0			0
Increase/Decrease in Cash			$71,993			$112,428			$83,121			$81,416			$35,494			($34,982)			($64,538)
ENDING FUND BALANCE			$69,981			$182,408			$265,530			$346,946			$382,440			$347,458			$282,919
THREE MONTH OPERATING RESERVE			*$179*			*$12,457*			*$20,761*			*$21,187*			*$32,668*			*$50,287*			*$57,676*
SURPLUS			*$69,801*			*$169,951*			*$244,769*			*$325,758*			*$349,772*			*$297,171*			*$225,244*

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Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Point West Public Improvement District.

Agenda Item Summary

An 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 City Council has yet to establish a new Point West PID Advisory Board as there have been no nominations from the Developer or property owners coming forth to show interest in serving. The Developer of Point West Business Park is currently communicating with Point West PID property owners to recruit nominations and has communicated with Development Services staff that there will be the appropriate number of property owners submitting their Board Interest forms by the end of September in order to be appointed by City Council at the appropriate time.

Development Services staff has contacted property owners within the PID regarding the proposed budget and service plan and have received no negative comments. The Developer has stated that last year's assessment rate is adequate and that no assessment increase is necessary for the 2018/19 budget and service plan. The Point West PID budget projects total maintenance and operation expenses for FY 2018/19 to be $26,068. As mentioned above, the current assessment level remains adequate for all expenses and operating reserve and totals $52,000.

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. Attached is the Point West Public Improvement District Fiscal Year 2017/18 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above is recommended for approval by Development Services staff.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Point West PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

____/_____/18_____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Point West Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property;

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Point West Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., signs), and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Point West Public Improvement District

Fiscal Year 2018-2019

A. The boundaries of the Point West Public Improvement District are as follows:

A 165.66-acre tract, a 4.20-acre tract, and a 1.81-acre tract of land, all being situated in Section 43, Block 9, BS&F Survey, Potter County, Texas.

B. The total estimated costs for maintenance, operation, and administrative fees proposed for the Point West Public Improvement District is $26,068. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation.....$25,550

Administration Expense.....$518

Total $26,068

C. This year's assessment will total $52,000. The method of assessment is to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves based on percentage of total square footage of property owned within the PID boundary.

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

POINT WEST PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23
REVISED 29-Aug-18

	2016/17 Actual		2017/18 Revised	2018/19 Proposed	2019/20 Estimated	2020/21 Estimated	2021/22 Estimated	2022/23 Estimated
BEGINNING FUND BALANCE	$136,646		$170,580	$202,150	$228,082	$253,493	$278,371	$302,708
PROJECTED COSTS								
	Inflation	2.00%						
MAINTENANCE & OPERATION:								
PARK MAINTENANCE COST								
53200 Water	7,159		8,050	8,290	8,456	8,625	8,797	8,973
67600 Temporary Labor (Mowing, Watering, Etc)	10,020		10,295	10,220	10,424	10,633	10,846	11,062
68300 Maintenance of Improvements	0		0	2,040	2,081	2,122	2,165	2,208
68312 Other Improvements	0		525	5,000	5,100	5,202	5,306	5,412
TOTAL MAINTENANCE	17,179		18,870	25,550	26,061	26,582	27,114	27,656
ADMINISTRATION								
61200 Postage	9		9	16	16	17	17	17
61300 Advertising Public Notices	270		270	280	286	291	297	303
77450 Admin Fee	608		1,281	222	226	231	236	240
Professional Collection Contract	0		0	0	0	0	0	0
TOTAL MAINTENANCE & OPERATION	18,066		20,430	26,068	26,589	27,121	27,664	28,217
		Increase	0.00%					
ASSESSMENTS	52,000		52,000	52,000	52,000	52,000	52,000	52,000
COLLECTION RATE	100.00%		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL COLLECTIONS	52,000		52,000	52,000	52,000	52,000	52,000	52,000
ENDING FUND BALANCE	$170,580		$202,150	$228,082	$253,493	$278,371	$302,708	$326,491
Three Month Operating Reserve	*$4,517*		*$5,108*	*$6,517*	*$6,647*	*$6,780*	*$6,916*	*$7,054*
Surplus	*$166,064*		*$197,043*	*$221,565*	*$246,845*	*$271,591*	*$295,792*	*$319,437*

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Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Vineyards Public Improvement District.

Agenda Item Summary

An 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 25, 2018 to review the proposed FY 2018/19 budget and service plan. The Vineyards PID budget projects total maintenance and operation expenses for FY 2018/19 to be $3,738. The Board recommends keeping property owner assessment rates at $50 per lot. This will result in assessments totaling $7,950. 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. Attached is the Vineyards Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Vineyards PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Vineyards PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

____/____/18_____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within The Vineyards Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, the City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property; and

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Vineyards Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan.

SECTION 3: The City of Amarillo will be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan, unless otherwise requested by the Board or its designee.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs of improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost of the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____ day of _____, 2018; and PASSED on Second and Final Reading on this _____ day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

The Vineyards Public Improvement District

Fiscal Year 2018-19

A. The boundaries of The Vineyards Public Improvement District are as follows:

A 145.446 acre tract of land and a 8.622 acre tract of land all in Section 191, Block 2, AB&M Survey, Potter County, Texas.

B. The total estimated costs for maintenance, operation, and administrative fees proposed for the Vineyards Public Improvement District is $3,738. Such costs will be apportioned over the development as follows:

Cost of Maintenance and Operation	$3,361
Administrative Expense	$377
Total	$3,738

C. The method of assessment is to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves equally among the 86 platted lots. This year's assessment will total $7,950 ($50 per lot).

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

VINEYARDS PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23

REVISED 24-Jul-18			Actual 2016/17			Revised 2017/18			Proposed 2018/19			Estimated 2019/20			Estimated 2020/21			Estimated 2021/22			Estimated 2022/23
BEGINNING FUND BALANCE			3,760			5,992			7,787			11,999			16,136			20,197			24,180
PROJECTED COSTS	NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL		NEW	SQ FT TOTAL	
MAINTENANCE & OPERATION:		INFLATION	2.0%			2.0%			2.0%			2.0%			2.0%			2.0%			2.0%
PARK MAINTENANCE COST:		8,888.29	0.23829105		8888.29	0.281831488		8888.29	0.42055333	0	8888.29	0.4289644	0	8888.29	0.43754369	0	8888.29	0.44629456	0	8888.29	0.45522045
53150 Electricity			213			370			399			407			415			423			432
53200 Water			332			546			562			573			585			596			608
67600 Temporary Labor (Mowing, Watering, Etc.)			1,200			1,200			2,400			2,448			2,497			2,547			2,598
68300 Maintenance of Improvements			0			0			0			0			0			0			0
68312 Other Improvements			0			0			0			0			0			0			0
TOTAL MAINTENANCE			1,745			2,116			3,361			3,428			3,497			3,567			3,638
ADMINISTRATION:																					
61200 Postage			46			46			33			34			34			35			36
61300 Advertising Public Notices			258			258			300			306			312			318			325
62000 Professional Collection Contract			0			0			0			0			0			0			0
77450 Admin Fee			69			85			44			45			46			47			48
TOTAL ADMINISTRATION			373			389			377			385			392			400			408
TOTAL MAINTENANCE & OPERATION			2,118			2,505			3,738			3,813			3,889			3,967			4,046
TOTAL			2,118			2,505			3,738			3,813			3,889			3,967			4,046
	UNITS	RATE		UNITS	RATE		UNITS	RATE		UNITS	RATE		UNITS	RATE		UNITS	RATE		UNITS	RATE	
Assessments	87	50	4,350	86	50	4,300	159	50	7,950	159	50	7,950	159	50	7,950	159	50	7,950	159	50	7,950
TOTAL ASSESSMENTS			4,350			4,300			7,950			7,950			7,950			7,950			7,950
COLLECTION RATE			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%			100.00%
TOTAL COLLECTIONS			4,350			4,300			7,950			7,950			7,950			7,950			7,950
INTEREST INCOME	1.00%					0			0			0			0			0			0
INCREASE (DECREASE) IN CASH			2,232			1,795			4,212			4,137			4,061			3,983			3,904
Ending Fund Balance			5,992			7,787			11,999			16,136			20,197			24,180			28,084
Three Month Operating Reserve			530			626			935			953			972			992			1,012
Surplus			5,463			7,161			11,065			15,183			19,225			23,189			27,073

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Quail Creek Public Improvement District.

