

**AMARILLO CITY COUNCIL REGULAR MEETING VIA VIDEO CONFERENCE NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020.**

**A REGULAR MEETING OF THE AMARILLO CITY COUNCIL TO BE HELD ON TUESDAY, SEPTEMBER 22, 2020 AT 1:00 P.M., CITY HALL, 601 SOUTH BUCHANAN STREET, COUNCIL CHAMBER ON THE THIRD FLOOR OF CITY HALL, AMARILLO, TEXAS BY VIDEO CONFERENCE (IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING FACE-TO-FACE MEETINGS ALSO CALLED "SOCIAL DISTANCING" TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19)). THERE WILL BE NO PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.**

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*City Council Mission: Use democracy to govern the City efficiently and effectively to accomplish the City's mission.*

**This Agenda, and the Agenda Packet, are posted online at:**  
<https://www.amarillo.gov/city-hall/city-government/city-council>

The video meeting is hosted through Zoom. The meeting is broadcast on the City's website at: [www.amarillo.gov](http://www.amarillo.gov). The Zoom link to join the meeting is: <https://amarillo.zoom.us/j/330267295> and the conference bridge number for Zoom is: Telephone # 4086380968 when prompted for meeting ID enter: 330267295#. All callers will be muted for the duration of the meeting.

**This meeting will be recorded and the recording will be available to the public in accordance with the Open Meetings Act upon written request.**

*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.*

**INVOCATION:** Davlyn Duesterhaus, BSA Chaplain

**PUBLIC ADDRESS**

(For items on the agenda for City Council consideration)

The public will be permitted to offer public comment on agenda items. Public Address signup times are available from Sunday 8:00 a.m. until Tuesday 12:45 p.m. at <https://www.amarillo.gov/departments/city-manager/city-secretary/public-address-registration-form> or by calling the City Secretary's office at (806) 378-3014. Please call in at 1:00 p.m. at Telephone # 4086380968 when prompted for meeting ID enter: 330267295#.

**AGENDA**

1. City Council will discuss or receive reports on the following current matters or projects.
  - A. Review agenda items for regular meeting and attachments;
  - B. Coronavirus Update;
  - C. Update and Discussion on Cross-Bar Ranch; and
  - D. Request future agenda items and reports from City Manager.

2. **CONSENT ITEMS:**

It is recommended that the following items be approved and that the City Manager be authorized to execute all documents necessary for each transaction:

*THE FOLLOWING ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCILMEMBER, IN WHICH EVENT*

*THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.*

A. **CONSIDER APPROVAL – MINUTES:**

Approval of the City Council minutes for the regular meeting and special meeting held on September 8, 2020 and the regular session held on September 15, 2020.

B. **CONSIDERATION OF ORDINANCE NO. 7873 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 July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Heritage Hills PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$92,676. The Board recommends maintaining property owner assessment rates of \$0.08 per square foot. This will result in assessments totaling \$404,204. This decision was made in order to cover all operating costs as well as build up an operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Heritage Hills PID. Attached are the Heritage Hills Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

C. **CONSIDERATION OF ORDINANCE NO. 7874 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 July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Town Square PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$83,175. The Board recommends property owner assessment rates remain at \$0.1111 per square foot. This will result in assessments totaling \$166,164. This decision was made in order to cover all operating costs as well as build up an operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Town Square PID. Attached are the Town Square Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

D. **CONSIDERATION OF ORDINANCE NO. 7875 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 Point West PID Advisory Board met on July 16, 2020 to review the proposed FY 2020/21 budget and service plan. The Point

West PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$53,626. The Board believes that last year's assessment rate is adequate and recommends no assessment increase for the 2020/21 budget and service plan. As mentioned above, the current assessment level remains adequate for all expenses and operating reserve and totals \$52,007.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Point West PID. Attached are the Point West Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

E. **CONSIDERATION OF ORDINANCE NO. 7876 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 9, 2020 to review the proposed FY 2020/21 budget and service plan. The Vineyards PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,214. The Board recommends keeping property owner assessment rates at \$50 per lot. This will result in assessments totaling \$10,450. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Vineyards PID. Attached are the Vineyards Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

F. **CONSIDERATION OF ORDINANCE NO. 7877 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 July 8, 2020 to review the proposed FY 2020/21 budget and service plan. The Quail Creek PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,836. The Board recommends keeping property owner assessment rates at \$350 per lot. This will result in assessments totaling \$10,150. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Quail Creek PID. Attached are the Quail Creek Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

G. **CONSIDERATION OF ORDINANCE NO. 7878 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 July 22, 2020 to review the proposed FY 2020/21 budget and service plan. The Tutbury PID budget projects total maintenance and operation expenses for FY 2018/19 to be \$15,928. The Board recommends keeping property owner assessment rates at \$679 per lot. This will result in assessments totaling \$16,296. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Tutbury PID. Attached are the Tutbury Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

H. **CONSIDERATION OF ORDINANCE NO. 7879 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 July 30, 2020 to review the proposed FY 2020/21 budget and service plan. The Colonies PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$998,337. The Board recommended unanimously to maintaining the property owner assessment rates at \$0.10 per square foot. This will result in assessments totaling \$1,030,841. This decision was made in order to continue to cover all operating costs as well as an additional \$66,830 annual debt service payment.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Colonies PID. Attached are the Colonies Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

I. **CONSIDERATION OF ORDINANCE NO. 7880 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 July 17, 2020 to review the proposed FY 2020/21 budget and service plan. The Greenways PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$1,705,283. The Board recommends maintaining property owner assessment rates at \$750 for type A lots, \$625 for type B lots, \$900 for type D lots, and \$1,875 per acre for commercial property. This will result in assessments totaling \$671,219. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Greenways PID. Attached are the Greenways Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

J. **CONSIDERATION OF ORDINANCE NO. 7881 TO LEVY AN ASSESSMENT ON PROPERTY WITHIN THE PINNACLE PUBLIC IMPROVEMENT DISTRICT:**

(Contact: Kelley Shaw, Development Customer Service Coordinator)

An assessment against each parcel of property in the Pinnacle Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Pinnacle PID Advisory Board met July 15, 2020 to review the proposed FY 2020/21 budget and service plan. The Pinnacle PID budget projects total maintenance, operation and administration expenses for FY 2020/21 to be \$54,040. The Board recommended unanimously to have property owner assessment rates at \$0.07 per square foot. This will result in assessments totaling \$85,823. This decision was made in order to continue to cover all operating and administrative costs.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Pinnacle PID. Attached are the Pinnacle Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

K. **CONSIDERATION OF ORDINANCE NO. 7882 TO CONSIDER ANNEXATION OF BEACON POINTE ANNEXATION:**

(Contact: Andrew Freeman, Managing Director - Planning and Development Services)

This item is the second and final reading of an ordinance annexing into the City of Amarillo, Potter and Randall County, Texas, on petition of property owner, territory generally described as a 330.26 acre tract of land located in Section 2, Block 9, B.S.&F. Survey, Randall County, Texas and Section 2, Block 2, J. Poitevent Survey, Randall County, Texas.

Vicinity: Western Street and West Sundown Lane

Applicant/s: Perry Williams for PDUB Land Holdings, LTD

L. **CONSIDER APPROVAL – AMENDMENT #6 TO CONTRACT #CP1704:**

(Contact: Chip Orton, Director of Emergency Management)

This item is consideration of Amendment No. 6 of Contract No. CP1704 between the City of Amarillo and Texas Comptroller of Public Accounts, State Energy Conservation Office related to the Pantex Program and the Agreement in Principle between the State of Texas and the U.S. Department of Energy. This amendment will add \$297,094 in FY2021 funding to the City of Amarillo.

M. **CONSIDER APPROVAL – INTERLOCAL AGREEMENT BETWEEN THE CITY OF AMARILLO AND POTTER-RANDALL EMERGENCY COMMUNICATIONS DISTRICT (GRANT AGREEMENT):**

(Contact: Sam Baucom, Deputy Fire Chief)

This item is an interlocal agreement between the City of Amarillo and the Potter-Randall Emergency Communications District to provide grant funding. The district will provide the City \$38,740 for improvements to the Amarillo Emergency Communications Center (AECC).

- N. **CONSIDER APPROVAL – LEASE AGREEMENT WITH THE AMARILLO COVENTION AND VISITORS BUREAU (CVB):**  
 (Contact: Floyd Hartman, Assistant City Manager Development Services)  
 This item is office and storage space lease from the City to the CVB. A five year agreement with a five-year renewable.
- O. **CONSIDER APPROVAL – AGREEMENT BETWEEN THE CITY OF AMARILLO AND THE AMARILLO COVENTION AND VISITORS BUREAU (CVB):**  
 (Contact: Floyd Hartman, Assistant City Manager Development Services)  
 This agreement authorizes the CVB to spend hotel occupancy tax funds.
- P. **CONSIDER AWARD – ANNUAL CONTRACT FOR ADVERTISING REQUIREMENTS FOR VARIOUS DEPARTMENTS:**  
 (Contact: Trent Davis, Director of Purchasing)  
 Amarillo Globe News & Morris Communications – amount not to exceed \$211,957.16  
 This item approves the annual contract to Amarillo Globe News & Morris Communications for advertising requirements for various departments.
- Q. **CONSIDER AWARD – WATER METERS SUPPLY AGREEMENT:**  
 (Contact: Trent Davis, Director of Purchasing)  

Award to Core & Main, LP	\$104,786.30
Award to Zenner USA	\$12,000.00
	\$116,786.30

 This item considers approval and award for the Water Meters Supply Agreement.
- R. **CONSIDER AWARD – CONSTRUCTION AT WIC (411 SOUTH AUSTIN STREET):**  
 (Contact: Margaret Payton, WIC Director)  
 Panhandle Steel Building, Inc. -- \$129,782.62  
 This is the construction contract to Panhandle Steel Buildings, Inc. on a Buy Board contract for the construction of the new reception area, new counter tops for each clinic room, and refinish/stain fifty-three pre-existing swinging doors at 411 South Austin Street. This project is state funded.
- S. **CONSIDER APPROVAL – AVIATION CLEAR ZONE EASEMENT:**  
 (Contact: Cris Valverde, Assistant Director of Planning and Development Services)  
 This item considers an Aviation Clear Zone Easement, being 3,750 feet above mean sea level above the plat of Palomas East Unit No. 1, a suburban subdivision to the City of Amarillo, being a unplatted tract of land in Section 17, Block 2, A.B.&M. Survey, Potter County, Texas.

3. **NON-CONSENT ITEMS:**

- A. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7885:**  
 (Contact: Andrew Freeman, Managing Director - Planning and Development Services)  
 To participate in this public hearing please call 1-408-638-0968. When prompted for the meeting number dial: 330267295# and specify as to what ordinance you are referring to.  
 This item is the first reading and public hearing to consider an ordinance vacating a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, and dedication of a Public Ingress/Egress Easement all in Section 123, Block 2, A.B.&M Survey, Potter County, Texas. (Vicinity: Eastern Street and Interstate 40)

- B. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7886:**  
(Contact: Andrew Freeman, Managing Director - Planning and Development Services)  
To participate in this public hearing please call 1-408-638-0968. When prompted for the meeting number dial: 330267295# and specify as to what ordinance you are referring to.  
This item is the first reading and public hearing to consider an ordinance rezoning a 17.03 acre tract of unplatted land in Section 65, Block 9, B.S.&F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3. (Vicinity: Heritage Hills Parkway and Tradition Parkway.)
- C. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 7887:**  
(Contact: Andrew Freeman, Managing Director - Planning and Development Services)  
To participate in this public hearing please call 1-408-638-0968. When prompted for the meeting number dial: 330267295# and specify as to what ordinance you are referring to.  
This item is the first reading and public hearing to consider an ordinance rezoning Lots 11 through 14, Block 36, Lots 7 through 10 and 14 through 17, Block 37, and Lots 6 through 9, Block 38, all in The Colonies Unit No. 72, in Section 40, block 9, B.S.&F. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Planned Development District 378 to Amended Planned Development District 378A for increased lot coverage and a reduction to the front yard setback. (Vicinity: Liberty Circle N and Wesley Rd.)
- D. **CONSIDERATION OF RESOLUTION – AUTHORIZING THE AMARILLO POTTER EVENTS VENUE DISTRICT 2020/2021 FISCAL YEAR BUDGET:**  
(Contact: Laura Storrs, Assistant City Manager)  
This resolution approves the 2020/2021 Budget for the Amarillo-Potter Events Venue District. This budget is funded through a 5% car rental tax and a 2% hotel occupancy tax. The Amarillo-Potter Events Venue District operates and maintains voter approved entertainment venues within the City. This budget is recommended for approval by the Amarillo Potter Events Venue District Board.
- E. **CONSIDERATION OF RESOLUTION – AUTHORIZING THE AMARILLO HOSPITAL DISTRICT 2020/2021 FISCAL YEAR BUDGET:**  
(Contact: Laura Storrs, Assistant City Manager)  
This resolution approves the 2020/2021 fiscal year budget and associated program of services for the Amarillo Hospital District (AHD). This budget is recommended for approval by the Amarillo Hospital District Board of Managers.
- F. **CONSIDERATION OF RESOLUTION – AUTHORIZING THE CENTER CITY TAX INCREMENT REINVESTMENT ZONE NUMBER ONE 2020/2021 FISCAL YEAR BUDGET:**  
(Contact: Andrew Freeman, Director of Planning and Development Services)  
This resolution approves the 2020/2021 fiscal year budget for the Center City Tax Increment Reinvestment Zone Number One. This budget is recommended for approval by the TIRZ #1 Board of Directors.
- G. **CONSIDERATION OF RESOLUTION – AUTHORIZING THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (EAST GATEWAY TIRZ) 2020/2021 FISCAL YEAR BUDGET:**  
(Contact: Andrew Freeman, Director of Planning and Development Services)

This resolution approves the 2020/2021 fiscal year budget for the Tax Increment Reinvestment Zone Number Two (East Gateway TIRZ). This budget is recommended for approval by the TIRZ #2 Board of Directors.

H. **CONSIDERATION OF RESOLUTION – APPROVING THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR 2020/2021 FOR THE AMARILLO ECONOMIC DEVELOPMENT CORPORATION:**

(Contact: Kevin Carter, President, Amarillo Economic Development Corporation)

This resolution approves the 2020/2021 budget for the Amarillo Economic Development Corporation. The Amarillo Economic Development Corporation's purpose is promoting and developing warehousing, industrial and manufacturing enterprises to promote and encourage employment and the public welfare.

I. **CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT AND TAX ABATEMENT – BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND PANHANDLE PURE, LLC:**

(Contact: Kevin Carter, President and CEO):

Panhandle Pure, LLC, a wholly subsidiary of Affiliated Foods, is looking to expand to into the bottled water industry. They are under contract to purchase a building at Northwest 1<sup>st</sup> Avenue and Adams Street and will renovate that facility. Highlights of the project include:

- \$7.5MM estimated improvements and new equipment
- 30 new employees projected
- \$1,350,000 new payroll projected
- Job incentives of \$10,000 per job paid out over 5-year period

AEDC will provide Panhandle Pure, LLC \$300,000 for the creation of up to 30 FTE's with an average salary of \$45,000. These funds will be paid out over 5-year term as they are performed.

AEDC is also asking the City Council to approve an abatement of future taxes on the renovation and equipment upgrades. The City Incentive Guidelines adopted in 2019 qualify the project for 90% for a 9-year period on the new improvements and equipment. They will continue to pay 100% of the taxes on the existing property. That property is listed on PRAD at a value of \$2,675,056.

Based on the value of capital investment, full-time jobs created, and projected payroll, the AEDC Board of Directors approved the LIA August 24, 2020 with a 4:0 vote. The level of incentive and tax abatement are in line with criteria found in Council approved comprehensive guidelines and criteria for economic development.

J. **CONSIDERATION OF RESOLUTION – APPROVING THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR 2020/2021 FOR THE AMARILLO CONVENTION AND VISITORS BUREAU:**

(Contact: Laura Storrs, Assistant City Manager)

This resolution approves the 2020/2021 budget for the Convention and Visitors Bureau which is funded through a tax levied upon hotel occupancy.