Agenda Item Summary

An 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 August 29, 2018 to review the proposed FY 2018/19 budget and service plan. The Quail Creek PID budget projects total maintenance and operation expenses for FY 2018/19 to be $7,047. 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. Attached is the Quail Creek Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Quail Creek PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Quail Creek PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

____/_____/18 _____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Quail Creek Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property;

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Quail Creek Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., common area sidewalks, brick dumpster enclosures, street lights) and non-manmade, living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT A

Quail Creek Public Improvement District

Fiscal Year 2018-2019

A. The boundaries of the Quail Creek Public Improvement District are as follows:

> All that portion of property containing a total area of 20,072 square feet and designated as Common Area 1, Common Area 2, and Common Area 3 as shown on the subdivision plat Quail Creek Addition, Unit No. 25, an addition to the City of Amarillo and being located in Section 25, Block 9, B.S. & F. Survey, Potter County, Texas, as described in the instrument of record in Volume 3695, Page 43 of the Official Public Records of Potter County, Texas.

B. The total estimated costs for maintenance, operation, and administrative fees proposed for the Quail Creek Public Improvement District is $7,047. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation $6,663

Administration Expense.....$384

Total $7,047

C. The method of assessment is to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves equally among the 29 platted lots. This year's assessment will total $10,150 ($350 per lot).

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

QUAIL CREEK PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 to 2022/23
REVISED 29-Aug-18

				2016/17 Actual		2017/18 Revised		2018/19 Proposed		2019/20 Estimated		2020/21 Estimated		2021/22 Estimated		2022/23 Estimated
BEGINNING FUND BALANCE				$3,737		$6,741		$10,304		$13,419		$16,456		$19,363		$22,138
PROJECTED COSTS			2.00%													
MAINTENANCE & OPERATION:																
PARK MAINTENANCE COST																
53150 Electricity				165		182		197		201		205		209		213
53200 Water				2,596		2,822		2,906		2,964		3,023		3,084		3,146
67600 Temporary Labor (Mowing, Watering, Etc.)				2,827		2,575		3,050		3,111		3,173		3,237		3,301
68300 Maintenance of Improvements				1,050		500		510		520		531		541		552
68312 Other Improvements				0		0		0		0		0		0		0
83200 Improvements				0		0		0		0		0		0		0
TOTAL MAINTENANCE				6,638		6,079		6,663		6,796		6,932		7,071		7,212
ADMINISTRATION																
61200 Postage				16		16		15		15		16		16		16
61300 Advertising Public Notices				258		258		280		286		291		297		303
77450 Admin Fee				234		234		89		91		93		94		96
Professional Collection Contract				0		0		0		0		0		0		0
TOTAL MAINTENANCE & OPERATION				7,146		6,587		7,047		7,188		7,332		7,478		7,628
						0										
ASSESSMENTS	LOTS	29	$350	10,150	350	10,150	350	10,150	350	10,150	350	10,150	350	10,150	350	10,150
COLLECTION RATE				100.00%		100.00%		100.00%		100.00%		100.00%		100.00%		100.00%
TOTAL COLLECTIONS				10,150		10,150		10,150		10,150		10,150		10,150		10,150
INTEREST INCOME	0.50%			0		0		12		75		89		103		117
ENDING FUND BALANCE				$6,741		$10,304		$13,419		$16,456		$19,363		$22,138		$24,777
THREE MONTH OPERATING RESERVE				*$1,787*		*$1,647*		*$1,762*		*$1,797*		*$1,833*		*$1,870*		*$1,907*
SURPLUS				*$4,955*		*$8,657*		*$11,657*		*$14,659*		*$17,530*		*$20,269*		*$22,870*

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Tutbury Public Improvement District.

Agenda Item Summary

An 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 September 4, 2018 to review the proposed FY 2018/19 budget and service plan. The Tutbury PID budget projects total maintenance and operation expenses for FY 2018/19 to be $9,494. 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. Attached are the Tutbury Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Tutbury PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Tutbury PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Tutbury Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property;

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Tutbury Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls, street lights) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Tutbury Public Improvement District

Budget: Fiscal Year 2018-19

A. The boundaries of the Tutbury Public Improvement District are as follows:

A 5.27-acre tract of land out of a 196.075 acre tract of land according to that certain Correction Warranty Deed recorded in Volume 1596, Page 135, of the Deed Records of Randall County, Texas, situated in the northeast portion of Section 40, Block 9, BS&F Survey, Randall County, Texas.

B. The total estimated costs for maintenance, operation, and administrative fees proposed for the Tutbury Public Improvement District is $9,494. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation.....$8,816

Administration Expense.....$678

Total $9,494

C. The method of assessment is to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves equally among the 24 platted lots. This year's assessment will total $16,296 ($679 per lot).

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

TUTBURY PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23
REVISED 29-Aug-18

				2016/17 Actual		2017/18 Revised		2018/19 Proposed		2019/20 Estimated		2020/21 Estimated		2021/22 Estimated		2022/23 Estimated
BEGINNING FUND BALANCE				$15,421		$21,642		$26,544		$33,469		$40,265		$46,901		$53,372
				Inflation	2.00%											
PROJECTED COSTS																
MAINTENANCE & OPERATION:																
53150 Electricity				419		282		419		427		436		445		454
53200 Water				1,728		2,554		2,632		2,685		2,738		2,793		2,849
67600 Temporary Labor				0		480		0		0		0		0		0
68300 Maintenance of Improvements				6,942		6,919		5,765		5,880		5,998		6,118		6,240
68312 Other Improvements				181		181		0		0		0		0		0
83200 Improvements				0		0		0		0		0		0		0
TOTAL MAINTENANCE				9,270		10,416		8,816		8,992		9,172		9,356		9,543
ADMINISTRATION																
61200 Postage				13		13		13		13		14		14		14
61300 Advertising Public Notices				252		252		300		306		312		318		325
62000 Professional - Collection Contract				240		240		240		245		250		255		260
77450 Admin Fee				300		473		125		128		130		133		135
TOTAL MAINTENANCE & OPERATION				10,075		11,394		9,494		9,684		9,878		10,075		10,277
ASSESSMENTS	LOTS	24	$679	16,296	679	16,296	679	16,296	679	16,296	679	16,296	679	16,296	679	16,296
COLLECTION RATE				100.00%		100.00%		100.00%		100.00%		100.00%		100.00%		100.00%
TOTAL COLLECTIONS				16,296		16,296		16,296		16,296		16,296		16,296		16,296
INTEREST INCOME 0.50%				0		0		123		184		217		250		282
Increase/Decrease in Cash				6,221		4,902		6,925		6,796		6,636		6,471		6,301
ENDING FUND BALANCE				$21,642		$26,544		$33,469		$40,265		$46,901		$53,372		$59,673
THREE MONTH OPERATING RESERVE				*$2,519*		*$2,849*		*$2,374*		*$2,421*		*$2,469*		*$2,519*		*$2,569*
SURPLUS				*$19,123*		*$23,696*		*$31,096*		*$37,844*		*$44,431*		*$50,853*		*$57,104*

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	**Council Priority**	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Colonies Public Improvement District.

Agenda Item Summary

An 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 September 4, 2018 to review the proposed FY 2018/19 budget and service plan. The Colonies PID budget projects total maintenance, operation and debt service expenses for FY 2018/19 to be $832,168 The Board recommended unanimously to maintaining the property owner assessment rates at $0.10 per square foot. This will result in assessments totaling $911,889. This decision was made in order to continue to cover all operating costs as well as an additional $205,884 annual debt service payment resulting from a $3 million bond issuance to reimburse the developer for improvement 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 Colonies PID. Attached is the Colonies Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed by the Colonies PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Colonies PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services staff have reviewed the associated instruments and recommend approval as submitted.

____/____/18_____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Colonies Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property; and

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District;

WHEREAS, the Colonies Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls, street lights) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____day of _____, 2018; and PASSED on Second and Final Reading on this _____day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Colonies Public Improvement District

Fiscal Year 2018-2019

A. The boundaries of the Colonies Public Improvement District are as follows:

A 375.8 acre tract of land being situated in Section 40, Block 9, BS&F Survey, Randall County, Texas.

B. The total estimated costs for maintenance, operation, and debt service payments proposed for the Colonies Public Improvement District is $832,168. Such cost will be apportioned over the development as follows:

Cost of Maintenance	$345,446
Administration Expense	$12,518
Debt Service Obligation	$474,204
Total	$832,168

C. This year's assessment will total $911,889 The method of assessment will be to divide the total maintenance, operational, administrative and debt service costs, as well as, maintenance reserves as follows:

1. Residential Property: Residential property will be assessed an amount equal to $0.10 multiplied by the total square footage of the lot.
2. Commercial Property: Commercial property will be assessed an amount equal to $0.10 multiplied by the total square footage of the lot for lots 1 acre or less. Commercial lots greater than 1 acre will be assessed an additional $500 per acre or portion thereof, with a maximum assessment of $10,000 per lot.

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.
4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

COLONIES # 5 PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: Actual 2016/17 and ESTIMATED 2017/18 to 2022/23
REVISED 5-Sep-18

		Actual 2016/17	Revised 2017/18	Proposed 2018/19	Estimated 2019/20	Estimated 2020/21	Estimated 2021/22	Estimated 2022/23
BEGINNING FUND BALANCE		189,047	239,622	588,191	665,913	882,983	846,630	817,562
	INFLATION		0.0%	0.0%	2.0%	2.0%	2.0%	2.0%
PROJECTED COSTS								
MAINTENANCE & OPERATION:								
PARK MAINTENANCE COST:		1,003 630,599 0.598921026	47,987 678,586 0.558906314	0 678,586 0.533409177	0 678,586 0.544077361	0 678,586 0.554958908	0 678,586 0.566058086	0 678,586 0.577379248
41100 Labor (City Parks Staff)		0	0		0	0	0	0
51200 Operating		12	0					
51250 Janitorial Supplies		0	0	500	510	520	531	541
51450 Botanical & Agricultural		28,523	6,548	21,800	22,236	22,681	23,134	23,597
53150 Electricity		15,791	18,449	19,832	20,229	20,633	21,046	21,467
53200 Water		138,248	142,527	146,802	149,738	152,733	155,787	158,903
62015 PID Management Fees (private)		30,000	32,500	30,000	30,600	31,212	31,836	32,473
67600 Temporary Labor (Contract Labor)		104,562	123,538	85,785	87,501	89,251	91,036	92,856
68300 Maintenance of Improvements		44,412	34,585	40,000	40,800	41,616	42,448	43,297
68312 Other Improvements		0	0		0	0	0	0
68400 Maintenance of Irrigation		2,162	2,675	4,500	4,590	4,682	4,775	4,871
69210 Equipment Rental		0	0		0	0	0	0
71100 Insurance		0	0	227	232	236	241	246
83200 Improvements - Parks		0	0					
TOTAL MAINTENANCE		363,710	360,822	349,446	356,435	363,564	370,835	378,252
ADMINISTRATION:								
61200 Postage		389	389	366	373	381	388	396
61300 Advertising Public Notices		240	240	499	509	519	530	540
62000 Professional Collection Contract		6,296	6,984	6,984	7,124	7,266	7,411	7,560
77450 Admin Fee		7,044	10,831	4,669	4,762	4,858	4,955	5,054
TOTAL ADMINISTRATION		13,969	18,444	12,518	12,768	13,024	13,284	13,550
TOTAL MAINTENANCE & OPERATION		377,679	379,266	361,964	369,203	376,587	384,119	391,801
Bond Proceeds			3,000,000			3,000,000		
Developer Reimbursements			(3,000,000)			(3,000,000)		
Debt Service First Issue (2006 2/15/26 mat)	585,000	45,946	45,945	45,944	45,946	45,946	45,945	45,944
Debt Service Second Issue (2008B 2/15/28 mat)	1,500,000	111,208	108,352	110,394	107,334	109,172	110,806	112,236
Debt Service Third Issue (2014 8/15/34 mat)	1,535,000	109,731	108,431	106,481	104,531	102,581	105,631	104,056
Debt Service Fourth Issue (2018 2/15/38 mat)	3,000,000	0	0	205,884	210,481	206,631	207,131	207,431
Debt Service Fifth Issue	3,000,000	0	0	0	0	210,000	210,000	210,000
Fiscal Agent Fees		0	0	1,500	6,000	6,000	6,000	6,000
Total Debt Service		266,885	262,728	470,202	474,292	680,330	685,514	685,668
TOTAL EXPENDITURES		644,564	641,994	832,166	843,495	1,056,918	1,069,633	1,077,469
		UNITS RATE	UNITS RATE	UNITS RATE	UNITS RATE	UNITS RATE	UNITS RATE	UNITS RATE
ASSESSMENTS								
RESIDENTIAL (excluding Unit 62)		8,169,309 0.0700 571,852	8,169,309 0.1000 816,931	8,411,635 0.1000 841,164	8,411,635 0.1000 841,164	8,411,635 0.1000 841,164	8,411,635 0.1000 841,164	8,411,635 0.1000 841,164
RESIDENTAL (Unit 62)		1,143,760 0.0700 80,065	- 0.1000 0	- 0.1000 0	1,286,762 0.1000 128,676	1,286,762 0.1000 128,676	1,286,762 0.1000 128,676	1,286,762 0.1000 128,676
COMMERCIAL		792,407 0.0700 55,468	877,130 0.1000 87,713	877,121 0.0806 70,725	877,121 0.0806 70,725	877,121 0.0806 70,725	877,121 0.0806 70,725	877,121 0.0806 70,725
MULTIFAMILY		0.0960	0.1200	0.1200	0.1200	0.1200	0.1200	0.1200
CHURCH		0.0800	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
TOTAL ASSESSMENTS		707,385	904,644	911,889	1,040,565	1,040,565	1,040,565	1,040,565
COLLECTION RATE		98.27%	109.28%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL COLLECTIONS		695,134	988,559	911,889	1,040,565	1,040,565	1,040,565	1,040,565
INTEREST INCOME	1.00%	5	5	0	0	0	0	0
MISCELLANEOUS INCOME								
INCREASE (DECREASE) IN CASH		50,575	348,570	79,722	197,069	-16,353	-29,068	-36,904
Ending Fund Balance		239,622	588,191	665,913	862,983	846,630	817,562	780,657
Three Month Operating Reserve		161,141	160,499	208,042	210,874	264,229	267,408	269,367
Surplus		78,481	425,693	457,872	652,109	582,401	550,154	511,290

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	**Council Priority**	Economic Development & Redevelopment
Department	Development Services		
Contact	Kelley Shaw, Development Customer Service Coordinator		

Agenda Caption

Public hearing to consider an ordinance to levy an assessment on property within the Greenways Public Improvement District.