K. **CONSIDER RESOLUTION -- AUTHORIZING THE CITY TO APPLY FOR THE PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM:**

(Contact: Michael Kashuba, Director of Parks and Recreation)

This item is to consider a resolution authorizing the City to apply for the Public Works and Economic Adjustment Assistance Program including CARES Act Funding in the amount of \$3,000,000 on behalf of the City of Amarillo.

L. **CONSIDER APPROVAL -- AGREEMENT FOR SERVICES WITH CENTER CITY OF AMARILLO, INC.:**

(Contact: Andrew Freeman, Planning and Development Services)

This item approves a one (1) year agreement with Center City of Amarillo, Inc. for continued services associated with the preservation, improvement and revitalization of the Central Business District of Amarillo. Two sources of funding are included in the agreement:

- The City will provide \$111,650 for administrative operations.
- The City will provide \$70,000 as matching funds for a Center City facade grant program up to \$20,000 to a business for exterior building improvements.
- The Tax Increment Reinvestment Zone #1 will provide \$100,000 for matching grants up to \$50,000 for streetscape improvements in the City's right of way.

M. **CONSIDER APPROVAL -- AGREEMENT FOR FISCAL AND LEGAL SERVICES WITH CONVENTION AND VISITORS BUREAU, INC. (CVB):**

(Contact: Floyd Hartman, Assistant City Manager)

The City would provide fiscal and legal services to the CVB including payroll, payment processing, procurement, and others.

N. **CONSIDER AWARD – BID NO. 6863, COLONIES UNIT 72 SITE AMENITIES IMPROVEMENT PROJECT:**

(Contact: Kelley Shaw, Development Customer Service Coordinator)

Green Plains Design - \$402,800.00

This item is to consider award of the construction contract related to Colonies Public Improvement District (PID) improvements within the Colonies, Unit 72 development. The proposed improvements are to be constructed along a portion of Aberdeen Parkway and the western termination point of Continental Parkway. Improvements include landscaping, sod, concrete walking trails, court area with obelisk, and specialty lighting. All improvements will be constructed to applicable City standards.

O. **CONSIDER AWARD – CONSTRUCTION AND INSTALLATION OF TRANSIT PASSENGER SHELTERS AND AMENITIES:**

(Contact: Marita Wellage-Reiley, Transit Director)

SAMES, Inc. -- \$577,042.50

This item is the consideration of a contract award to SAMES, Inc. for the construction and installation of the transit bus shelters and amenities. The contractor will order shelters in accordance with FTA regulations and Transit Department design specifications. The Contractor will begin installation of shelters with the thirteen sites in base proposed sites. The Transit Department will consider alternate sites based on availability of funding and direct the contractor construct and install additional shelters.

P. **CONSIDER AWARD – EMERGENCY ORDER FOR SYRINGES:**

(Contact: Casie Stoughton, Director of Public Health)

\$224,280

Using Local Government Code 252.022 Purchasing and Contracting Authority of Municipalities Subchapter B General Exemptions section (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; and section (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents, And having a Disaster Declaration in place, the public health department purchased enough syringes to administer COVID-19 vaccine to the Potter/Randall County population.

Q. **APPOINTMENTS – BOARDS AND COMMISSIONS:**

Appointments are needed for the following boards:

Convention and Visitor Bureau

9 voting members and 2 ex-officio members

3 expiring December 31, 2021

3 expiring December 31, 2022

3 expiring December 31, 2023

Randall County Appraisal District Board of Directors

Albert Harris – Resigned

Term Expires December 31, 2021

R. **DISCUSS AND CONSIDER APPOINTMENTS TO THE TASK FORCE FOR GREATNESS**

Amarillo City Hall is accessible to individuals with disabilities through its main entry on the south side (601 South Buchanan Street) 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 18th day of September 2020.

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.*

A

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO



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

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

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

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

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

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

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

**ITEM 1:**

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

**CONSENT ACTION ITEMS:**

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

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

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

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

**NON-CONSENT ITEMS:**

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

ORDINANCE NO. 7873

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

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

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

ORDINANCE NO. 7874

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

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

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

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

ORDINANCE NO. 7875

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

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

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

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

ORDINANCE NO. 7876

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

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

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

ORDINANCE NO. 7877

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

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

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

**ORDINANCE NO. 7878**

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

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

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

**ORDINANCE NO. 7879**

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

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

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

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

ORDINANCE NO. 7880

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

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

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

ORDINANCE NO. 7881

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

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

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

ORDINANCE NO. 7882

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

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

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

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

RESOLUTION NO. 09-08-20-1

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

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

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

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

\_\_\_\_\_  
Ginger Nelson, Mayor

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 8th day of September 2020, the Amarillo City Council met at 4:00 p.m. for a special meeting held in the Amarillo Civic Center Complex, Grand Plaza, 401 South Buchanan Street, with the following members present:

GINGER NELSON  
FREDA POWELL  
EDDY SAUER  
HOWARD SMITH

MAYOR  
MAYOR PRO TEM/COUNCILMEMBER NO. 2  
COUNCILMEMBER NO. 3  
COUNCILMEMBER NO. 4

Absent was Elaine Hays, Councilmember No. 1. Also in attendance were the following administrative officials:

JARED MILLER  
KEVIN STARBUCK  
FLOYD HARTMAN  
LAURA STORRS  
BRYAN MCWILLIAMS  
STEPHANIE COGGINS  
FRANCES HIBBS

CITY MANAGER  
DEPUTY CITY MANAGER  
ASSISTANT CITY MANAGER  
ASSISTANT CITY MANAGER  
CITY ATTORNEY  
ASSISTANT TO THE CITY MANAGER  
CITY SECRETARY

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

**PUBLIC ADDRESS**

James Schenck, 6216 Gainsborough Street, did not appear and did not come to the podium. Noah Dawson, stated he was going to beat the propositions at the upcoming election and tax increase. Thomas Warren, III, read campaign statements from Mayor Nelson and Councilmember Sauer. He stated this was a unique economic and troubled economy. He questioned Council raising taxes in the middle of a recession. He further questioned when they were going to be held accountable to their campaign promises. He suggested ending the current contracts with economist on the payroll. He further stated TML should not consider citizens the money tree. There were no further comments.

**NON-CONSENT ITEMS**

**ITEM 1A:** Mayor Nelson opened a public hearing on the City's fiscal year 2020/2021 budget. This Budget will raise more revenue from property taxes than last year's budget by \$1,931,428 which is a 3.89% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$528,990. This item was presented by Laura Storrs, Assistant City Manager. Ms. Storrs stated the budget will be less because of Municipal Court fees (\$750,000) and franchise fees being down (\$700,000). The City has addressed the revenue challenges created by COVID-19. The City has reestablished funding for street repairs, and increased Solid Waste funding for dumpster replacement and repairs. The proposed budget is less than the current budget by \$8.9 million. There is no decrease in funding for police or fire. The revenues will decrease slightly by \$2.9 million. The proposed 2020/2021 proposed budget would be \$386.6 million. The second and final reading on the budget will be held on September 15. Mayor Nelson opened a public hearing. James Schenck, 6216 Gainsborough Road, he inquired about the tax increase. He stated the upcoming bonds will increase taxes by 3.6 cents, and the Civic Center bonds would increase taxes by 15 cents. He stated he is concerned that people will not be able to do things with the higher taxes. There were no further comments. Mayor Nelson closed the public hearing.

**ITEM 1B:** Mayor Nelson opened a public hearing on the tax rate being considered in the amount of \$0.39681, which is greater than the current rate. This proposed rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 4.23 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$0.00. This item was presented by Laura Storrs, Assistant City Manager. Ms. Storrs stated a new tax law went into effect (Senate Bill 2). There has been several changes incorporated, wording changes, such as effective tax rate is now the no-new revenue tax rate, and the rollback rate is voter-approval tax rate. Senate Bill 2 requests a mandatory election if adoption of the tax rate exceeds voter-approval tax rate. There is now only one-public hearing, and there are new public notices. She compared the 2019 and 2020 tax rates. Ms. Storrs stated there would be no increase in the operations and maintenance. They are asking for an increase in the interest and sinking fund for the voter-approval bonds for Thompson Park Pool and the Johnson Street property recently purchased. She gave an example on a \$100,000 home the increase would be \$8.30. The City of Amarillo's proposed 2020 tax rate is lower than all but one other comparable city. She stated the second and final reading on the tax rate would be Tuesday, September 15 at noon at the Amarillo Civic Center Complex, Grand Plaza. Mayor Nelson opened a public hearing. There were no comments. Mayor Nelson closed the public hearing.

**ITEM 1C:** Mayor Nelson presented the first reading of an ordinance considering an ordinance adopting the City of Amarillo budget for the 2020/2021 fiscal year. This budget allows for the City to continue providing effective public services, programs and assistance to Amarillo residents in the upcoming year. Motion was made to adopt Ordinance No. 7883 on first reading, to adopt the proposed budget which reflects an increase in revenue derived from property tax revenues over last year's budget for fiscal year October 1, 2020 through September 30, 2021 for the City of Amarillo by Councilmember Powell, seconded by Councilmember Smith:

**ORDINANCE NO. 7883**

AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, ADOPTING THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021, FOR THE CITY OF AMARILLO; APPROPRIATING MONEY FOR THE VARIOUS FUNDS AND PURPOSES OF SUCH BUDGET; AMENDING VARIOUS TERMS AND PROVISIONS OF THE AMARILLO MUNICIPAL CODE TO ADD, MODIFY, INCREASE, OR DELETE VARIOUS FEES AND RATES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND APPROPRIATIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

Voting AYE were Mayor Nelson, Councilmembers Powell, Sauer and Smith; voting NO were none; the motion carried by a 4:0 vote of the Council.

**ITEM 1D:** Mayor Nelson presented the first reading of an ordinance considering approving the City of Amarillo tax roll, setting an ad valorem property tax rate and levying a tax on all property subject to taxation within the City for the 2020 tax year. This ordinance establishes an ad valorem tax rate of \$0.34448 per \$100.00 property valuation for City maintenance and operations expenses and \$0.05233 per \$100.00 property valuation for existing debt expenses resulting in a total ad valorem rate of \$0.39681 per \$100.00 property valuation. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 4.23 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$0.00. Motion was made by Councilmember Powell to adopt Ordinance No. 7884 on first reading, that the property tax rate be increased by the adoption of a tax rate of \$0.39681, which is effectively a 4.23 percent increase in the tax rate for fiscal year October 1, 2020 through September 30, 2021 for the City of Amarillo, seconded by Councilmember Sauer:

ORDINANCE NO. 7884

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: APPROVING TAX ROLL; SETTING THE TAX RATE AND LEVYING A TAX UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF AMARILLO FOR THE TAX YEAR 2020; ESTABLISHING AN EFFECTIVE DATE; REPEALING CONFLICTING ORDINANCES.

Voting AYE were Mayor Nelson, Councilmembers Powell, Sauer and Smith; voting NO were none; the motion carried by a 4:0 vote of the Council.

Mayor Nelson advised that the meeting was adjourned.

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

\_\_\_\_\_  
Ginger Nelson, Mayor

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 15th day of September 2020, the Amarillo City Council met at 12:00 p.m. for a special meeting held in the Amarillo Civic Center Complex, Grand Plaza, 401 South Buchanan Street, with the following members present:

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

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

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

The invocation was given by Bob Schroeder, Hillside Christian Church.

A proclamation was presented for "National Cleanup Day."

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

**PUBLIC ADDRESS**

Mike Fisher, 4410 Van Kriston Drive, inquired what was included in the 'effective public services.' He inquired about the funds not used during COVID-19; where the extra funds were going from the Thompson Park Pool; the costs and funding for the new buses; and how much the City pays the Embassy Suites. He also inquired about the \$10 million of the CARES Act Fund that has been set aside for the Airport. He further stated this Council has also cut the City's parks budget. Claudette Smith, 7606 Cervin Drive, stated more spending has occurred since the pandemic began, buildings and warehouses were purchased based on the Civic Center election passing. She stated this Council ran on being fiscally conservative, and now they want to extend their terms to four-years. She stated businesses are suffering and the nation is suffering. A tax increase will only cripple businesses further. She further stated a tax increase is unacceptable. Gabe Irving, stated people are trying to see the wisdom with the continued increases. He was concerned that businesses are struggling and shutting their doors. He encouraged Council to consider not increasing the tax rate. He stated citizens were already kicked down. Treva Harper, spoke on the other costs being raised: trash, water, and property taxes. She stated minimum wage earners cannot afford the increases. A lot of people in Amarillo make low wages and are struggling. She stated Council was blind to the difficulties with the cost increases for utilities, groceries, and health insurance. There were no further comments.

**NON-CONSENT ITEMS**

**ITEM 1A:** Mayor Nelson presented the second and final reading of an ordinance considering an ordinance adopting the City of Amarillo budget for the 2020/2021 fiscal year. This budget allows for the City to continue providing effective public services, programs and assistance to Amarillo residents in the upcoming year. Motion was made to adopt Ordinance No. 7883 on second and final reading, to adopt the proposed budget which reflects an increase in revenue derived from property tax revenues over

last year's budget for fiscal year October 1, 2020 through September 30, 2021 for the City of Amarillo by Councilmember Powell, seconded by Councilmember Smith:

ORDINANCE NO. 7883

AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, ADOPTING THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021, FOR THE CITY OF AMARILLO; APPROPRIATING MONEY FOR THE VARIOUS FUNDS AND PURPOSES OF SUCH BUDGET; AMENDING VARIOUS TERMS AND PROVISIONS OF THE AMARILLO MUNICIPAL CODE TO ADD, MODIFY, INCREASE, OR DELETE VARIOUS FEES AND RATES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND APPROPRIATIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

Councilmember Hays stated the budgets are projections as well as the expenses. COVID-19 dollars are being used to help our local businesses. Councilmember Sauer stated they are currently working with two grant programs, PPE equipment reimbursement and a **Coronavirus grant** to help small businesses. They have awarded approximately \$515,000 thus far. He further stated there is also a Community Block Grant available. Councilmember Powell stated AEDC is also reaching out to businesses. Mayor Nelson stated the CARES act funds are for specific projects which the federal government identifies for uses. Councilmember Smith stated City Council spent two days reviewing the budget. Mr. Miller explained the construction of the pool was \$6.2 million. The excess funds will be used for the design and demolition. Once the projects are completed they will be approved by City Council. Councilmember Hays explained Council has been trying to reach costs recovery for the departments.

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

**ITEM 1B:** Mayor Nelson presented the second and final reading of an ordinance considering approving the City of Amarillo tax roll, setting an ad valorem property tax rate and levying a tax on all property subject to taxation within the City for the 2020 tax year. This ordinance establishes an ad valorem tax rate of \$0.34448 per \$100.00 property valuation for City maintenance and operations expenses and \$0.05233 per \$100.00 property valuation for existing debt expenses resulting in a total ad valorem rate of \$0.39681 per \$100.00 property valuation. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 4.23 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$0.00. Motion was made by Councilmember Powell to adopt Ordinance No. 7884 on second and final reading, that the property tax rate be increased by the adoption of a tax rate of \$0.39681, which is effectively a 4.23 percent increase in the tax rate for fiscal year October 1, 2020 through September 30, 2021 for the City of Amarillo, seconded by Councilmember Sauer:

ORDINANCE NO. 7884

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: APPROVING TAX ROLL; SETTING THE TAX RATE AND LEVYING A TAX UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF AMARILLO FOR THE TAX YEAR 2020; ESTABLISHING AN EFFECTIVE DATE; REPEALING CONFLICTING ORDINANCES.

Councilmember Hays explained that the prior tax increases were from voter approved Propositions 1 and 2 (November 2016). The increase last year was for additional staffing. There is no increase in this budget. The increases in this budget includes Thompson Park Pool and property purchased downtown. The Thompson Park Pool has been closed for two years, it would be a third year if not approved. Councilmember Sauer stated the City has taken advantage of savings by moving the 2016 bonds forward and taking advantage of the interests rates available. The City has the advantage of lower interest rates with their Triple A rating saving a significant amount of

money. Councilmember Hays spoke on the items on the upcoming November ballot. She stated the land acquisitions were needed. The strategy to purchase the land if the election is approved has pros and cons. If the bond is not successful, the land acquisitions will be needed in the future.

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

**ITEM 1C:** Mayor Nelson stated that pursuant to the terms of Tex. Loc. Gov. Code, Sec. 102.007(c), the City Council is required to take a separate ratification vote on the tax rate when the adopted budget requires more property tax revenue than did the previous year's budget. This item was presented by Jared Miller, City Manager. Councilmember Powell stated that pursuant Texas Local Government Code, Section 102.007(c), she moved that the City Council ratify the budget and tax rate, as adopted, recognizing such budget will require more revenue from property taxes than did the budget adopted last year, motion was seconded by Councilmember Sauer.

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

Mayor Nelson advised that the meeting was adjourned.

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

\_\_\_\_\_  
Ginger Nelson, Mayor

B



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Heritage Hills PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$92,676. The Board recommends maintaining property owner assessment rates of \$0.08 per square foot. This will result in assessments totaling \$404,204. This decision was made in order to cover all operating costs as well as build up an operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Heritage Hills PID. Attached is the Heritage Hills Public Improvement District Fiscal Year 2020/21 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 item.

### Staff Recommendation

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

ORDINANCE NO. 7873

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

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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; 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 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Heritage Hills Public Improvement District  
Fiscal Year 2020-2021

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 \$92,676. Such cost will be apportioned over the development as follows:

Cost of Maintenance.....	\$86,000
Administration Expense.....	\$6,676
Total.....	\$92,676

C. This year's assessment will total \$404,204. 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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

HERITAGE HILLS PUBLIC IMPROVEMENT DISTRICT (27110)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25  
 REVISED 1-Sep-20

	2018/19 Actual	2019/20 Revised	2020/21 Proposed	2021/22 Estimated	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
BEGINNING FUND BALANCE	161,066	286,733	599,730	905,732	1,238,567	1,580,678	1,920,453
		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
PROJECTED COSTS							
MAINTENANCE & OPERATION:							
PARK MAINTENANCE COST:							
INFLATION		0.03106	0.66025	0.67345	0.67773	0.69129	0.70511
Electricity		-	6,000	6,120	7,666	7,819	7,975
Water & Sewer		-	30,600	30,600	38,328	39,094	39,876
Contract/Temporary Labor		600	40,000	40,800	51,103	52,125	53,168
Repair & Maintenance of Improvements		-	10,000	10,200	12,776	13,031	13,292
TOTAL MAINTENANCE	31,600	600	86,000	87,720	109,872	112,070	114,311
ADMINISTRATION							
Postage	253	225	225	230	234	239	244
Advertising - Public Notices	336	375	375	383	390	398	406
Professional - Collection Contract	3,232	3,136	3,136	3,199	3,263	3,328	3,395
City Admin Fee	55	24	2,940	2,999	3,059	3,120	3,182
TOTAL MAINTENANCE & OPERATION	35,476	4,360	92,676	94,350	116,818	119,154	121,538
ASSESSMENTS							
RESIDENTIAL	160,745	285,637	369,901	397,901	429,824	429,824	429,824
MULTIFAMILY	-	34,303	34,303	34,303	34,303	34,303	34,303
COLLECTION RATE	100.25%	98.88%	98.88%	98.88%	98.88%	98.88%	98.88%
TOTAL COLLECTIONS	161,143	316,357	399,678	427,364	468,930	468,930	468,930
INTEREST INCOME	0.00%	-	-	-	-	-	-
Increase/Decrease in Cash	125,667	311,997	307,002	332,635	342,111	339,775	337,392
ENDING FUND BALANCE	286,733	598,730	905,732	1,238,567	1,580,678	1,920,453	2,257,845
THREE MONTH OPERATING RESERVE	8,869	1,090	23,169	23,632	29,205	29,789	30,384
SURPLUS	277,864	597,640	882,563	1,214,934	1,551,473	1,890,665	2,227,461



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 July 14, 2020 to review the proposed FY 2020/21 budget and service plan. The Town Square PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$83,175. The Board recommends property owner assessment rates remain at \$0.1111 per square foot. This will result in assessments totaling \$166,164. This decision was made in order to cover all operating costs as well as build up an operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Town Square PID. Attached is the Town Square Public Improvement District Fiscal Year 2020/21 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 item.

### Staff Recommendation

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

ORDINANCE NO. 7874

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

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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; and

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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Town Square Public Improvement District  
Fiscal Year 2020-2021

- 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 \$83,175. Such cost will be apportioned over the development as follows:
- |                              |           |
|------------------------------|-----------|
| Cost of Maintenance.....     | \$82,,200 |
| Administration Expense ..... | \$975     |
| Total.....                   | \$83,175  |
- 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, 2020.
  2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.



D



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

**Agenda Caption**  
 Second and Final Reading of 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 Point West PID Advisory Board met on July 16, 2020 to review the proposed FY 2020/21 budget and service plan. The Point West PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$53,626. The Board believes that last year's assessment rate is adequate and recommends no assessment increase for the 2020/21 budget and service plan. As mentioned above, the current assessment level remains adequate for all expenses and operating reserve and totals \$52,007.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Point West PID. Attached is the Point West Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

**Requested Action**  
 The PID budget (and 5-year service plan) discussed above has been reviewed by the Point West PID Advisory Board and is recommended for approval.

**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 item.

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

ORDINANCE NO. 1875

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

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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; 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 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Point West Public Improvement District

Fiscal Year 2020-2021

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 \$53,626. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation .....	\$49,119
Administration Expense .....	\$4,597
Total.....	\$53,626

C. This year's assessment will total \$52,007. 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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

POINT WEST PUBLIC IMPROVEMENT DISTRICT (27510)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25  
 REVISED 1-Sep-20

	2018/19 Actual	2019/20 Revised	2020/21 Proposed	2021/22 Estimated	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
<b>BEGINNING FUND BALANCE</b>	199,720	201,840	233,676	232,057	229,365	225,580	220,679
<b>PROJECTED COSTS</b>	Inflation	2.00%					
<b>MAINTENANCE &amp; OPERATION:</b>							
<b>PARK MAINTENANCE COST</b>							
51450 Botany & Agriculture	36,341	-	-	-	-	-	-
53200 Water & Sewer	2,846	9,533	9,819	10,015	10,216	10,420	10,628
67600 Contract/Temporary Labor	10,089	10,020	10,220	10,424	10,633	10,846	11,062
68300 Repair & Maintenance of Improvements	-	-	2,080	2,122	2,164	2,207	2,251
68312 Other Improvements	-	-	27,000	27,540	28,091	28,653	29,226
<b>TOTAL MAINTENANCE</b>	49,276	19,553	49,119	50,101	51,103	52,125	53,168
<b>ADMINISTRATION</b>							
61200 Postage	11	11	16	16	17	17	17
61300 Advertising - Public Notices	378	378	396	404	412	420	429
77450 City Admin Fee	222	229	4,095	4,177	4,260	4,346	4,433
<b>TOTAL MAINTENANCE &amp; OPERATION</b>	49,887	20,171	53,626	54,699	55,792	56,908	58,047
<b>ASSESSMENTS</b>	52,007	Increase 0.00%	52,007	52,007	52,007	52,007	52,007
<b>COLLECTION RATE</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL COLLECTIONS</b>	52,007	52,007	52,007	52,007	52,007	52,007	52,007
<b>ENDING FUND BALANCE</b>	<u>201,840</u>	<u>233,676</u>	<u>232,057</u>	<u>229,365</u>	<u>225,580</u>	<u>220,679</u>	<u>214,639</u>
<i>Three Month Operating Reserve</i>	12,472	5,043	13,407	13,675	13,948	14,227	14,512
<i>Surplus</i>	189,368	228,633	218,651	215,691	211,632	206,452	200,128

E



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 9, 2020 to review the proposed FY 2020/21 budget and service plan. The Vineyards PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,214. The Board recommends keeping property owner assessment rates at \$50 per lot. This will result in assessments totaling \$10,450. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Vineyards PID. Attached is the Vineyards Public Improvement District Fiscal Year 2020/21 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 item.

### Staff Recommendation

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

ORDINANCE NO. 7876

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

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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, as amended.

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 as amended, unless otherwise requested by the Board or its designee.

SECTION 4: A Budget for the fiscal year of 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

The Vineyards Public Improvement District  
Fiscal Year 2020-21

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 \$10,214. Such costs will be apportioned over the development as follows:

Cost of Maintenance and Operation.....	\$9,161
Administrative Expense.....	\$1,053
Total.....	\$10,214

C. The method of assessment is to divide the total maintenance, operational, and administrative costs, as well as, maintenance reserves equally among the 209 platted lots. This year’s assessment will total \$10,450 (\$50 per lot).

- D. The method of payment of the assessment shall be as follows:
1. These assessments are due and payable October 1, 2020.
  2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

VINEYARDS PUBLIC IMPROVEMENT DISTRICT (27710)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25

REVISED 1-Sep-20

	Actual 2018/19	Revised 2019/20	Proposed 2020/21	Estimated 2021/22	Estimated 2023/23	Estimated 2023/24	Estimated 2024/25
<b>BEGINNING FUND BALANCE</b>	7,005	9,462	11,766	12,002	12,034	11,857	11,468
<b>PROJECTED COSTS</b>							
MAINTENANCE & OPERATION:							
PARK MAINTENANCE COST:							
	NEW	SO.FT TOTAL	NEW	SO.FT TOTAL	NEW	SO.FT TOTAL	NEW
	INFLATION	8,888.29	2.0%	1,1721	2.0%	8,888.29	2.0%
Botany & Agriculture	51450	525	1,000	1,020	1,040	1,061	1,082
Electricity	53150	328	361	368	376	383	391
Water & Sewer	53200	1,691	2,000	2,040	2,081	2,122	2,165
Contract/Temporary Labor	67600	2,878	3,800	3,876	3,954	4,033	4,113
Repair & Maintenance of Improvements	68300	-	2,000	2,040	2,081	2,122	2,165
<b>TOTAL MAINTENANCE</b>		4,818	9,161	9,344	9,531	9,722	9,916
ADMINISTRATION:							
Postage	61200	85	92	94	96	98	100
Advertising - Public Notices	61300	500	500	510	520	531	541
City Admin Fee	77450	43	461	470	480	489	499
<b>TOTAL ADMINISTRATION</b>		628	1,053	1,074	1,096	1,117	1,140
<b>TOTAL MAINTENANCE &amp; OPERATION</b>		5,446	10,214	10,418	10,627	10,839	11,056
<b>TOTAL</b>	5,493	5,446	10,214	10,418	10,627	10,839	11,056
Assessments	159 \$	50	209 \$	50	209 \$	50	209 \$
<b>TOTAL ASSESSMENTS</b>	7,950	7,950	10,450	10,450	10,450	10,450	10,450
<b>COLLECTION RATE</b>	7,950	7,950	10,450	10,450	10,450	10,450	10,450
<b>TOTAL COLLECTIONS</b>	100.00%	97.48%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>INTEREST INCOME</b>	7,950	7,750	10,450	10,450	10,450	10,450	10,450
<b>INCREASE (DECREASE) IN CASH</b>	-	-	-	-	-	-	-
<b>Ending Fund Balance</b>	2,457	2,304	236	32	(177)	(389)	(606)
<b>Three Month Operating Reserve</b>	9,462	11,766	12,002	12,034	11,857	11,468	10,862
<b>Surplus</b>	1,373	1,362	2,554	2,605	2,657	2,710	2,764
	8,089	10,405	9,449	9,429	9,200	8,758	8,098

F



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 July 8, 2020 to review the proposed FY 2020/21 budget and service plan. The Quail Creek PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$10,836. The Board recommends keeping property owner assessment rates at \$350 per lot. This will result in assessments totaling \$10,150. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Quail Creek PID. Attached is the Quail Creek Public Improvement District Fiscal Year 2020/21 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 received one request by a property owner for copies of budget related information.

### Staff Recommendation

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

ORDINANCE NO. 7877

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

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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; 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 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 2020-2021

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 \$10,836. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation .....	\$9,744
Administration Expense .....	\$1,092
Total.....	\$10,836

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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

QUAIL CREEK PUBLIC IMPROVEMENT DISTRICT (27610)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 to 2024/25  
 REVISED 8-Jul-20

	2018/19 Actual	2019/20 Revised	2020/21 Proposed	2021/22 Estimated	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
BEGINNING FUND BALANCE	9,733	11,096	9,572	8,886	7,983	6,860	5,510
PROJECTED COSTS	2.00%						
MAINTENANCE & OPERATION:							
PARK MAINTENANCE COST							
Electricity	166	192	209	213	217	222	226
Water & Sewer	3,924	5,000	5,150	5,253	5,358	5,465	5,575
Contract/Temporary Labor	3,528	3,024	3,085	3,147	3,210	3,274	3,339
Repair & Maintenance of Improvements	725	3,031	1,300	1,326	1,353	1,380	1,407
TOTAL MAINTENANCE	8,343	11,247	9,744	9,939	10,138	10,340	10,547
ADMINISTRATION							
Postage	19	19	17	17	18	18	18
Advertising - Public Notices	336	336	352	359	366	374	381
City Admin Fee	89	72	723	737	752	767	783
TOTAL MAINTENANCE & OPERATION	8,787	11,674	10,836	11,053	11,274	11,499	11,729
ASSESSMENTS							
LOTS	29	\$350	10,150	\$350	10,150	10,150	\$350
COLLECTION RATE	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL COLLECTIONS	30310	10,150	10,150	10,150	10,150	10,150	10,150
INTEREST INCOME	0.00%	-	-	-	-	-	-
ENDING FUND BALANCE	11,096	9,572	8,886	7,983	6,860	5,510	3,931
THREE MONTH OPERATING RESERVE	2,197	2,919	2,709	2,763	2,818	2,875	2,932
SURPLUS	8,899	6,654	6,177	5,220	4,041	2,635	999



# Amarillo City Council

## Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 July 22, 2020 to review the proposed FY 2020/21 budget and service plan. The Tutbury PID budget projects total maintenance and operation expenses for FY 2020/21 to be \$20,516. 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 2020/21 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. 7878

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

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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; 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 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Tutbury Public Improvement District

Budget: Fiscal Year 2020-2021

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 \$20,516. Such cost will be apportioned over the development as follows:

Cost of Maintenance and Operation .....	\$19,091
Administration Expense .....	\$1,425
Total.....	\$20,516

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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

TUTBURY PUBLIC IMPROVEMENT DISTRICT (27400)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25  
 REVISED 1-Sep-20

	2018/19 Actual	2019/20 Revised	2020/21 Proposed	2021/22 Estimated	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
<b>BEGINNING FUND BALANCE</b>	27,895	34,245	38,359	34,139	29,509	24,460	18,984
	Inflation	2.00%					
<b>PROJECTED COSTS</b>							
<b>MAINTENANCE &amp; OPERATION:</b>							
Electricity	227	371	484	494	504	514	524
Water & Sewer	1,888	3,060	3,152	3,215	3,279	3,345	3,412
Custom Gardens - Monthly Fee	6,262	6,064	7,000	7,140	7,283	7,428	7,577
Repair & Maintenance - Improvements	605	631	8,200	8,364	8,531	8,702	8,876
Repair & Maintenance - Irrigation	247	-	255	260	265	271	276
<b>TOTAL MAINTENANCE</b>	9,229	10,126	19,091	19,473	19,862	20,260	20,665
<b>ADMINISTRATION</b>							
Postage	16	16	15	15	16	16	16
Advertising - Public Notices	336	336	352	359	366	374	381
Professional - Collection Contract	240	240	240	245	250	255	260
City Admin Fee	125	106	818	834	851	868	885
<b>TOTAL MAINTENANCE &amp; OPERATION</b>	9,946	10,824	20,516	20,926	21,345	21,772	22,207
<b>ASSESSMENTS</b>							
	\$ 679	16,296	16,296	16,296	16,296	16,296	16,296
	LOTS	24					
<b>COLLECTION RATE</b>	100.00%	91.67%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL COLLECTIONS</b>	16,296	14,938	16,296	16,296	16,296	16,296	16,296
<b>INTEREST INCOME</b>	-	-	-	-	-	-	-
	0.00%						
<b>Increase/Decrease in Cash</b>	6,350	4,114	(4,220)	(4,630)	(5,049)	(5,476)	(5,911)
<b>ENDING FUND BALANCE</b>	34,245	38,359	34,139	29,509	24,460	18,984	13,073
<b>THREE MONTH OPERATING RESERVE</b>	2,487	2,706	5,129	5,232	5,336	5,443	5,552
<b>SURPLUS</b>	31,759	35,653	29,010	24,277	19,124	13,541	7,521

H



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of 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 July 30, 2020 to review the proposed FY 2020/21 budget and service plan. The Colonies PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$998,337. The Board recommended unanimously to maintaining the property owner assessment rates at \$0.10 per square foot. This will result in assessments totaling \$1,030,841. This decision was made in order to continue to cover all operating costs as well as an additional \$466,830 annual debt service payment.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Colonies PID. Attached is the Colonies Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

### Requested Action

The PID budget and 5-year service plan discussed above have been reviewed and recommended for approval 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 received one comment from a property owner requesting consideration of an assessment cap. This comment was forwarded to the Colonies PID Advisory Board but received no action.