Agenda Item Summary

An 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 August 27, 2018 to review the proposed FY 2018/19 budget and service plan. The Greenways PID budget projects total maintenance, operation and debt service expenses for FY 2018/19 to be $618,125. The Board recommends maintaining property owner assessment rates at $720 for type A lots, $600 for type B lots, $864 for type D lots, and $1,800 per acre for commercial property. This will result in assessments totaling $643,362. 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. Attached is the Greenways Public Improvement District Fiscal Year 2018/19 budget, service plan, and associated ordinance and exhibit.

Requested Action

The PID budget (and 5-year service plan) discussed above have been reviewed and unanimously recommended for approval by the Greenways PID Advisory Board.

Funding Summary

Budget and 5-year service plan attached.

Community Engagement Summary

Newspaper and property owner notices have been sent to property owners within the Greenways PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this request.

Staff Recommendation

Legal, Accounting, and Development Services Staff have reviewed the associated instruments and recommend approval as submitted.

_____/_____/18 _____

ORDINANCE NO. _____

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 2018-2019; ADOPTING A BUDGET FOR FISCAL YEAR 2018-2019 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.

WHEREAS, a public hearing was held as required by law where all interested persons were provided with an opportunity to be heard on assessments on property within the Greenways Public Improvement District; and

WHEREAS, all notices and hearings have been issued and held within the time and as required by law; and

WHEREAS, the attached exhibit describes property that lies within the Public Improvement District; and

WHEREAS, the attached exhibit describes the method of payment of assessment and assessment amounts; and

WHEREAS, The City of Amarillo is required by law to levy the assessment by ordinance as a special assessment on the property;

WHEREAS, the City of Amarillo and property owners within the District's boundaries share the goal to be as efficient and cost effective as possible regarding the maintenance and operation of the District; and

WHEREAS, the Greenways Public Improvement District Advisory Board (the Board), through direction given by property owners within the District, recommends that the Board be given the authority and responsibility to contract with private businesses for maintenance of manmade hardscape (i.e., fences/walls, street lights) and non-manmade living improvements (i.e., plants) within the District;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1: The tract of land described by the attached exhibit has been established as the above named Public Improvement District.

SECTION 2: The City of Amarillo hereby grants the Board authority to approve, by a majority vote, the contracting of maintenance of manmade hardscape and non-manmade/living improvements with private businesses in accordance with the Budget and Five-year Service Plan, as amended.

SECTION 3: The City of Amarillo will continue to be the administrator of assessments and pay invoices for services rendered in accordance with the Budget and Five-year Plan as amended, unless otherwise requested by the Board or its designee not to pay a proposed invoice.

SECTION 4: A Budget for the fiscal year of 2018-2019 and Five-year Service Plan that defines the annual indebtedness and the projected costs for improvements and maintenance thereof is attached. The Service Plan is subject to annual review and approval as is contemplated by law, and is hereby approved.

SECTION 5: The total estimated cost for the maintenance and operation of improvements proposed in the Public Improvement District is described on the attached exhibit and is hereby approved.

SECTION 6: The assessment roll for each parcel, method of assessment and amount of assessment for the 2018-2019 fiscal year is described on the attached exhibit and is hereby approved.

SECTION 7: The method of payment of the assessment is described on the attached exhibit and is hereby approved.

SECTION 8: The Amarillo City Council may make supplemental assessments, reassessments, or new assessments of property within the Public Improvement District in compliance with the laws of the State of Texas after a notice and hearing.

SECTION 9: The special improvement district fund for the Public Improvement District shall be held in the municipal treasury and accounted for in the audit of the City of Amarillo.

SECTION 10: In the event the Public Improvement District is ever terminated, a homeowner's association will have the authority and responsibility of continuing the services of the Public Improvement District. The extent to which such services will be continued will be discretionary with the association as determined by its by-laws. The association will be required to remove or repair, at its expense, any improvements that fall into such a state of disrepair as to create a hazard to the public safety as determined by the City of Amarillo.

SECTION 11: If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsection, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 12: If any part, provision, or clause of this Ordinance conflicts with any other ordinance or resolution, then such other ordinance or resolution is hereby repealed to the extent of such conflict with this Ordinance.

SECTION 13: This Ordinance shall become effective upon its second and final reading.

SECTION 14: This Ordinance shall not be codified, but shall be kept on file in the City Secretary's office so long as it is administratively valuable.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this _____ day of _____, 2018; and PASSED on Second and Final Reading on this _____ day of _____, 2018.

_____

Ginger Nelson, Mayor

ATTEST:

_____

Frances Hibbs, City Secretary

APPROVED AS TO FORM

_____

Bryan McWilliams, City Attorney

EXHIBIT

Greenways Public Improvement District
Fiscal Year 2018-2019

A. The boundaries of the Greenways Public Improvement District are as follows:

A 671.30-acre tract of land being all of Section 39, Block 9, BS&F Survey, Randall County, Texas as indicated in deeds recorded in the real property records of Randall County.

B. The total estimated costs for maintenance, operation, administrative fees, and debt service proposed for the Greenways Public Improvement District is $618,125. Such cost will be apportioned over the development as follows:

Cost of Maintenance $460,529

Administration Expense.....$12,758

Debt Service.....$144,838

Total $618,125

C. This year's assessment will total $643,362. The method of assessment will be to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves as follows:

1. Residential Property: Residential property will consist of Class A, Class B, and Class D lots. At the time a plat is filed, Developer will designate the classification for each lot. Class A lots will generally be larger lots and may have additional amenities. Class B lots will be the majority of the lots and will generally be smaller lots. Class D lots are those located adjacent to Tuscany Village. Class B residential lots will be assessed equally on a per lot basis. Class A lots will be assessed equally on a per lot basis at 120% of the Class B lot assessment. Class D lots will be assessed equally on a per lot basis at 120% of the Class A lot assessment. The 2018-2019 Class A lot assessment will be $720.00 per lot, the Class B lot assessment will be $600.00 per lot, and the Class D lot assessment will be $864.00 per lot.
2. Commercial Property: The 2018-2019 Commercial property assessment will be $1,800.00 per acre.

D. The method of payment of the assessment shall be as follows:

1. These assessments are due and payable October 1, 2018.
2. These assessments become delinquent if not paid prior to February 1, 2019 and will accrue interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes pursuant to Section 372.018(f) of the Local Government Code.
3. These assessments are subject to suit immediately upon becoming delinquent as defined above.

4. Property owners can pay their assessment using any method allowed by the Property Tax Code for the payment of property taxes except the half payment option.

E. The assessment roll per parcel has been properly filed with the City Secretary's office and is approved for fiscal year 2018-2019.