### Staff Recommendation

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

ORDINANCE NO. 2020-14

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

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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; and

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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Colonies Public Improvement District

Fiscal Year 2020-2021

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 \$998,337. Such cost will be apportioned over the development as follows:

Cost of Maintenance.....	\$492,104
Administration Expense .....	\$39,403
Debt Service Obligation .....	\$466,830
Total.....	\$998,337

C. This year's assessment will total \$1,030,841 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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

COLONIES # 5 PUBLIC IMPROVEMENT DISTRICT (27300)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: Actual 2018/19 and ESTIMATED 2019/20 to 2028/30  
 REVISED 20-Aug-20

	Actual 2018/19	Budget 2019/20	Revised 2019/20	Proposed 2020/21	Estimated 2021/22	Estimated 2022/23	Estimated 2023/24
<b>BEGINNING FUND BALANCE</b>	566,324	800,358	800,358	875,237	1,007,741	863,248	707,759
		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%
<b>PROJECTED COSTS</b>							
<b>MAINTENANCE &amp; OPERATION:</b>							
<b>PARK MAINTENANCE COST:</b>	47,987	45,000	45,000	723,586	723,586	723,586	723,586
	678,586	723,586	723,586	0.735	0.749	0.764	0.780
Operating	19,668	19,668	19,668	91,153	92,076	94,836	96,732
Landscaping (Botany & Agriculture)	11,182	18,089	15,815	19,465	19,854	20,251	20,656
Electricity	53,200	104,225	170,000	150,000	153,000	156,000	159,181
Water & Sewer	30,279	35,348	30,742	31,302	31,928	32,567	33,218
PID Management Fees (private)	67,600	143,630	150,481	166,821	170,157	173,032	177,032
Custom Gardens (monthly fee)	68,300	21,815	20,000	22,251	22,696	23,150	23,604
Hardscape Repairs	68,400	11,366	5,538	11,366	11,825	12,284	12,743
Irrigation Repairs	71,100	134	134	182	186	193	199
Insurance (City Charge)	362,435	486,391	499,090	492,104	501,948	511,895	522,225
<b>ADMINISTRATION:</b>							
Postage	481	462	462	462	471	481	490
Printing - Public Notices	6,100	420	420	420	428	437	446
Advertising	7,072	7,692	7,692	7,692	7,846	8,003	8,163
Tax Assessor Commission	4,669	4,922	4,922	4,922	5,076	5,230	5,384
City Admin Fee	12,558	13,466	12,211	39,493	40,191	40,995	41,815
<b>TOTAL ADMINISTRATION</b>	374,993	479,887	510,301	531,507	542,137	552,980	564,039
<b>TOTAL MAINTENANCE &amp; OPERATION</b>	843,696	950,179	980,593	998,337	1,174,151	1,186,035	1,186,035
Bond Proceeds	-	-	-	-	2,000,000	2,000,000	2,000,000
Developer Reimbursements	-	-	-	-	(2,000,000)	(2,000,000)	(2,000,000)
Debt Service First Issue (2006 2/15/26 mat)	585,000	45,946	45,946	45,946	45,946	45,946	45,946
Debt Service Second Issue (2008B 2/15/28 mat)	1,500,000	107,334	107,334	109,172	110,806	112,239	108,564
Debt Service Third Issue (2014 8/15/34 mat)	1,535,000	104,531	104,531	102,581	105,631	104,056	106,956
Debt Service Fourth Issue (2018 2/15/38 mat)	3,000,000	210,481	210,481	206,631	207,131	207,431	207,531
Debt Service Fifth Issue	2,000,000	-	-	-	150,000	150,000	150,000
Debt Service Sixth Issue	1,500,000	-	-	-	2,500	2,500	3,000
Fiscal Agent Fees	468,703	470,292	470,292	468,830	622,014	622,168	621,986
<b>TOTAL EXPENDITURES</b>	843,696	950,179	980,593	998,337	1,174,151	1,186,035	1,186,035
<b>ASSESSMENTS</b>							
RESIDENTIAL	841,164	978,942	978,942	950,419	941,859	941,859	941,859
COMMERCIAL	70,725	75,458	970,234	1,000,334	1,000,334	1,000,334	1,000,334
	0.0806	0.0778	0.0778	0.0778	0.0778	0.0778	0.0778
<b>TOTAL ASSESSMENTS</b>	911,889	1,054,399	1,054,399	1,030,841	1,019,657	1,019,657	1,019,657
<b>COLLECTION RATE</b>	115.66%	99.87%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL COLLECTIONS</b>	1,054,712	1,052,985	1,054,400	1,030,841	1,019,658	1,019,658	1,019,658
<b>INTEREST INCOME</b>	18	1,072	1,072	100,000	-	-	-
<b>MISCELLANEOUS INCOME</b>	211,034	102,800	74,879	132,504	(144,403)	(155,460)	(166,378)
<b>INCREASE (DECREASE) IN CASH</b>	800,358	303,184	875,237	1,007,741	707,759	541,381	296,509
Ending Fund Balance	210,924	237,545	245,148	249,584	293,787	296,509	296,509
Three Month Operating Reserve	589,434	665,620	630,089	758,157	413,972	244,872	244,872
Surplus							

COLONIES # 5 PUBLIC IMPROVEMENT DISTRICT (27300)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: Actual 2018/19 and ESTIMATED 2019/20 to 2029/30  
 REVISED 20-Aug-20

	Estimated 2024/25	Estimated 2025/26	Estimated 2026/27	Estimated 2027/28	Estimated 2028/29	Estimated 2029/30
<b>BEGINNING FUND BALANCE</b>	541,381	364,846	276,005	197,152	95,919	104,197
	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
<b>PROJECTED COSTS</b>						
<b>MAINTENANCE &amp; OPERATION:</b>	0.795	0.811	0.827	0.844	0.861	0.878
<b>PARK MAINTENANCE COST:</b>						
Operating	99,667	100,640	102,653	104,706	106,800	108,936
Landscaping (Botany & Agriculture)	51,450	21,070	22,350	22,550	22,506	23,282
Electricity	53,200	162,365	165,612	172,303	175,749	179,284
Water & Sewer	6,201	33,882	35,251	35,956	36,075	37,409
PID Management Fees (private)	6,700	180,572	184,784	191,625	195,457	199,367
Custom Gardens (monthly fee)	6,800	23,613	24,086	25,059	25,560	26,071
Hardscape Repairs	68,300	12,303	12,549	13,050	13,317	13,583
Irrigation Repairs	64,400	19,727	20,331	21,000	21,739	22,500
Insurance (City Charge)	71,100	543,323	554,169	565,273	576,578	588,110
<b>TOTAL MAINTENANCE</b>	532,669	1,927,331	1,972,331	2,017,331	2,062,331	2,107,331
<b>ADMINISTRATION:</b>						
Permit	500	510	520	531	541	552
Advertising - Public Notices	61,300	464	473	482	492	502
Tax Assessor Commission	6,200	8,493	8,662	8,836	9,012	9,193
City Admin Fee	7,740	33,370	34,718	35,413	36,121	36,844
<b>TOTAL ADMINISTRATION</b>	42,651	43,504	44,374	45,262	46,167	47,090
<b>TOTAL MAINTENANCE &amp; OPERATION</b>	575,320	586,827	598,563	610,534	622,745	635,200
Bond Proceeds	3,981	1,500,000				
Developer Reimbursements	8,320	(1,500,000)				
Debt Service First Issue (2006 2/15/26 mat)	45,946	19,145				
Debt Service Second Issue (2008 2/15/28 mat)	585,000	110,812	111,630	112,244		
Debt Service Third Issue (2010 2/15/30 mat)	1,500,000	109,790	105,056	105,056	105,000	
Debt Service Fourth Issue (2014 2/15/34 mat)	1,535,000	107,456	206,631	210,831	215,506	107,238
Debt Service Fifth Issue (2018 2/15/38 mat)	3,000,000	207,431	150,000	150,000	150,000	205,656
Debt Service Sixth Issue	2,000,000	150,000	112,500	112,500	112,500	150,000
Fiscal Agent Fees	3,000	3,000	2,500	2,500	2,000	2,000
Total Debt Service	620,873	710,044	685,731	695,731	580,006	577,594
<b>TOTAL EXPENDITURES</b>	1,196,193	1,296,871	1,286,580	1,306,265	1,202,751	1,212,794
<b>ASSESSMENTS</b>						
RESIDENTIAL	941,859	1,130,230	1,130,230	1,130,230	1,130,230	1,130,230
COMMERCIAL	77,799	77,799	77,799	77,799	77,799	77,799
<b>TOTAL ASSESSMENTS</b>	1,019,657	1,208,029	1,208,029	1,208,029	1,208,029	1,208,029
<b>COLLECTION RATE</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL COLLECTIONS</b>	1,019,658	1,208,030	1,208,030	1,208,030	1,208,030	1,208,030
<b>INTEREST INCOME</b>						
<b>MISCELLANEOUS INCOME</b>						
<b>INCREASE (DECREASE) IN CASH</b>	(176,535)	(86,841)	(78,850)	(96,236)	(6,276)	(4,764)
Ending Fund Balance	364,846	276,005	197,152	95,919	104,197	96,433
Three Month Operating Reserve	299,048	324,218	321,720	326,566	300,688	303,199
Surplus	65,798	(48,213)	(124,565)	(227,647)	(196,490)	(203,765)

H



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

**Agenda Caption**  
 Second and Final Reading of 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 July 17, 2020 to review the proposed FY 2020/21 budget and service plan. The Greenways PID budget projects total maintenance, operation and debt service expenses for FY 2020/21 to be \$1,705,283. The Board recommends maintaining property owner assessment rates at \$750 for type A lots, \$625 for type B lots, \$900 for type D lots, and \$1,875 per acre for commercial property. This will result in assessments totaling \$671,219. This decision was made in order to continue to cover all operating costs as well as build up their operating reserve.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Greenways PID. Attached is the Greenways Public Improvement District Fiscal Year 2020/21 budget, service plan, and associated ordinance and exhibit.

**Requested Action**  
 The PID annual 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 item.

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

ORDINANCE NO. 7880

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

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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; 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 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

**Greenways Public Improvement District  
Fiscal Year 2020-2021**

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 \$1,705,283. Such cost will be apportioned over the development as follows:

Cost of Maintenance.....	\$444,722
Administration Expense .....	\$38,158
Debt Service.....	\$222,403
Total.....	\$705,283

C. This year's assessment will total \$671,219. 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 Tuscan 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 2020-2021 Class A lot assessment will be \$750.00 per lot, the Class B lot assessment will be \$625.00 per lot, and the Class D lot assessment will be \$900.00 per lot.
2. Commercial Property: The 2020-2021 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, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

GREENWAYS AT HILLSIDE PUBLIC IMPROVEMENT DISTRICT (27100)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25  
 REVISED 17-Jul-20

	Actual 2018/19	Revised 2019/20	Proposed 2020/21	Estimated 2021/22	Estimated 2022/23	Estimated 2023/24	Estimated 2024/25
<b>BEGINNING FUND BALANCE</b>	338,736	487,463	248,424	214,982	167,775	145,801	182,982
<b>PROJECTED COSTS</b>							
<b>MAINTENANCE &amp; OPERATION:</b>							
<b>PARK MAINTENANCE COST:</b>	0.30	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	12,049	15,643	16,796	17,132	17,474	17,624	18,180
	28.75	28.75	28.75	28.75	28.75	29	29
Operating	-	630	2,000	2,040	2,081	2,122	2,165
Botanical & Agricultural	3,850	3,164	3,322	3,388	3,456	3,526	3,596
Electricity	91,614	200,000	200,000	204,000	208,080	212,242	216,486
Water & Sewer	-	11,800	15,000	15,300	15,606	15,918	16,236
Miscellaneous (unassigned)	191,405	175,000	153,000	156,060	159,181	162,365	165,612
Contract Labor	24,585	31,000	10,200	10,404	10,612	10,824	11,041
Repair & Maintenance of Improvements	-	35,700	35,700	36,414	37,142	37,885	38,643
Other Improvements	21,592	14,529	25,500	26,010	26,530	27,061	27,602
Repair & Maintenance of Irrigation	333,046	436,123	444,722	453,617	462,689	471,943	481,382
<b>TOTAL MAINTENANCE</b>							
	600	550	550	572	572	584	595
Postage	336	529	529	540	550	561	573
Advertising Public Notices	8,312	8,576	8,748	8,923	9,101	9,283	9,466
Professional Collection Contract	4,115	28,503	28,503	29,073	29,652	30,248	30,853
City Administrative fee	13,363	13,665	38,158	38,971	39,700	40,494	41,304
<b>TOTAL ADMINISTRATION</b>							
	346,409	449,728	482,880	492,538	502,389	512,437	522,685
<b>TOTAL MAINTENANCE &amp; OPERATION</b>							
Developer Reimbursement	-	(300,000)	(1,000,000)	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
<b>DEBT SERVICE PAYMENTS</b>							
FOURTH ISSUE PAYMENT (COs 2014, 08/15/24 Maturity Date)	725,000	48,688	52,788	51,738	50,950	49,900	48,950
THIRD ISSUE PAYMENT (2008A Cos, 2/15/28 Maturity Date)	600,000	43,996	47,305	45,807	44,309	42,811	41,313
SECOND ISSUE PAYMENT (2003 COs, 8/15/23 Maturity Date)	620,000	46,770	44,810	44,330	43,850	43,370	42,890
FIFTH ISSUE	1,000,000	2,500	2,500	2,500	2,500	2,500	2,500
Fiscal Agent Fees	142,338	141,174	222,403	223,375	219,424	217,211	215,000
Total Debt Service	488,747	890,902	1,705,283	1,715,912	1,721,813	1,727,714	1,733,615
<b>TOTAL EXPENDITURES</b>							
	888,747	1,391,105	2,110,566	2,131,824	2,153,082	2,174,340	2,195,598
<b>ASSESSMENTS</b>							
RESIDENTIAL B	575	600	574,375	574,375	574,375	574,375	574,375
RESIDENTIAL A	690	720	51,000	51,000	51,000	51,000	51,000
RESIDENTIAL D	828	864	23,400	23,400	23,400	23,400	23,400
COMMERCIAL	1,725	1,800	22,444	22,444	22,444	22,444	22,444
<b>TOTAL ASSESSMENTS</b>							
	643,362	643,362	671,219	671,219	671,219	671,219	671,219
<b>COLLECTION RATE</b>							
	100.54%	99.63%	99.63%	99.63%	99.63%	99.63%	99.63%
<b>TOTAL COLLECTIONS</b>							
INTEREST INCOME	646,854	640,953	671,219	668,705	669,838	669,838	669,838
<b>INCREASE (DECREASE) IN CASH</b>							
	158,727	(249,039)	(33,442)	(47,207)	(21,974)	(17,191)	(4,597)
<b>ENDING FUND BALANCE</b>							
Three Month Operating Reserve	86,602	112,437	120,720	123,134	125,597	128,109	130,671
Surplus	410,860	135,992	94,262	44,640	20,203	34,882	36,917
<b>TOTAL</b>							
	1,047,569	1,274,426	1,492,241	1,518,663	1,546,692	1,574,714	1,602,740

4



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development & Redevelopment
<b>Department</b>	Development Services		
<b>Contact</b>	Kelley Shaw, Development Customer Service Coordinator		

### Agenda Caption

Second and Final Reading of an ordinance to levy an assessment on property within the Pinnacle Public Improvement District.

### Agenda Item Summary

An assessment against each parcel of property in the Pinnacle Public Improvement District (PID), determined by multiplying a cost value per square foot of lot area, must be approved on an annual basis. The Pinnacle PID Advisory Board met July 15, 2020 to review the proposed FY 2020/21 budget and service plan. The Pinnacle PID budget projects total maintenance, operation and administration expenses for FY 2020/21 to be \$54,040. The Board recommended unanimously to have a property owner assessment rates at \$0.07 per square foot. This will result in assessments totaling \$85,823. This decision was made in order to continue to cover all operating and administrative costs.

A service plan covering a period of at least five years must also be reviewed and approved. This plan defines the annual indebtedness and projected costs for improvements as well as maintenance of improvements within the Pinnacle PID. Attached is the Pinnacle Public Improvement District Fiscal Year 2020/21 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 Pinnacle 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 Pinnacle PID boundary regarding this item. At this time of writing, Development Services staff has not received any comments regarding this item.

### Staff Recommendation

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

ORDINANCE NO. 7881

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

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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 Pinnacle 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 Pinnacle 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 2020-2021 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 2020-2021 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 \_\_\_\_\_, 2020; and PASSED on Second and Final Reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney

**EXHIBIT**

Pinnacle Public Improvement District

Fiscal Year 2020-2021

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

Vicinity- South of Hollywood Road/Loop 335, west of Western Street, north of Sundown Land, and east of Bell Street.

Being a 510.66 acre tract of land located in Section 3, Block 9, BS&F Survey, Randall County, Texas.

B. The total estimated costs for maintenance, operation, and administration expenses proposed for the Pinnacle Public Improvement District is \$54,039. Such cost will be apportioned over the development as follows:

Cost of Maintenance.....	\$52,826
Administration Expense.....	\$1,213
Total.....	\$54,039

C. This year's assessment will total \$85,823. 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 be assessed an amount equal to \$0.07 multiplied by the total square footage of the lot.
2. Commercial Property: Commercial property will be assessed an amount equal to \$0.07 multiplied by the total square footage of the lot for the first 43,560 square feet. Any portion of the lot that exceeds 43,560 will be assessed at a rate that is equal to 20% of the rate for Residential Property.

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

1. These assessments are due and payable October 1, 2020.
2. These assessments become delinquent if not paid prior to February 1, 2021 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 2020-2021.

PINNACLE PUBLIC IMPROVEMENT DISTRICT (27050)  
 FIVE YEAR IMPROVEMENT PLAN  
 FISCAL YEARS: ACTUAL 2018/19 AND ESTIMATED 2019/20 TO 2024/25  
 1-Sep-20  
 REVISED

	2018/19 Actual	2019/20 Revised	2020/21 Proposed	2021/22 Estimated	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
<b>BEGINNING FUND BALANCE</b>	(336)	-	-	31,784	48,286	78,584	46,613
<b>PROJECTED COSTS</b>							
<b>MAINTENANCE &amp; OPERATION:</b>							
<b>PARK MAINTENANCE COST:</b>							
Operating	-	-	78,300	78,300	96,900	175,200	175,200
Janitorial Supplies	-	-	-	-	-	-	-
Botany & Agriculture	-	-	-	-	-	-	-
Electricity	-	-	1,918	1,957	1,956	2,036	2,077
Water & Sewer	-	-	10,908	11,126	25,393	25,901	26,419
PID Management Fees (private)	-	-	5,000	15,000	15,000	20,000	25,000
Repair & Maintenance of Improvements	-	-	5,000	10,000	10,000	10,000	10,000
Temporary/Contract Labor	-	-	30,000	30,000	55,637	55,637	74,037
Repair & Maintenance Other Improvements	-	-	-	-	-	-	-
Improvements	-	-	-	-	-	-	-
83200	-	-	52,826	68,083	108,026	113,574	137,532
<b>TOTAL MAINTENANCE</b>	-	-	78,300	78,300	96,900	175,200	175,200
<b>ADMINISTRATION</b>							
Postage	1	100	102	104	106	108	108
Advertising - Public Notices	336	350	357	364	371	379	379
Professional - Collection Contract	-	735	750	1,249	1,274	1,784	1,784
City Admin Fee	-	28	29	48	49	68	68
<b>TOTAL ADMINISTRATION</b>	337	1,213	1,238	1,764	1,800	2,339	2,339
<b>TOTAL MAINTENANCE &amp; OPERATION</b>	337	350	54,040	69,320	109,790	115,373	139,871
<b>Bond Proceeds</b>							
<b>Developer Reimbursements</b>							
<b>Debt Service Proposed Issues</b>							
<b>Fiscal Agent Fees</b>							
<b>Total Debt Service</b>							
<b>TOTAL EXPENDITURES</b>	337	350	54,040	69,320	109,790	115,373	139,871
<b>ASSESSMENTS</b>							
<b>RESIDENTIAL</b>							
CISD PROPERTY (EXEMPTED)	-	-	85,823	85,823	140,088	140,088	140,088
OTHER PROPERTY (>43,560 SQ FT)	-	-	-	-	-	-	-
<b>COLLECTION RATE</b>	0.00%	0.00%	100.00%	0.00%	100.00%	0.00%	100.00%
<b>TOTAL COLLECTIONS</b>	-	-	85,823	85,823	140,088	140,088	140,088
<b>INTEREST INCOM 0.00%</b>							
<b>Prepaid by Developer</b>	673	350	-	-	-	-	-
<b>Increase/Decrease in Cash</b>	336	-	31,784	16,503	30,298	(31,971)	50,724
<b>ENDING FUND BALANCE</b>	-	-	31,784	48,286	78,584	46,613	97,337
<b>THREE MONTH OPERATING RESERVE</b>	84	88	13,510	17,330	27,448	43,015	49,139
<b>SURPLUS</b>	(84)	(88)	18,274	30,956	51,137	3,598	48,198



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<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
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<b>Department</b>	Planning and Development Services Andrew Freeman – Managing Director of Planning and Development Services
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**Agenda Caption**

Second and Final Reading of an Ordinance annexing into the City of Amarillo, Potter and Randall County, Texas, on petition of property owner, territory generally described as a 330.26 acre tract of land located in Section 2, Block 9, B.S.&F. Survey, Randall County, Texas and Section 2, Block 2, J. Poitevent Survey, Randall County, Texas.  
Vicinity: Western St. and W. Sundown Ln.  
Applicant/s: Perry Williams for PDUB Land Holdings, LTD

**Agenda Item Summary**

This Public Hearing is to consider annexing approximately 330 acres of land into the City Limits. This is a landowner-initiated annexation request and the land is currently vacant. Anticipated development will consist of approximately 1,632 single-family detached and/or attached homes and 31.00 acres of land for various non-residential uses.

On August 25, 2020, City Council set a date, time, and place for a Public Hearing (September 8, 2020) as well as authorized the City Manager to execute an Agreed Service Plan.

The Agreed Service Plan is a negotiated agreement between the City and a landowner requesting annexation that details responsibilities for services to be provided by each party should annexation occur. The Agreed Service Plan is to ensure a written understanding of responsibilities is in place prior to the official annexation.

The Public Hearing is the event where official consideration of whether to annex or not occurs and if annexation is approved, the Agreed Service Plan becomes binding. Although State Law allows a City to adopt the ordinance at the conclusion of the 1st Public Hearing, the annexation ordinance will not be effective until a second reading due to the City Charter requiring all ordinances have two readings before Council. If approved, the 2<sup>nd</sup> Reading of the Annexation Ordinance would occur on September 22, 2020.

Annexation is one of the primary means by which a City grows and also allows a municipality to provide services to urbanizing areas and exercise regulatory authority (enacting land use control) necessary to protect public health and safety and ensure orderly development occurs at the fringes of a City.

Annexation also ensures future residents who would be benefiting from access to City facilities and services share in the tax burden associated with constructing and maintaining said facilities and services. Each annexation request should be evaluated on a case by case basis and characteristics such as fiscal impact, development plans, need for land use control, anticipated revenues, among others should be considered.

Attached is a Fiscal Impact Analysis that provides estimated costs and revenues for services and/or public improvements as well as a proposed Preliminary Plan for Council's use in considering the Annexation Ordinance in Public Hearing.

**ORDINANCE NO. 7882**

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

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WHEREAS, the City of Amarillo, Texas is a home-rule municipality authorized by State law and the City Charter to extend its boundaries and to annex area adjacent and contiguous to its corporate limits; and

WHEREAS, the City of Amarillo's policy is not to pursue involuntary annexations; and

WHEREAS, an offer of a development agreement has been made and rejected; and

WHEREAS, the owners of the property, described in Exhibit A (hereinafter the "Area"), have petitioned the City Council in writing to annex this area into the corporate limits of the City of Amarillo; and

WHEREAS, an Agreed Service Plan has been prepared and executed that provides for the extension of appropriate municipal services to the Area, outlined in Exhibit B, attached hereto and made a part hereof for all purposes; and the City of Amarillo is able to provide such services by any of the methods by which the City extends the services to any other area of the City; and,

WHEREAS, the notice, publication, time periods and other procedural requirements of Chapter C-3 of the Texas Local Government Code have been complied with, including with respect to this annexation that a public hearing has been held at which persons interested in annexation of the Area into the corporate limits of the City were given the opportunity to be heard, on **September 8, 2020**; and,

WHEREAS, the hereinafter described properties and territory lies within the extraterritorial jurisdiction of the City of Amarillo;

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

**SECTION 1. Findings of Fact.** All of the above premises are hereby found to be true and correct and are incorporated into the body of this Ordinance as if fully set forth.

**SECTION 2. Annexation.** The Area, described in Exhibit A, attached hereto and incorporated herein for all purposes, is hereby added and annexed into the City of Amarillo, Texas, said Area shall hereafter be included within the

corporate limits of the City of Amarillo, and the present boundary lines of said City are hereby altered, extended and amended so as to include said Area within the corporate limits.

**SECTION 3. Amendment of Boundaries and Official Map.** The official map and boundaries of the City of Amarillo, Texas, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Area.

**SECTION 4. Agreed Service Plan.** The service plan, attached hereto as Exhibit B, is hereby approved and is incorporated herein for all purposes. The City of Amarillo makes an affirmative determination that this service plan provides for services to the annexed Area which are comparable to other areas within the City of Amarillo with similar land utilization, population density, and topography.

**SECTION 5. Pro Rata Share of Taxes.** The annexed Area, being a part of the City of Amarillo for all purposes, the property situated herein shall bear its pro rata part of taxes levied by the City of Amarillo.

**SECTION 6. Rights, Privileges and Duties of Inhabitants.** The inhabitants of the annexed Area shall be entitled to the rights and privileges of the other citizens of the City of Amarillo and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City of Amarillo.

**SECTION 7. Filing of Ordinance.** The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Potter County, Texas, the County Tax Assessor of Potter County, Texas, the Potter County Appraisal District, the Texas Secretary of State, the Census Bureau, the Texas Department of Insurance, the Texas Public Utility Commission, the Texas Comptroller of Public Accounts, and all local utility companies, in the manner required by law.

**SECTION 8. Severability.** If any part, provision, section, subsection, sentence, clause or phrase of this Ordinance (or the application of same to any person or set of circumstances) is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining parts of this Ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this Ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**SECTION 9. Open Meeting Act Compliance.** The City Council for the City of Amarillo hereby finds and declares that the meetings at which this Ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Local Government Code.

**SECTION 10. Effective Date.** This Ordinance will become effective on the day of its adoption.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the **8<sup>th</sup> day of September, 2020**; and PASSED on Second and Final Reading on this the **22<sup>nd</sup> day of September, 2020**.

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Ginger Nelson, Mayor

ATTEST:

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Frances Hibbs, City Secretary

APPROVED AS TO FORM:

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Bryan McWilliams, City Attorney



## E18-198 Description

### Beacon Pointe Annexation

A 330.26+/- acre tract or parcel of land out of Section 2, Block 9, B. S. & F. Survey, Randall County, Texas, and, Section 2, Block 2, J. Poitevent Survey, Randall County, being a portion of that certain tract of land as recorded in Clerk's File No. 2019000204, Official Public Records of Randall County, Texas, plus a portion of the Right-of-Way of Western Street as dedicated per plat of Sundown Acres Unit No. 9, a suburban subdivision to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2020009051 of the Official Public Records of Randall County, Texas, plus the Right-of-Way at the intersection of Western Street and Beacon Road as dedicated by the instrument recorded in Volume 101, Page 240 of the Deed Records of Randall County, Texas, plus the Right-of-Way of Western Street as shown on the plats of McMurtry Acres Unit No. 5 and Unit No. 7, suburban subdivisions to the City of Amarillo according to the maps or plats recorded under Clerk's File No.s 2018002901 and 2018005459 respectively, plus a portion of the East 30 feet (E/30') of Western Street as dedicated by said instrument recorded in Volume 101, Page 240, said 330.26+/- acre tract of land being further described by metes and bounds as follows:

COMMENCING at an aluminum cap found (Furman) for the Northeast corner of Section 2, said Block 9, whence a 1-1/2 inch iron pipe found for the Northwest corner of Section 232, Block 2, A.B. & M. Survey bears N 00° 02' 04" E - 6669.12 feet;

THENCE S. 00° 01' 55" W. on the common line of said Section 2, Block 9, B. S. & F. Survey and said Section 2, Block 2, J. Poitevent Survey for a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE S. 89° 30' 24" E. 60.00 feet along a line 50 feet South of and parallel to the common line of Sections 2 and 3, said Block 9 to a point on the East Right-of-Way of Western Street as dedicated per said plat of Sundown Acres Unit No. 9;

THENCE S. 00° 01' 55" W. 239.77 feet to a point in the South Right-of-Way line of said Beacon Road;

THENCE N. 89° 58' 05" W. 20.00 feet to a point in the East Right-of-way line of said Western Street as shown on said plat of McMurtry Acres Unit No. 7;

THENCE S. 00° 01' 55" W. 287.97 feet along the East Right-of-Way line of said Western Street as shown on said plats of McMurtry Acres Unit No.s 7 and 5 to a point;

THENCE N. 89° 58' 05" W. 10.00 feet to a point in the East Right-of-Way line of said Western Street as dedicated by said instrument recorded in Volume 101, Page 240;

THENCE S. 00° 01' 55" W. 2129.83 feet along a line 30 feet East of and parallel to the common line of Section 2, Block 9 B. S. & F. Survey and Section 2, Block 2, J. Poitevent Survey to the Southeast corner of this tract of land;