GREENWAYS AT HILLSIDE PUBLIC IMPROVEMENT DISTRICT
FIVE YEAR IMPROVEMENT PLAN
FISCAL YEARS: ACTUAL 2016/17 AND ESTIMATED 2017/18 TO 2022/23
REVISED 5-Sep-18

		Actual 2016/17		Revised 2017/18		Proposed 2018/19		Estimated 2019/20		Estimated 2020/21		Estimated 2021/22		Estimated 2022/23
BEGINNING FUND BALANCE			163,076		250,117		349,725		375,074		392,660		424,361		445,243
PROJECTED COSTS		NEW	ACREAGE TOTAL	NEW	ACREAGE TOTAL	NEW	ACREAGE TOTAL	NEW	ACREAGE TOTAL	NEW	ACREAGE TOTAL		ACREAGE TOTAL		ACREAGE TOTAL
MAINTENANCE & OPERATION:		INFLATION	2.0%		2.0%		2.0%		2.0%		2.0%		2.0%		2.0%
PARK MAINTENANCE COST:	0.30		28.75 11,517		28.75 13,673		28.75 16,462		28.75 16,791		28.75 17,127		29 17,470		29 17,819
51200 Operating			0		5		0		0		0		0		0
51250 Janitorial Supplies			0		0				0		0		0		0
51450 Botanical & Agricultural			2,015		2,015		2,000		2,040		2,081		2,122		2,165
53150 Electricity			2,214		2,331		2,506		2,556		2,607		2,659		2,713
53200 Water			137,238		214,585		221,023		225,443		229,952		234,551		239,242
53200 Drainage Utility Fee			0		0				0		0		0		0
61600 Miscellaneous (unassigned)			0		0		15,000		15,300		15,606		15,918		16,236
67600 Temporary Labor (Contract Labor)			118,385		124,683		150,000		153,000		156,060		159,181		162,365
68300 Repair & Maintenance of Improvements			4,700		2,210		10,000		10,200		10,404		10,612		10,824
68312 Other Improvements			35,270		1,943		35,000		35,700		36,414		37,142		37,885
68316 Repair & Maintenance of Lighting			0		0				0		0		0		0
68400 Repair & Maintenance of Irrigation			15,749		25,367		25,000		25,500		26,010		26,530		27,061
69210 Equipment Rental			0		0				0		0		0		0
TOTAL MAINTENANCE			315,571		373,139		460,529		469,740		479,134		488,717		498,491
ADMINISTRATION:															
61200 Postage			526		526		450		459		468		478		487
61300 Advertising Public Notices			252		252		529		540		550		561		573
62000 Professional Collection Contract			7,600		7,664		7,664		7,817		7,974		8,133		8,296
77450 Administrative fee			7,167		11,516		4,115		4,197		4,281		4,367		4,454
TOTAL ADMINISTRATION			15,545		19,958		12,758		13,013		13,273		13,539		13,810
TOTAL MAINTENANCE & OPERATION			331,116		393,097		473,287		482,753		492,408		502,256		512,301
Developer Reimbursement			0		0		0		0						
Bond Proceeds															
DEBT SERVICE PAYMENTS															
FOURTH ISSUE PAYMENT (COs 2014, 08/15/34 Maturity Date)	725,000		51,088		50,488		49,588		48,688		52,788		51,738		50,950
THIRD ISSUE PAYMENT (2008A Cos, 2/15/28 Maturity Date)	600,000		42,441		46,264		44,980		43,696		47,305		45,807		44,309
SECOND ISSUE PAYMENT (2003 COs, 8/15/23 Maturity Date)	620,000		45,360		44,065		47,770		46,290		44,810		48,330		46,715
FIRST ISSUE (2001 COs, 8/15/16 Maturity Date)	600,000		0		0		0		0						
Fiscal Agent Fees			0		1,586		2,979		4,500		4,500		4,500		4,500
Total Debt Service			138,889		142,403		144,838		143,174		149,403		150,375		146,474
TOTAL EXPENDITURES			470,005		535,500		618,125		625,926		641,810		652,630		658,775
ASSESSMENTS	UNITS	UNITS / Yearly Increase	RATE / $0	UNITS / Yearly Increase	RATE / $0	UNITS / Yearly Increase	RATE / $25	UNITS / Yearly Increase	RATE / $0	UNITS / Yearly Increase	RATE / $0	UNITS	RATE	UNITS	RATE
RESIDENTIAL B	643	826	575 474,950	919	575 528,425	919	600 551,400	919	600 551,400	969	600 581,400	969	600 581,400	969	600 581,400
RESIDENTIAL A	46	68	690 46,920	68	690 46,920	68	720 48,960	68	720 48,960	68	720 48,960	68	720 48,960	68	720 48,960
RESIDENTIAL D	26	26	828 21,528	26	828 21,528	26	864 22,464	26	864 22,464	26	864 22,464	26	864 22,464	26	864 22,464
MULTI-FAMILY	-	-	1,150 0	-	1,150 0	-	1,200 0	-	1,200 0	-	1,200 0	-	1,200 0	-	1,200 0
COMMERCIAL	1.8	1.8	1,725 3,105	5.4	1,725 9,315	11.41	1,800 20,538	11.4	1,800 20,538	11.4	1,800 20,538	11.4	1,800 20,538	11.4	1,800 20,538
TOTAL ASSESSMENTS			546,503		606,188		643,362		643,362		673,362		673,362		673,362
COLLECTION RATE			101.90%		104.73%		100.00%		100.00%		100.00%		100.00%		100.00%
TOTAL COLLECTIONS			556,891		634,885		643,362		643,362		673,362		673,362		673,362
INTEREST INCOME			154		223		112		150		150		150		150
MISCELLANEOUS INCOME															
INCREASE (DECREASE) IN CASH			87,041		99,609		25,349		17,586		31,702		20,682		14,737
ENDING FUND BALANCE			250,117		349,725		375,074		392,660		424,361		445,243		459,980
Three Month Operating Reserve			82,779		98,274		118,322		120,688		123,102		125,564		128,075
Surplus			167,338		251,451		256,752		271,972		301,260		319,679		331,905

10

Amarillo City Council
Agenda Transmittal Memo

Meeting Date	September 11, 2018	Council Priority	Infrastructure

Department	Planning and Development Services Assistant Director : Cris Valverde

Agenda Caption

ORDINANCE NO. _____:

This is the public hearing and first reading of an ordinance rezoning of a 3.82 acre tract of unplatted land in Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District (Vicinity: Outlook Dr. & Research St.)
APPLICANT: Ryan Mauldin

Agenda Item Summary

Area Characteristics

The adjacent zoning consists of Planned Development District 178 for a medical related uses and Agricultural District to the north, Planned Development District 287 for retail and various office uses to the west, Agricultural District to the south, and Office District 1 to the east.

Adjacent land uses consist of Texas Tech University's Amarillo Campus to the north, vacant land to the west and south, and medical offices to the east at the northwest corner of Outlook and Coulter.

Proposal

The applicant is requesting General Retail District zoning to provide for various retail and office related land uses within the site. At present, a restaurant on the western portion of the site is planned.

Analysis

In reviewing each rezoning request, staff first researches the City of Amarillo's Comprehensive Plan in order to determine compliance. This includes looking at the Future Land Use and Character Map to determine if the intended zoning classification is consistent with recommended land uses.

The Comprehensive Plan's Future Land Use Map recommends this area develop with Business Park related activities. Business Park development types and characteristics are described as follows:

Development types:

Primarily office, medical, and technology/research uses

Possibility of well screened and architecturally enhanced light industrial uses (warehousing/distribution)

Retail (secondary to primary office focus and those that serve area employees and visitors)

Public and/or Institutional uses as well as public parks and spaces

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF OUTLOOK DRIVE AND RESEARCH DRIVE, POTTER COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING A REPEALER CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the "Amarillo Comprehensive Plan" on October 12, 2010, which established guidelines in the future development of the community for the purpose of promoting the health, safety, and welfare of its citizens; and,

WHEREAS, the Amarillo Municipal Code established zoning districts and regulations in accordance with such land use plan, and proposed changes must be submitted to the Planning and Zoning Commission; and

WHEREAS, after a public hearing before the Planning and Zoning Commission for proposed zoning changes on the property hereinafter described, the Commission filed its final recommendation and report on such proposed zoning changes with the City Council; and

WHEREAS, the City Council has considered the final recommendation and report of the Planning and Zoning Commission and has held public hearings on such proposed zoning changes, all as required by law; and

WHEREAS, the City Council further determined that the request to rezone the location indicated herein is consistent with the goals, policies, and future land use map of the Comprehensive Plan for the City of Amarillo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The zoning map of the City of Amarillo adopted by Section 4-10 of the Amarillo Municipal Code and on file in the office of the Planning Director is hereby amended to reflect the following zoning use changes:

> Rezoning of a 3.82 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways as shown on the attached exhibit.1 to change from Agricultural District (A) to General Retail District (GR).