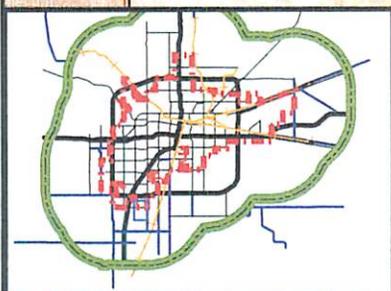
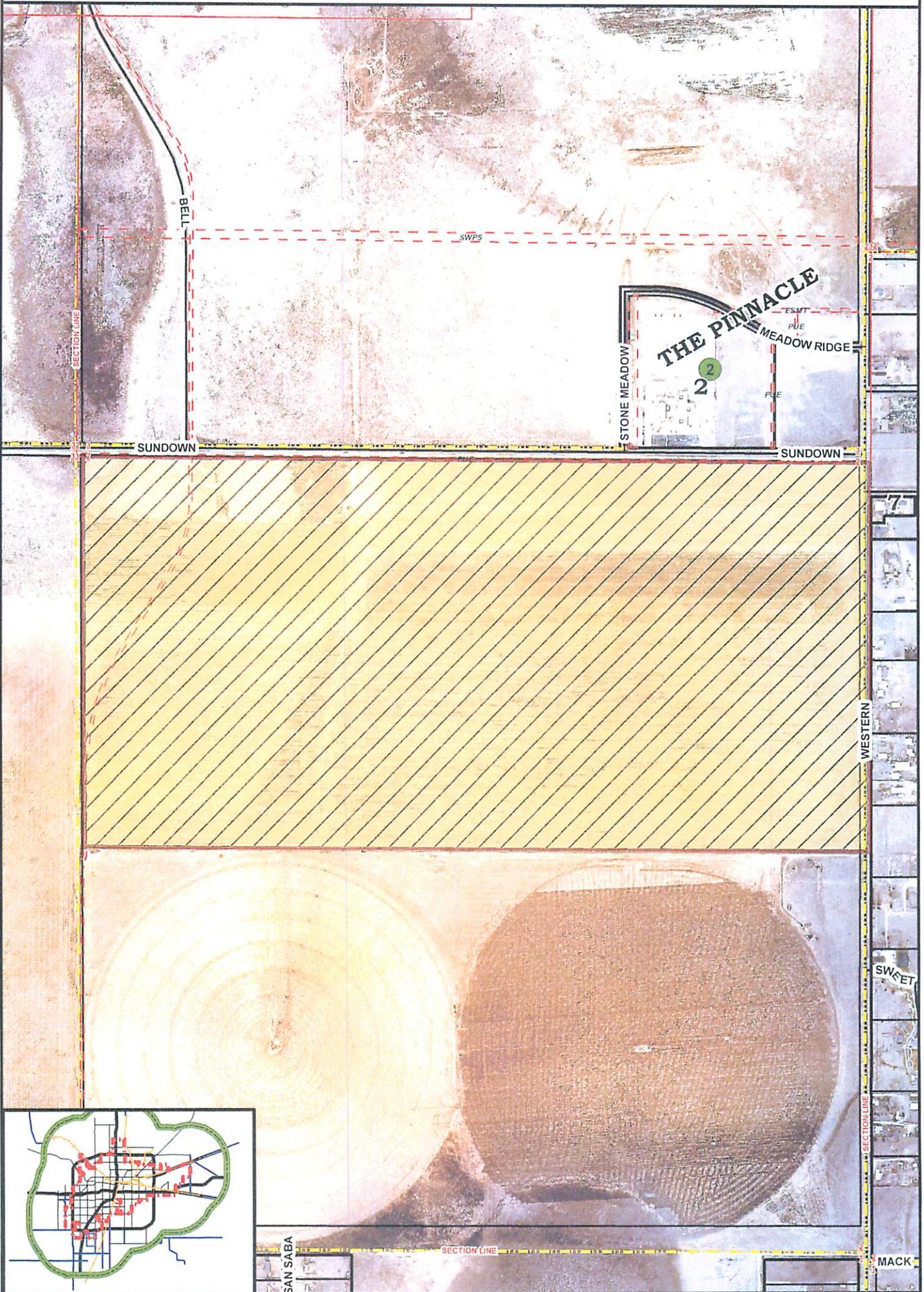
THENCE N. 89° 30' 35" W., at 30.00 feet pass a 1/2 inch iron rod with cap (Furman) found for the Northeast corner of that certain tract or parcel of land as conveyed to High Plains Childrens Home and Family Services Foundation, Inc. by instrument recorded in Clerk's File No. 2012006741 of the Official Public Records of Randall County, Texas, whence an aluminum cap (Furman) found for the Southeast corner of Section 2, said Block 9 bears S 00° 01' 55" W - 2707.82 feet, continuing on the North line of

said High Plains tract for a distance of 5405.58 feet to a 1/2 inch iron rod with cap found (Furman) in the East line of Section 33, Block 9, B.S. & F. Survey for the Northwest corner of said High Plains tract, same being the Southwest corner of this tract, whence an aluminum cap found (Furman) for the Southwest corner of Section 2, said Block 9 bears S 00° 06' 43" E - 2708.16 feet;

THENCE N. 00° 06' 43" W. 2658.15 feet on the common line of Sections 2 and 33, said Block 9 to an aluminum cap found (Dorsey) in the apparent South R-O-W line of Sundown Lane being the Northwest corner of this tract, from whence an aluminum cap found (Furman) for the Northwest corner of Section 2, said Block 9 bears N 00° 06' 43" W 50.00 feet;

THENCE S. 89° 30' 24" E. (Base Line) along a line 50 feet South of and parallel to the common line of Sections 2 and 3, said Block 9 for a distance of 5382.26 feet to the PLACE OF BEGINNING and containing 330.26 acres of land, more or less.

# Exhibit A PROPOSED ANNEXATION



**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Scale: 1" = 800'  
Date: 5/31/2019  
Case No: A-19-02



A-19-02 Annexation of 330.26+/- acre tract of land out of Section 2, Block 9, BS&F Survey, Randall County, Texas and Section 2, Block 2, J. Poitevent Survey, Randall County, Texas

Vicinity: S. Western & W Sundown Ln  
Applicant: PDUB Land Holdings, LTD

AP: K19 & L19

Annexation Analysis

**DISCLAIMER: The computations and data contained herein are for hypothetical purposes only and do not represent actual financial allocations or future financial commitments on behalf of the City. Nothing in this document will be construed as an obligation to encumber or spend monies from any City funds.**

	10 Year Build Out										Total
	1	2	3	4	5	6	7	8	9	10	
<b>General/General Construction Fund</b>											
Solid waste	34,000	68,000	102,000	136,000	170,000	204,000	238,000	272,000	305,000	339,000	1,868,000
Pro rated Fire Station one-time payment	140,468										
Ad Valorem	100,000	206,000	319,000	437,000	563,000	696,000	837,000	985,000	1,141,000	1,306,000	6,590,000
<b>Total Revenue</b>	<b>274,468</b>	<b>274,000</b>	<b>421,000</b>	<b>573,000</b>	<b>733,000</b>	<b>900,000</b>	<b>1,075,000</b>	<b>1,257,000</b>	<b>1,446,000</b>	<b>1,645,000</b>	<b>8,458,000</b>
<b>O&amp;M:</b>											
ROW maintenance cost	8,000	16,000	24,000	33,000	42,000	51,000	61,000	71,000	82,000	92,000	480,000
Street signage	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000
Fire Station operations	-	38,000	39,000	40,000	41,000	41,000	42,000	43,000	44,000	45,000	373,000
Police Officers	-	-	148,000	151,000	154,000	315,000	321,000	328,000	501,000	511,000	2,429,000
Police patrol vehicle	-	-	76,000	-	-	80,000	-	-	85,000	-	241,000
Solid waste O&M	34,000	69,000	106,000	144,000	184,000	225,000	268,000	312,000	358,000	406,000	2,106,000
<b>CIP:</b>											
Solid waste equipment (carts)	7,000	7,000	8,000	8,000	8,000	8,000	8,000	8,000	9,000	9,000	80,000
Trash Truck	300,000	-	-	-	-	-	-	-	-	-	300,000
Bell St Impr Participation Costs	-	-	-	-	-	105,000	107,000	109,000	111,000	114,000	546,000
Western St Impr Participation Costs	169,000	172,000	176,000	179,000	183,000	-	-	-	-	-	879,000
Traffic Signal	-	-	-	-	-	-	-	-	-	478,000	478,000
Fire Station (estimated remaining cost)	4,400,000	-	-	-	-	-	-	-	-	-	4,400,000
<b>Total Expense</b>	<b>4,920,000</b>	<b>304,000</b>	<b>579,000</b>	<b>557,000</b>	<b>614,000</b>	<b>827,000</b>	<b>809,000</b>	<b>873,000</b>	<b>1,192,000</b>	<b>1,657,000</b>	<b>12,332,000</b>
<b>Net</b>	<b>(4,645,532)</b>	<b>(30,000)</b>	<b>(158,000)</b>	<b>16,000</b>	<b>119,000</b>	<b>73,000</b>	<b>266,000</b>	<b>384,000</b>	<b>254,000</b>	<b>(12,000)</b>	<b>(3,874,000)</b>
<b>Water and Sewer</b>											
Water	69,000	139,000	208,000	277,000	347,000	416,000	485,000	555,000	624,000	693,000	3,813,000
Sewer	55,000	109,000	164,000	219,000	273,000	328,000	383,000	437,000	492,000	547,000	3,007,000
<b>Total Revenue</b>	<b>124,000</b>	<b>248,000</b>	<b>372,000</b>	<b>496,000</b>	<b>620,000</b>	<b>744,000</b>	<b>868,000</b>	<b>992,000</b>	<b>1,116,000</b>	<b>1,240,000</b>	<b>6,820,000</b>
<b>O&amp;M:</b>											
Water O&M	80,000	164,000	250,000	340,000	434,000	531,000	632,000	737,000	846,000	958,000	4,972,000
Sewer O&M	44,000	89,000	136,000	185,000	236,000	289,000	344,000	401,000	460,000	521,000	2,705,000
<b>CIP:</b>											
Upsizing Cost	11,000	12,000	12,000	12,000	12,000	13,000	13,000	13,000	13,000	14,000	125,000
Water and Sewer Extension Costs	60,000	61,000	62,000	-	-	-	-	-	-	-	183,000
<b>Total Expense</b>	<b>195,000</b>	<b>326,000</b>	<b>460,000</b>	<b>537,000</b>	<b>682,000</b>	<b>833,000</b>	<b>989,000</b>	<b>1,151,000</b>	<b>1,319,000</b>	<b>1,493,000</b>	<b>7,985,000</b>
<b>Net</b>	<b>(71,000)</b>	<b>(78,000)</b>	<b>(88,000)</b>	<b>(41,000)</b>	<b>(62,000)</b>	<b>(89,000)</b>	<b>(121,000)</b>	<b>(159,000)</b>	<b>(203,000)</b>	<b>(253,000)</b>	<b>(1,165,000)</b>

Annexation Analysis

**DISCLAIMER: The computations and data contained herein are for hypothetical purposes only and do not represent actual financial allocations or future financial commitments on behalf of the City. Nothing in this document will be construed as an obligation to encumber or spend monies from any City funds.**

	10 Year Build Out										Total
	1	2	3	4	5	6	7	8	9	10	
<b>Drainage</b>											
Drainage fees	7,000	14,000	22,000	29,000	36,000	43,000	50,000	58,000	65,000	72,000	396,000
<b>Total Revenue</b>	<b>7,000</b>	<b>14,000</b>	<b>22,000</b>	<b>29,000</b>	<b>36,000</b>	<b>43,000</b>	<b>50,000</b>	<b>58,000</b>	<b>65,000</b>	<b>72,000</b>	<b>396,000</b>
<b>O&amp;M:</b>											
Street sweeping & curb and gutter	10,000	21,000	31,000	43,000	55,000	67,000	79,000	93,000	106,000	121,000	626,000
<b>CIP:</b>											
Bell St Drainage Improvements	-	-	-	-	-	193,000	197,000	201,000	205,000	209,000	1,005,000
Western St Drainage improvements	175,000	179,000	182,000	186,000	189,000	-	-	-	-	-	911,000
<b>Total Expense</b>	<b>185,000</b>	<b>200,000</b>	<b>213,000</b>	<b>229,000</b>	<b>244,000</b>	<b>260,000</b>	<b>276,000</b>	<b>294,000</b>	<b>311,000</b>	<b>330,000</b>	<b>2,542,000</b>
<b>Net</b>	<b>(178,000)</b>	<b>(186,000)</b>	<b>(191,000)</b>	<b>(200,000)</b>	<b>(208,000)</b>	<b>(217,000)</b>	<b>(226,000)</b>	<b>(236,000)</b>	<b>(246,000)</b>	<b>(258,000)</b>	<b>(2,146,000)</b>
<b>Total</b>	<b>(4,894,532)</b>	<b>(294,000)</b>	<b>(437,000)</b>	<b>(225,000)</b>	<b>(151,000)</b>	<b>(233,000)</b>	<b>(81,000)</b>	<b>(11,000)</b>	<b>(195,000)</b>	<b>(523,000)</b>	<b>(7,185,000)</b>

Note: Assumes 2% inflation year over year for all costs with a 3% average increase to appraised values. Sales tax growth not included due to uncertainty of actual growth related to surrounding communities spending sales tax dollars in Amarillo and actively moving into the community as new housing develops. Any increase in sales tax is assumed to cover increases to the City's indirect costs associated with a new annexation. Assumes sanitation, water, sewer and drainage rates effective 10/1/19.

**DISCLAIMER: The computations and data contained herein are for hypothetical purposes only and do not represent actual financial allocations or future financial commitments on behalf of the City. Nothing in this document will be construed as an obligation to encumber or spend monies from any City funds.**

## Exhibit B

### The City of Amarillo Agreed Service Plan Beacon Pointe

**AREA TO BE ANNEXED: 330.07± Acres**

**Property Description: See Attached**

#### **Introduction:**

**This Agreed Service plan has been prepared in accordance with V.T.C.A. Local Government Code Section 43.0672, as indicated by the signatures below, is agreed to by the annexation petitioners. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City of Amarillo at the following levels and in accordance with the following schedule:**

#### **FIRE**

*Existing Services:* None

*Services to be Provided:* Fire suppression and first response Emergency Medical Services (EMS) will be available to the area upon annexation. Portions of this area will have primary fire response provided by Fire Station No. 3, located at 7441 Oxford Drive. Fire prevention and fire inspection activities will be provided by the Fire Marshal's office as needed.

Upon annexation, the applicant requesting annexation will be responsible for their pro-rated cost of construction of a new fire station to serve the area/s not served by adequate service.

The City of Amarillo will be responsible for coordinating the funding of the remaining cost to construct the above-mentioned fire station. Construction of said fire station will begin upon adequate resources being available for construction and operation of said fire station.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

#### **POLICE**

*Existing Services:* None

*Services to be Provided:* Upon annexation, the City of Amarillo Police Department (APD) will extend regular and routine patrols to the area. Police Department activities to serve the area upon annexation can be afforded to the annexed area within current budget appropriation.

As the City experiences development in this area, the Police Department will need approximately two additional officers and one additional patrol vehicle for every 1,000 residents to respond to additional calls for service. By year ten of the build out, approximately six additional officers and three additional patrol units will be needed.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of the additional officers and patrol units.

## **BUILDING SAFETY**

*Existing Services:* None

*Services to be Provided:* The Department of Building Safety will provide plan review and inspection services upon annexation and/or as development warrants. This includes issuing building, electrical, mechanical, and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Amarillo. As the City experiences growth, additional resources may need to be addressed in order to maintain level of services.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **PLANNING AND ZONING**

*Existing Services:* None

*Services to be Provided:* The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Amarillo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Amarillo's Subdivision Ordinance. As the City experiences growth, additional resources may need to be addressed in order to maintain level of services.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **PARKS & RECREATION**

*Existing Services:* None

*Services to be Provided:* There are no parks or recreational facilities being proposed within the annexed area. As such, no services will be provided from the Parks and Recreation Department.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **LIBRARY**

*Existing Services:* None

*Services to be Provided:* Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. Department activities can be afforded to the annexed area within current budget appropriation.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE**

*Existing Services:* Sanitary nuisances (limited), OSSF

*Services to be Provided:* The Amarillo Area Public Health District will implement the enforcement of the City of Amarillo's health ordinances and regulations on upon annexation to include, but not limited to, vector control and sanitary nuisance enforcement.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **ANIMAL MANAGEMENT AND WELFARE SERVICES**

*Existing Services:* None

*Services to be Provided:* Animal Management and Welfare services will be provided to the area upon annexation.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **PUBLIC RIGHT-OF-WAY**

*Existing Services:* None

As proposed, the subdivision does not intend to provide alley ways. Developers will provide streets within the area to be annexed at their own expense and in accordance with all applicable City development policies and/or requirements. Maintenance to any future street facilities will be provided by the City upon acceptance of that street by the City at the completion of the required warranty period.

There are two adjacent Section Line Arterial rights-of-ways that will need to be dedicated and/or improved based on the appropriate and logical continuation of the right-of-way upon subdivision of the area which are detailed below:

**Bell Street:** Currently there is no right-of-way dedicated for Bell Street. As development occurs in the area to be annexed, the Developer will be required to dedicate 120 feet out of Section 2 up until the point that the Bell Street alignment intersects the west section line of section 2. From that point south, 60 feet of right-of-way will be required to be dedicated by the developer out of Section 2. Right-of-way will be required to be aligned with the existing water line easement in the Section.

The developer will be required to construct a 45 foot road along commercial property and a 37 foot road along residential property.

The developer will be responsible for the construction and cost of the above-mentioned portion of Bell Street while the City will be responsible for any additional improvements.

Maintenance to any future street facilities will be provided by the City upon acceptance of that street by the City at the completion of the required warranty period.

**Western Street:** There is currently a total right-of-way width of 80 feet for Western St (30ft. east of section line and 50ft. west of section line). Additional right-of-way will be required to be dedicated west of Section line, by the applicant requesting annexation, in order to obtain a width of 120 feet typically required of a Section Line Arterial right-of-way.

Considering existing roadway widths of Western St. (30ft), the Developer will be responsible for constructing an additional 15 feet of road along commercial property and an additional 7 feet of road along residential property upon development.

The Developer will be responsible for the construction and cost of the above-mentioned portion of Bell Street while the City will be responsible for the remaining improvements described above.

Maintenance to any future street facilities will be provided by the City upon acceptance of that street by the City at the completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **STORM WATER MANAGEMENT**

*Existing Services:* None

*Services to be Provided:* The Developer will provide storm water drainage at their own expense within the subdivision and will be jointly inspected by the Capital Projects and Public Works Department at time of completion. Construction of all storm water drainage facilities shall comply fully with City of Amarillo Specifications. The City will then maintain the drainage facilities upon approval.

The City will be responsible for storm water drainage in Bell Street and Western Street which includes the cost of infrastructure as well as the excavation of Playas 11 and 12 required to construct the system.

Maintenance of any public drainage facilities will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **STREET LIGHTING**

*Existing Services:* None

*Services to be Provided:* All residential street lighting will be provided by the developer as development occurs. The City of Amarillo Traffic Engineering Department will coordinate any request for improved street lighting with the local electric provider in accordance with City of Amarillo Lighting Standards.

Maintenance of the above street lighting will be the responsibility of the City once installed and accepted according to City Standards.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

## **TRAFFIC ENGINEERING**

*Existing Services:* None

*Services to be Provided:* Upon annexation and as development occurs, the City of Amarillo Traffic Engineering Department will provide traffic control devices deemed necessary by that Department.

Traffic signing will be placed as development occurs and at appropriate locations. Signing will include Stops, Yields, Do Not Enter, 1-Way, and Speed Limit as required. Based upon the proposed street layout, it is anticipated that a minimum of 95 individual sign pole installations will be required.

Future traffic patterns will warrant a traffic signal at Western Street and Sundown Lane towards the end of the ten year build out period. This will be the responsibility of the City.

Maintenance of the above signaling will be the responsibility of the City once installed according to City Standards.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

### **WATER SERVICE**

*Existing Services:* The proposed annexation is currently served by a 24" water main along the west and north sides.

*Services to be Provided:* As development occurs, the Developer is responsible for construction of water mains within the subdivision as well as the construction of a 12" water main in Western Street and along the south side of the proposed annexation.

The City will be responsible for the upsizing of any required water mains as development occurs, if necessary. It is assumed that a 16" water main will be required in Western Street. The Developer will be responsible for a 12" water main in Western Street and the City will be responsible for upsizing the size from 12" to 16".

Maintenance of any public water mains will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

### **SANITARY SEWER SERVICE**

*Existing Services:* None

*Services to be Provided:* The City will be responsible for bringing sanitary sewer service to the proposed annexation (1,050 linear feet of 12" sanitary sewer line and two manholes) within 2 ½ years after annexation. The Developer will be responsible for the construction of sanitary sewer mains within the subdivision.

Maintenance of any public sewer mains will be provided by the City upon acceptance and completion of the required warranty period.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

**SOLID WASTE SERVICES**

*Existing Services:* None

*Services to be Provided:* Upon annexation and/or as developments occurs, solid waste collection shall be provided to the area of annexation in accordance with the present City Ordinance. Service shall begin with occupancy of structures.

With no alleys being proposed for this area, the Solid Waste Department will provide one cart per home as development occurs. Immediately upon development of the area, a new trash truck to begin cart pick-up service will be required in which the City will purchase.

Should development result in more than 2,000 carts needing to be serviced, an additional truck will be required that the City will purchase. One additional full time employee for each truck required is necessary.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

**TRANSIT**

*Existing Services:* None

*Services to be Provided:* None

**AMARILLO AREA OFFICE OF EMERGENCY MANAGEMENT**

*Existing Services:* Portions of this area already have outdoor warning siren system coverage from existing sirens in the area.

Existing sirens located near the proposed area of annexation provide portions of this area with existing outdoor warning siren system coverage. Upon development of 1,000 homes in this area, the City will install another siren this area.

As the City experiences growth, additional resources may need to be addressed in order to maintain levels of services.

The City will be responsible for the cost of additional resources if needed.

**MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City of Amarillo's established policies governing extension of municipal services to newly annexed areas.

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Perry Williams, President  
PDUB Land Holdings, LTD

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Jared Miller, City Manager  
City of Amarillo, Texas

Date: \_\_\_\_\_



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Public Safety
<b>Department</b>	Office of Emergency Management		
<b>Contact</b>	Chip Orton, Director of Emergency Management		

### Agenda Caption

CONSIDER APPROVAL – AMENDMENT #6 TO CONTRACT #CP1704  
 (Contact: Chip Orton, Director of Emergency Management)  
 This item is consideration of Amendment No. 6 of Contract No. CP1704 between the City of Amarillo and Texas Comptroller of Public Accounts, State Energy Conservation Office related to the Pantex Program and the Agreement in Principle between the State of Texas and the U.S. Department of Energy. This amendment will add \$297,094 in FY2021 funding to the City of Amarillo.

### Agenda Item Summary

This amendment adds funding to the 5-year contract which ends September 30, 2021 to purchase equipment to augment the capabilities of the decontamination/reception center, update radiation monitoring equipment, and replace/add two outdoor warning sirens to the Pantex Plant Emergency Planning Zone.

### Requested Action

To approve Amendment no. 6 to Contract no. CP1704.

### Funding Summary

This amendment will add \$297,094 in FY2021 funding to the City of Amarillo.

### Community Engagement Summary

N/A

### Staff Recommendation

Staff recommends that the City Council approve this agreement, authorizing the City Manager to execute the contract amendment.

AMENDMENT NO. 6  
CONTRACT NO. CP1704

BETWEEN

City of Amarillo (“Contractor”)  
P.O. Box 1971  
Amarillo, Texas 79105-1971

AND

Texas Comptroller of Public Accounts (“Comptroller”)  
State Energy Conservation Office  
111 E. 17<sup>th</sup> Street, Room 314  
Austin, Texas 78774

**I. Recitals**

**WHEREAS**, Comptroller and Contractor entered into an interlocal cooperation contract, Contract No. CP1704 (“Contract”), effective October 1, 2016 through September 30, 2021, for certain services related to the Pantex Program and the Agreement in Principle between the State of Texas and the U.S. Department of Energy;

**WHEREAS**, on September 1, 2017, Comptroller and Contractor executed Amendment No. 1 to move funds between budget categories in fiscal year 2017 funding;

**WHEREAS**, on November 7, 2017, Comptroller and Contractor executed Amendment No. 2 to add fiscal year 2018 funding;

**WHEREAS**, on August 10, 2018, Comptroller and Contractor executed Amendment No. 3 to add fiscal year 2018 funding for the replacement of equipment and to move funds between budget categories; and

**WHEREAS**, on November 8, 2018, Comptroller and Contractor executed Amendment No. 4 to add fiscal year 2019 funding;

**WHEREAS**, on November 4, 2019, Comptroller and Contractor executed Amendment No. 5 to add fiscal year 2020 funding; and

**WHEREAS**, Comptroller and Contractor desire to execute this Amendment No. 6 (“Amendment”) to add fiscal year 2021 funding in the amount of \$297,094.00 and to make other amendments as provided herein;

**NOW, THEREFORE**, Comptroller and Contractor hereby agree to amend the Contract as follows:

**II. Amendments**

1. The first sentence of Article IV. Payments, is hereby deleted in its entirety and replaced with the following: “Total payments to Contractor under this Agreement shall not exceed **ONE MILLION ONE HUNDRED FIFTY-TWO THOUSAND SEVEN HUNDRED FIFTY-NINE AND 00/100 DOLLARS (\$1,152,759.00).**”

2. Attachment B, Budget, is hereby deleted in its entirety and replaced with the revised Attachment B, attached hereto and incorporated herein.

### III. Terms and Conditions

1. Except as expressly stated herein, all other terms of the Contract remain unchanged, are in full force and effect, and are hereby ratified and affirmed by the parties.
2. Both parties agree that the terms of this Amendment and performance begin on October 1, 2020, and that a subsequent effective date does not prevent the Contractor from requesting reimbursement for expenditures under this Amendment or the Contract.
3. In the event of a conflict between the Contract and this Amendment, this Amendment controls.

### IV. Signatories

The undersigned signatories represent and warrant that they have full authority to enter into this Amendment on behalf of the respective parties named below.

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the signature date of the latter of the parties to sign this amendment.

**Texas Comptroller of Public Accounts**

**City of Amarillo**

by \_\_\_\_\_  
Lisa Craven  
Deputy Comptroller

by \_\_\_\_\_  
Jared Miller  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**AMENDMENT NO. 6 TO CONTRACT NO. CP1704**

**ATTACHMENT B  
BUDGET**

	<b>Cumulative Budget</b>	<b>Add FY2021 Funding</b>	<b>Revised TOTAL Budget</b>
<b><u>PERSONNEL</u><sup>1</sup></b>			
<b>Salaries</b>	\$318,516.55	\$ 72,271	\$ 390,787.55
<b>Benefits</b>	\$118,716.45	\$ 27,419	\$ 146,135.45
<b><u>TRAVEL</u><sup>2</sup></b>			
Airfare, per diem, mileage, and other direct travel expenses	\$ 41,000.00	\$ 10,000	\$ 51,000.00
<b><u>EQUIPMENT</u><sup>3</sup></b>	\$106,000.00	\$ 85,000	\$ 191,000.00
<b><u>SUPPLIES</u></b>	\$160,268.00	\$ 43,810	\$ 204,078.00
<b><u>OTHER</u></b>	\$ 59,493.00	\$ 47,000	\$ 106,493.00
<b><u>INDIRECT COSTS</u></b>	\$ 51,671.00	\$ 11,594	\$ 63,265.00
<b><u>TOTAL BUDGET</u></b>	<b><u>\$855,665.00</u></b>	<b><u>\$297,094</u></b>	<b><u>\$1,152,759.00</u></b>

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<sup>1</sup> Chip Orton shall be Project Director for this project and shall be responsible for the overall supervision and conduct of the project on behalf of Contractor.

<sup>2</sup> Out-of-state travel requires prior approval of Comptroller. All actual, reasonable travel expenses will be reimbursed at state authorized rates.

<sup>3</sup> Equipment is defined as tangible personal property having a useful life of more than one year and an acquisition cost of five thousand dollars (\$5,000.00) or more per unit. Title to and control over all equipment over \$5,000 purchased in connection with this Contract shall remain with the Contractor as long as it is being used for the purpose for which it was intended under the terms of this Contract.

H



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Public Safety
<b>Department</b>	Amarillo Fire Department		
<b>Contact</b>	Sam Baucom, Amarillo Fire Department		

### Agenda Caption

CONSIDER APPROVAL – INTERLOCAL AGREEMENT BETWEEN THE CITY OF AMARILLO AND POTTER-RANDALL EMERGENCY COMMUNICATIONS DISTRICT (GRANT AGREEMENT)  
 (Contact: Sam Baucom, Deputy Fire Chief)  
 This item is an interlocal agreement between the City of Amarillo and the Potter-Randall Emergency Communications District to provide grant funding. The district will provide the City \$38,740 for improvements to the Amarillo Emergency Communications Center (AECC).

### Agenda Item Summary

This agreement between the PR911 District and the AECC will provide \$28,502 for the installation of new carpeting throughout the AECC. The purpose is to replace old worn carpet. An additional \$10,238 will be allocated for painting the walls and the kitchen cabinets in the AECC.

### Requested Action

To approve the interlocal agreement between the City of Amarillo and the Potter-Randall Emergency Communications District.

### Funding Summary

The Potter-Randall Emergency Communications District will provide \$38,740 in funding to the City of Amarillo for facility improvements in the AECC.

### Community Engagement Summary

N/A

### Staff Recommendation

Staff recommends approval of the interlocal agreement, authorizing the City Manager to execute the agreement.

09/11/20 \_\_\_\_\_

**INTERLOCAL AGREEMENT  
BETWEEN THE CITY OF AMARILLO, TEXAS  
AND POTTER RANDALL EMERGENCY COMMUNICATIONS DISTRICT  
(Grant Agreement)**

This Interlocal Agreement (“Agreement”) is made between the City of Amarillo, Texas (“AMARILLO”) and Potter-Randall County Emergency Communications District (“DISTRICT”). Pursuant to the authority granted by the “Texas Interlocal Cooperation Act,” Chapter 791 of the Texas Government Code, as amended, providing for cooperation between local governmental bodies, the parties hereto, in consideration of the premises, mutual promises, and other valuable consideration stated herein, now agree as follows:

**1. Entity & Authorization.** Each party is a local government within the State of Texas. This Agreement has been approved by the governing body of each respective entity, and the signatory below has been duly authorized to execute this Agreement on behalf of each respective entity.

**2. Public Benefit & Purpose.** The respective governing body of each party finds that: the subject of this Agreement is necessary for the benefit of the public; that each party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this Agreement; that the division of cost fairly compensates the performing party for the services performed under this Agreement; and, the performance of this Agreement is in the common interest of both parties.

**3. Current revenues.** Both the party performing a service and the party paying for the performance of governmental functions or services shall, respectively, render performance and make payments from current revenues legally available to the party.

**4. DISTRICT Obligation.** DISTRICT promises to perform and provide to AMARILLO funds for certain improvements to the Amarillo Emergency Communications Center in accordance with Exhibit A.

**5. CITY Obligation.** CITY hereby (a) accepts the duties, terms, conditions, limitations, procedures, fees, and scope of services stated in Exhibit A and, (b) agrees to perform its obligations stated therein, (c) including modifications to the Simms Building in accordance with Exhibit A.

**6. Exhibit incorporated.** The provisions of Exhibit A are incorporated herein by this reference as though stated verbatim. The governing body of each Party hereby authorizes its point-of-contact official (named elsewhere herein) to mutually agree (without the need of further approval by either governing body) to make minor adjustments in the operational procedures, allocated duties, rights, etc. described in Exhibit A to facilitate greater efficiencies, reduce opportunity for errors, and better serve the public, so long as such adjustments do not require or constitute a change in fees or costs, or creates a material change in the performance required of a party.

**7. Liability.** The purpose of this Agreement is only to set forth the rights and duties of the Parties regarding the governmental function or services described. This agreement does not create any right, benefit, or cause of action for any third party. By executing this Agreement, neither Party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. Each Party shall be solely

responsible for any loss, damage, injury, or death to a third party (parties) arising out of or related to the acts or omissions of its employees or agents and not those of any other party.

8. Venue. Each Party agrees that if legal action is brought under this Agreement, then exclusive venue shall lie in the county in which the defendant Party is located and, if located in more than one county, in the county in which the principal offices of the defendant Party are located.