SECTION 3. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect. The Director of Planning

is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 5. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 11th day of September, 2018 and PASSED on Second and Final Reading on this the 18th day of September, 2018.

_____
Ginger Nelson, Mayor

ATTEST:

_____
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

_____
Bryan McWilliams,
City Attorney

Characteristics:

Suburban campus style setting with reduced site coverage, increased open space (typically 30 percent), and enhanced building design.

Extensive landscaping of Business Park perimeter, entry points, key intersections, and internal focal points.

Inclusions of private covenants that exceed City developments standards geared towards developing a highly attractive business investment environment.

The least intensive zoning district that would allow the intended land uses outright is General Retail District. Additional land uses allowed by right in General Retail zoning (beyond those proposed by the applicant) include a liquor store, tattoo shop, cleaning or laundry self-service shop, auto laundry, and auto parts sales and service among others.

Staff was of the opinion that some of the additional uses allowed in General Retail zoning can be considered more General or Suburban Commercial in character. Such uses are typically located along arterial rights-of-ways and/or at arterial intersections, whereas they in general have higher external impacts (traffic, noise, and/or lighting) more suited adjacent to these locations. An example of such a land use is the convenience store located at the northwest of Outlook and Coulter.

Understanding the applicant's development plan for the site as mentioned earlier and that if approved, General Retail zoning would extend 550ft. west into an area designated for less intense type land uses, staff believed that such extensive encroachment west with zoning not entirely in line with Business Park development types should be avoided.

For that reason, staff recommended rezoning the site into two separate zoning designations rather than General Retail for the entire site. The first being General Retail zoning for the eastern 2.32 acres and the second being Neighborhood Service zoning for the western 1.5 acres of the site.

This recommendation was based on staff's belief that Neighborhood Service zoning allows for many service related and office uses that are less intense in nature while providing appropriate services to the area while also acting as a "transitional" district to the more typical Business Park types of development thought to occur adjacent from retail activities to the east nearer the intersection. This would also set defined limits of retail zoning along both sides of Outlook Dr. that could in staff's opinion, prevent transformation of existing characteristics into one more retail in nature over time.

Requested Action/Recommendation

Staff presented its analysis and recommendation to the Planning and Zoning Commission at its August 27th regularly scheduled meeting. However, a majority of the Planning and Zoning Commission was of the opinion that with no negative comments received and that more retail activities in the area are needed, the applicant's initial request for General Retail zoning for the entire tract was appropriate. Therefore, the Planning Commission approved the applicant's initial request with a 4:1 vote.

P&Z Minutes 8.27.2018

Sherry Bailey, Senior Planner, presented this item, and advised that the applicant is requesting a zone change from Agricultural District (A) to General Retail (GR) to provide for retail and office related land uses within the site. Ms. Bailey ended the presentation with a staff recommendation of approval with the recommended changes to the applicant's initial request of General Retail for the entire tract, instead have a piece of area be zoned Neighborhood Service that would act as a buffer from the Business Park uses.

Ms. Bailey then took questions from the board regarding land use and the Comprehensive Plan. Cris Valverde, Assistant Director of Planning, also stood to answer questions from the board.

Acting Chairman Thomason asked if anyone wanted to speak in favor of this item. Rachel Shreffler, 5701 Time Square Blvd Suite 190, stood in favor of this item to take questions from the board. Mike Hughes, property owner, also stood in favor of this item to further explain their reasoning for the requested zoning change.

Acting Chairman Thomason asked if anyone wanted to speak against this item. No comments were made.

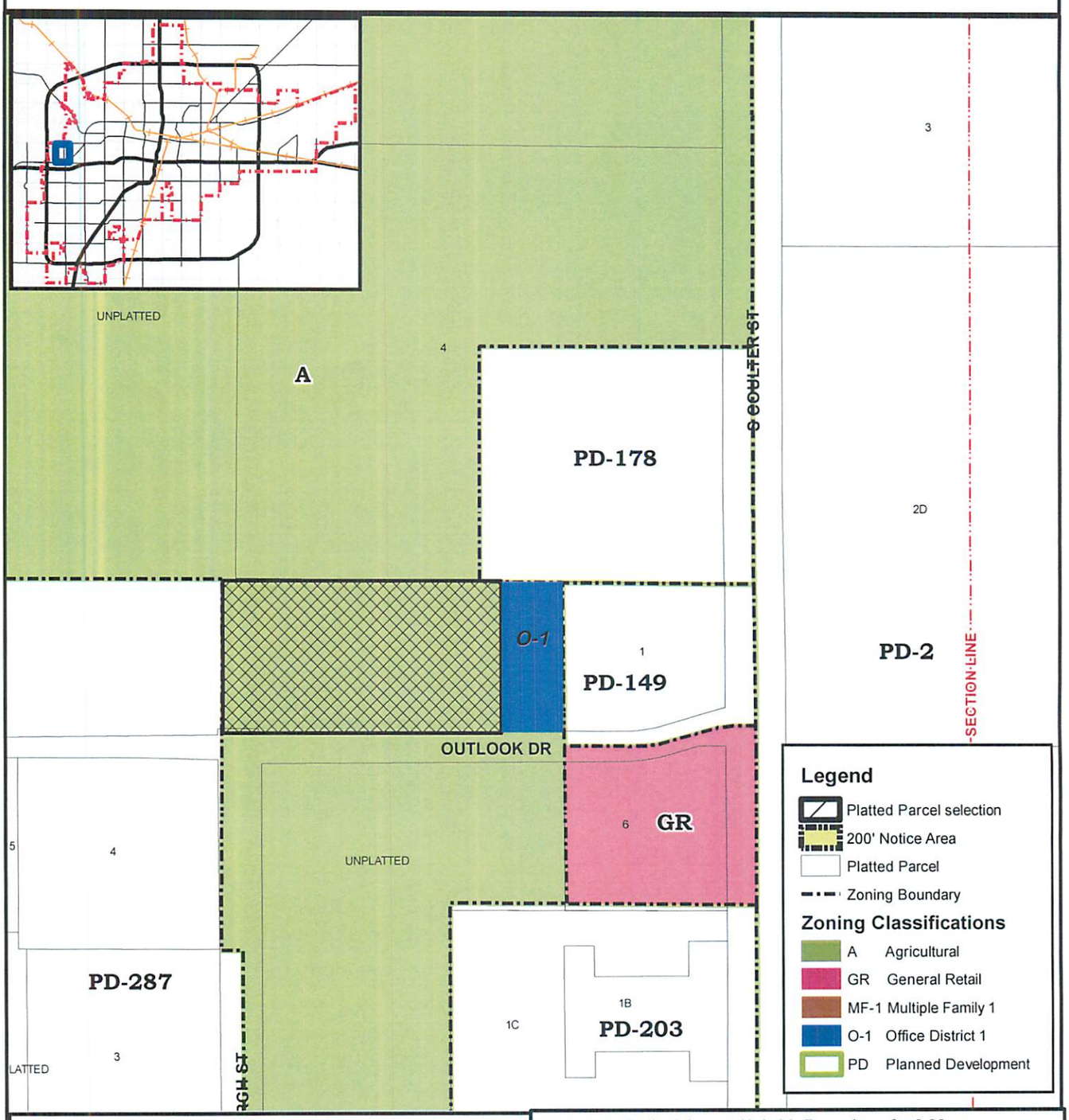
A motion to approve Z-18-19 as entirely General Retail was made by Commissioner Ford, seconded by Commissioner Gooch. The motion passed 4-1 with Commissioner Jones against.

Community Engagement Summary

Notices have been sent out to six property owners within 200 feet regarding this proposed rezoning. At the time of this writing, the Planning Department has not received any comments regarding this request.

1406
1408
1410
1500
1540
1540
1610
1600
RESEARCH ST
S COULTER ST

CASE Z-18-19
EXISTING ZONING



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 273 feet
Date: 8/24/2018

N W E S

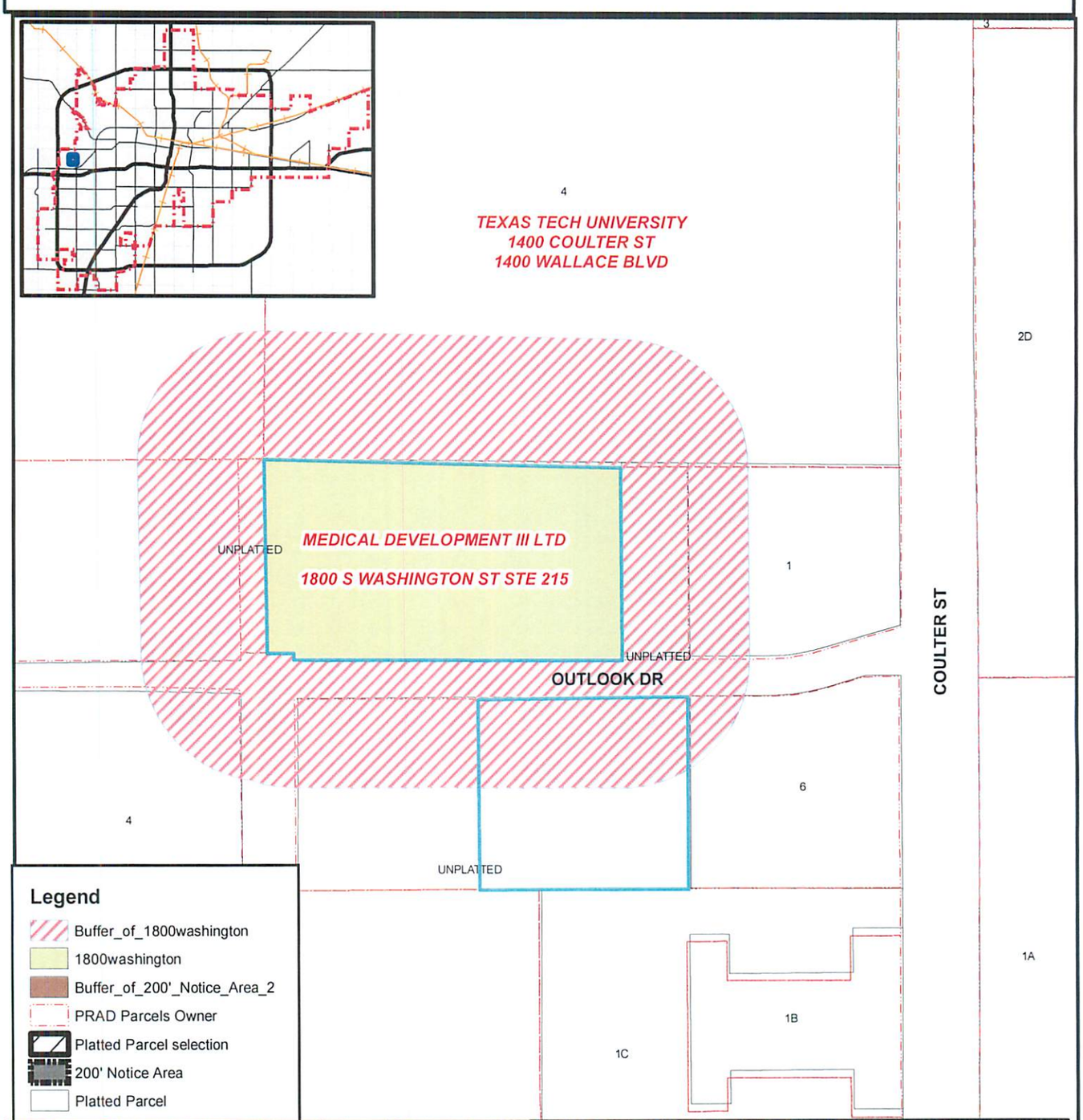
Ridgeview Medical Center Unit 26. Rezoning of a 3.82 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR)

Applicant: Ryan Mauldin

Vicinity: Outlook Dr. & Research St.

DISCLAIMER: The City of Amarillo is providing this information as a public service. The information shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.

CASE Z-18-19
PROPERTY OWNER NOTIFICATION



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 213 feet
Date: 8/14/2018

N
W E
S

Ridgeview Medical Center Unit 26. Rezoning of a 3.82 acre tract of land out of Section 43, Block 9, BS&F Survey, City of Amarillo, Potter County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District (A) to General Retail District (GR)

Owner Agent: OJD Engineering

Vicinity: S. Coulter & Outlook Dr.

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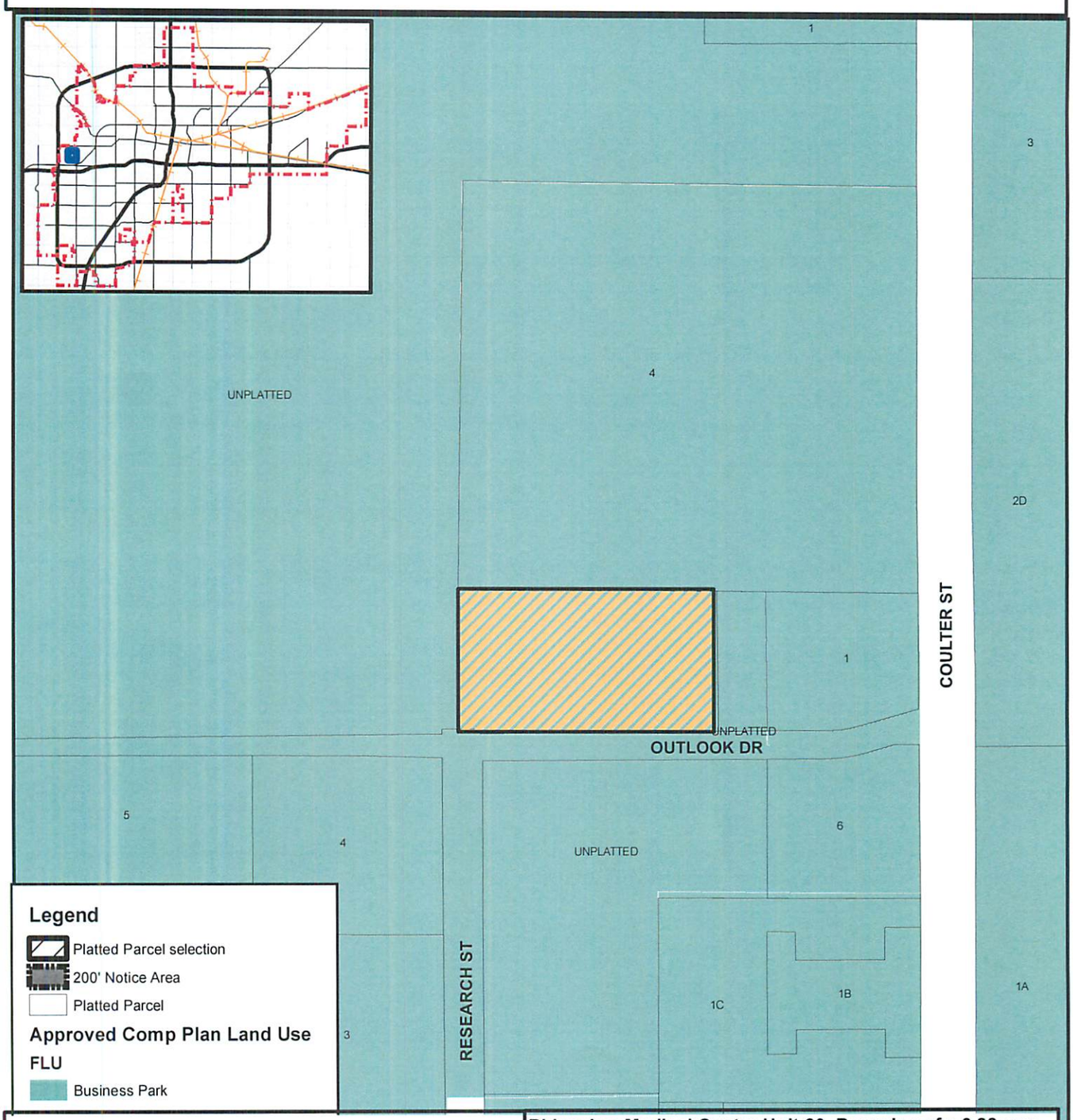
CASE Z-18-19
FUTURE LAND USE



Legend

- Platted Parcel selection
- 200' Notice Area
- Platted Parcel

Approved Comp Plan Land Use

FLU

- Business Park

CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1 inch = 292 feet
Date: 8/14/2018

N W E S

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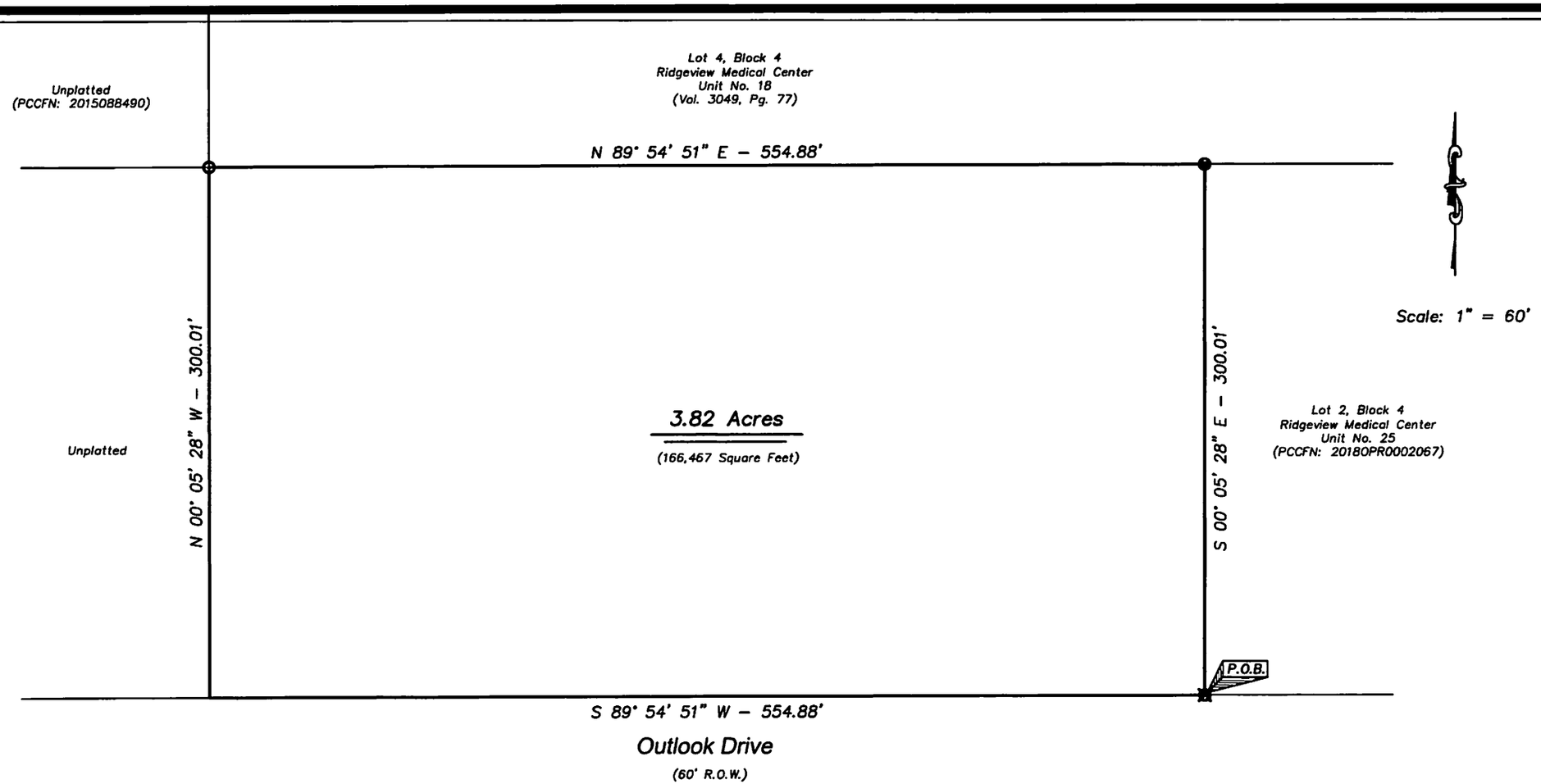

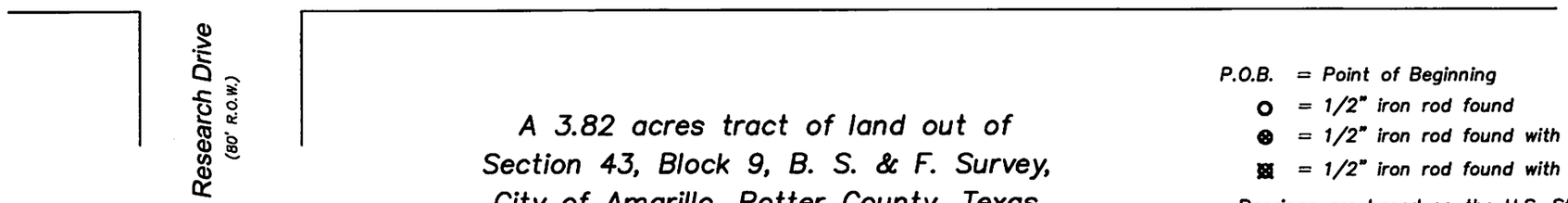

A 3.82 acres tract of land out of
Section 43, Block 9, B. S. & F. Survey,
City of Amarillo, Potter County, Texas

P.O.B. = Point of Beginning
○ = 1/2" iron rod found
⊗ = 1/2" iron rod found with a cap
⊠ = 1/2" iron rod found with Furman cap

Bearings are based on the U.S. State Plane Coordinate System of 1983 – Texas North Zone 4201
Distances shown are ground distances.
Grid to ground scale factor: 1.0002507