9. Effective date & Term. This Agreement shall become effective on the first day after it has received approval of both governing bodies. This Agreement shall remain in full force and effect for a term of one (1) year from the effective date hereof. This Agreement shall automatically be renewed for additional one-year terms unless and until a Party cancels it by giving thirty (30) days written notice to the other Party.

10. Contacts. The point of contact for each Party shall be as specified in Exhibit A.

11. Severance & Survival. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any request, such invalidity, illegality, or unenforceability shall not affect any other provision contained herein and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained. The provisions of paragraphs 5(c) through 8, inclusive, shall survive termination, cancellation, expiration or non-renewal of this Agreement.

12. Amendments. This Agreement contains all the commitments and the agreements of the Parties and any oral or written commitments not contained herein shall have no force or affect to alter any term or condition of this Agreement. This Agreement may be amended or modified in writing by the mutual agreement of the Parties. In the event of a conflict between the terms of this agreement and Exhibit A, then the terms of Exhibit A shall control.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers the day and year written below.

**POTTER RANDALL EMERGENCY  
COMMUNICATIONS DISTRICT**

**CITY OF AMARILLO, TEXAS**

By: 

By: \_\_\_\_\_

Title: RICHARD G GREEN, EXECUTIVE DIR.

Title: Jared Miller, City Manager

Date: 9/14/20

Date: \_\_\_\_\_

**EXHIBIT A**  
**(Funding of Improvements to AECC)**

The purpose of this Exhibit A and the Interlocal Agreement to which it is attached is to state the terms, conditions, and consideration by which the City of Amarillo will make certain agreed improvements to the Amarillo Emergency Communications Center in the Simms building, and Potter Randall County Emergency Communications District agrees to provide certain funds for such improvements, as more fully described herein. To the extent of any conflict between the Interlocal Agreement and this Exhibit A, this exhibit controls.

**1. Grant Projects:** (a) District will provide to City one or more grants for improvements to the City's Simms Building, as follows:

- \$28,502 for new carpet throughout the AECC in the Simms Building (see Scope of Work, below); and
- \$10,238 for painting throughout the AECC (see Scope of Work, below).

(b) The parties agree that the City is responsible for all costs in excess of the grant(s) stated above.

(c) The parties agree that, should there be excess funds after completion of a project(s) and a shortage of funds to complete another project specified above, then the excess from one may be applied to a shortage on another of the projects listed above. Any excess grant funds after completion of both projects shall be returned to District within 60 days after acceptance of the last project to be performed.

**2. Records:** City shall submit all reasonably required documentation to support District's payment. City shall retain all supporting cost documentation for not less than current fiscal year plus four fiscal years.

**3. Right of Inspection:** District has the right to view, copy and audit the supporting documentation and to inspect the improvements at the Simms building, which are the subject of this agreement, during normal business hours.

**4. Allocation of Risk as between the Parties:** Whereas District has no command or control over the City's employees or agents or the events in the AECC, City solely assumes and retains all liability risk and legal responsibility that arises out of or relates to torts, civil rights, and other causes of action, damages, attorney fees and costs arising out of acts or omissions regarding the design, construction, installation of the components described above.

**5. Independent Contractor Status:** As to the design, construction, and installation of the components described above, City (including its employees, officials, agents, contractors, assigns, and successors) acts as an independent contractor and not an employee or agent of District. City retains sole determination as to the best manner, means, and methods for procuring and delivering the goods and construction contemplated in this Agreement, by using the City's standard acquisitions policies and procedures. As an independent contractor, City has no authority or right to represent or commit to any matter on behalf of District, unless such authority is expressly stated or of necessity can be reasonably implied from the terms of this Agreement.

**6. Contacts:** Each party hereby designates the following person as its Point of Contact for administering this agreement:

City of Amarillo  
AECC Director  
P.O. Box 1971  
Amarillo TX 79105

Potter Randall Emergency Communications District  
Executive Director  
405 SW 8<sup>th</sup> Ave.  
Amarillo TX 79101

**7. Interpretation of this Agreement.** The parties agree that they have jointly negotiated and reviewed the terms of this Agreement, even though the City prepared the document, such fact shall not be weighed against the City in the interpretation of this agreement. This is intended to be a mutual agreement. The parties agree the subject of this contract is for a governmental function, service, or purpose.

\*\*\*\*\*  
SCOPE OF WORK FOR CARPET & PAINT PROJECT:

The purpose of this project is two-fold:  
1. Install new carpeting throughout the AECC, and  
2. Paint the walls throughout the AECC.

These projects consist of the following general scope of work:  
1. The new carpet project consists of tear-out and disposal of old carpet; as well as furnishing and installing new carpet, new cove base, and the adhesive for new carpet.  
2. The painting project consists of painting the dispatch center, 5 offices, mailroom, training room, breakroom/kitchen, entry area, hallways, and painting the kitchen cabinets.

\*\*\*\*\*

City initials accepting this Exhibit: \_\_\_\_\_

District initials accepting this Exhibit RRB

2



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
<b>Department</b>	City Manager		
<b>Contact</b>	Floyd Hartman, Assistant City Manager Development Services		

**Agenda Caption**  
 Consideration and approval of lease agreement with the Amarillo Convention and Visitors Bureau (CVB).

**Agenda Item Summary**  
 Office and storage space lease from the City to the CVB. Five year with five year renewable

**Requested Action**  
 Approval of agreement.

**Funding Summary**  
 The CVB budget includes considerations for this contract.

**Community Engagement Summary**  
 Level 1 – Modest impact on selected area or community group.

**Staff Recommendation**  
 Staff recommends approval.

## LEASE AGREEMENT

This agreement of lease is made and entered into by and between the City of Amarillo, a municipal corporation situated in Potter and Randall Counties, Texas, hereinafter called "LESSOR", and the Amarillo Convention and Visitors Bureau, Inc., a Texas nonprofit corporation, hereinafter called "LESSEE":

### WITNESSETH:

That the LESSOR does by these presents lease, let and demise unto the LESSEE under the terms, conditions and considerations herein set forth, the premises described herein, situated in Potter County, Texas. The area and lease usage breakdown of the leased premises is depicted in the drawings attached to this agreement as Exhibit A.

1. Term. The term of this lease shall commence on the effective date of this lease, which is the date of the last of the parties to sign, and shall be for a primary term of five (5) years. The LESSEE shall have -subsequent options to renew this lease for additional five (5) year terms by giving notice of its intention to renew 30 to 90 days prior to such renewal date.

2. Rental. The LESSEE agrees to pay to the LESSOR a rental in the sum of \$15,600.00 per year payable in a lump sum or in twelve (12) equal monthly installments of \$1,300.00 on the first day of each month in advance. In the event that LESSEE shall default in the prompt payment of said rental for any month, the LESSOR, at the LESSOR's option, may declare the entire rentals for the remainder of the term, whether primary or optional, due and payable without further notice, without prejudice to any other right or remedy that the LESSOR may have under this lease or provided by law. LESSEE agrees to pay a penalty of twelve percent (12%) per annum interest on all rental payments past due more than ten days. Posting of a check for payment five (5) days prior to the first day of a month shall not be considered default if it is not timely received by the LESSOR. At the end of the primary term the annual rental amount owed will be adjusted in accordance with the Consumer Price Index.

3. Use of Premises. (a) LESSEE covenants to not use the premises in any manner that is inconsistent with the zoning or other ordinances of the City of Amarillo or state law, or in any manner inconsistent with the terms of this agreement. The LESSEE agrees that the LESSEE will keep the premises, inside and outside, in a clean and sanitary condition, eliminating

trash, vegetation, wastepaper, rubbish or any scrap materials that may result from LESSEE's operations.

LESSEE will not use any area for storage that is not leased by LESSEE, and will store no highly combustible or hazardous substances on the premises.

(b) LESSEE shall have the right to use all common areas of the building and grounds on a nonexclusive basis with other tenants of the building. Common areas include the reception rooms on the first and second floors, the main boardroom on the first floor, the Bush room, the elevators, the hallways, the rest rooms, alley parking spaces and on-site parking spaces.

4. Maintenance, Repairs and Restoration. (a) The LESSOR shall maintain and keep in a good state of repair the exterior walls, foundation, roof and main structural parts of the building, but shall not be responsible for any repairs necessitated by any act or omission or commission of the LESSEE, the LESSEE's employees, agents, patrons, visitors or guests. LESSEE will promptly report problems to LESSOR'S Facilities Department.

(b) LESSOR will furnish one (1) set of keys to locks in LESSEE's leased area and common areas, which keys may not be duplicated. LESSEE may request additional keys from LESSOR at LESSOR's cost and will control access to such keys by keeping a key inventory and log. Doors will remain locked after hours, and LESSEE will ensure that persons having access to the building will keep it locked.

(c) The LESSEE shall take good care of the premises and shall be responsible for the upkeep and maintenance of the premises, including all of the fixtures, and shall suffer no waste.

LESSEE shall promptly restore to its condition before damage any damages to LESSOR's property, whether leased or not, caused by act, omission or commission of the LESSEE, the LESSEE's employees, agents, patrons, visitors or guests. If the LESSEE desires to redecorate the premises, the LESSEE shall have the right to do so at LESSEE's own expense, provided the LESSEE first notifies the LESSOR and outlines briefly the plan for redecoration. Such must comply with any applicable historical preservation restrictions.

(d) LESSOR will perform custodial services on the leased premises.

5. Payment Obligations.

(a) In addition to rental under Section 2, LESSEE shall pay all applicable business personal property taxes when due and shall allow no liens to attach to LESSEE<sup>1</sup>'s property on the premises.

(b) LESSOR shall assume and pay the expense of utilities for the leased premises, including water, sewer, sanitation, gas and electricity charges.

6. Alterations. The LESSEE shall not make any alterations to the demised premises, including drilling holes into or driving nails into the woodwork or walls except upon the written consent from the LESSOR. All alterations, additions and improvements, including partitions, fixtures, floor coverings and lighting installed by the LESSEE with the consent of the LESSOR at LESSEE<sup>1</sup>'s expense shall become the property of the LESSOR at the expiration of this lease. The LESSEE shall not attach any signs on or about the premises except as where first approved by the LESSOR, which approval shall not be unreasonably withheld. The LESSOR shall have the right to remove any sign or signs in order to maintain or repair the outside of the building without expense to the LESSOR.

7. Assignment. The LESSEE shall not assign this lease or sublet the premises or any part thereof without the prior written consent of the LESSOR.

8. Damage or Destruction of the Premises. In the event that the premises or any part thereof shall, during any time this lease is in effect, be damaged by fire, explosion, windstorm, or any other accident or calamity, the LESSEE shall give immediate notice to the LESSOR; and if the premises are so damaged as to be rendered unfit for occupancy, then in such case should the LESSOR elect not to rebuild or repair said damages within thirty (30) days from the date of notice by LESSEE, this lease shall terminate and be at an end, and the rental shall be paid to the date of the damages.

However, in the event the premises are only destroyed or damaged in part so the same shall be in part suitable for occupancy and in part not suitable for occupancy, then the LESSOR may cause the premises to be restored and repaired at LESSOR<sup>1</sup>'s costs, and during the period of repair or reconstruction, the rent shall abate proportionately in the proportion that the damaged or unsuitable portion bears to the whole of the leased premises; and when the same has been so repaired and reconstructed so

the entire premises shall be fit for occupancy, then the full rental payments as provided in this lease shall be resumed. By this lease, the LESSOR assumes no obligation to insure or be otherwise financially responsible for any damages or harm to LESSEE's property contained on the premises.

9. Remedy for Breach. In case of default in any of the covenants herein, LESSOR may enforce the performance of this lease in any mode provided by law, and this lease may be terminated at the LESSOR's discretion if such default continues for a period of thirty (30) days after LESSOR notifies LESSEE of such default and of LESSOR's intention to declare the lease terminated. If such default or failure be not corrected before the expiration of thirty (30) days from the date of such notification, then this lease shall cease and come to an end, except that such termination shall not relieve LESSEE of LESSEE's obligations to pay the rental for the full term. Thereafter, the LESSOR shall have the right, without further notice or demand, to peaceably reenter and remove all persons and LESSEE's property therefrom without being deemed guilty in any manner of trespass and without prejudice to any remedies for arrears of rent or breach of covenant; or LESSOR may resume possession of the premises, and relet the same for the remainder of the term at the best rent obtainable for account of the LESSEE, who shall make good any deficiency.

10. Lien. The LESSOR shall have and is hereby granted an express lien upon all fixtures, equipment and personal property placed in the premises by the LESSEE during the term of this lease, to secure the payment of all rentals due or to become due in the performance of the covenants contained in this lease, and in such event none of such fixtures, equipment or personal property shall be removed from the premises without the express consent of the LESSOR.

11. Liability. The LESSOR shall not be liable to the LESSEE or to LESSEE's employees, patrons or visitors for any damage of any kind whatsoever because of the condition of the leased premises or any adjoining premises. LESSEE has had opportunity to inspect the premises and accepts it AS IS. The LESSEE expressly waives any defects in the premises and agrees to indemnify and hold the LESSOR harmless from any and all claims by any person whatsoever for any damage, claim, cause of action and attorneys fees of any kind whatsoever

arising out of or incidental to the occupancy or use of the demised premises, and the adjacent public streets and right-of-way when such is closed for exclusive use of LESSEE.

12. Bankruptcy or Insolvency. In the event the LESSEE shall make any assignment for the benefit of creditors, or in the event any proceedings are instituted in any court for or involving the LESSEE's adjudication as a bankrupt or an insolvent, or in the event proceedings are instituted in court for the appointment of a receiver for any property of the LESSEE, it shall be conclusively deemed that the LESSEE has made default under the covenants of this lease, and the LESSOR shall have the right to terminate this lease in the event such default continues for a period of thirty (30) days after LESSOR notifies LESSEE of such default and of LESSOR's intention to declare this lease terminated. In no event shall this lease be deemed an asset of LESSEE after LESSEE's adjudication as a bankrupt or insolvent, or after the appointment of any receiver of any of the property of LESSEE or after any proceedings are instituted in any court for the reorganization, liquidation or dissolution of the LESSEE.

13. Quiet Enjoyment. LESSOR warrants that LESSOR has full authority to make this lease and is the owner of the premises leased hereunder, and binds and obligates the LESSOR to maintain the LESSEE in peaceable and quiet enjoyment of said premises during the existence of said lease so long as the LESSEE complies with all the covenants and conditions imposed upon the LESSEE under the terms of this lease.

14. Ingress and Egress. The LESSOR reserves the right of ingress and egress at all reasonable hours for the purpose of inspecting the premises to see that they are maintained and operated in accordance with and in compliance with the terms of this lease, and to discharge LESSOR's duties hereunder.

15. Holding Over. In the event the LESSEE should hold over the leased premises after the expiration of this lease, said holding over shall operate and be construed as a tenancy from month to month at a monthly rental one and one-half times the last monthly lease payment paid.

16. a. LESSEE agrees to indemnify and hold harmless LESSOR from and against all liability for injuries or death to persons or damage to property, including damages and attorney fees, occasioned by LESSEE's negligence in the use or occupancy of its portion of the leased premises, or occasioned by defects in the premises, provided that LESSEE will not be

responsible for damage or loss occasioned by the negligence of LESSOR's employees. LESSEE will give LESSOR prompt notice of any claim for damage made to LESSEE, and LESSOR may defend the same to the extent of its interest or may require LESSEE to provide such defense.

b. In order to provide the indemnity required herein, LESSEE will maintain in force insurance coverage as required by the City of Amarillo.

17. Notice. Notice, provided under the terms of this lease or otherwise, shall be given to the LESSOR and to the LESSEE by mailing notice thereof to the LESSOR at P.O. Box 1971, Amarillo, Texas 79105-1971, and to the LESSEE at 1000 Polk, Amarillo, Texas 79101.

WITNESS OUR HANDS as of the date of the last of the parties to sign which is the \_\_\_ day  
September 2020.

ATTEST:

CITY OF AMARILLO, LESSOR

\_\_\_\_\_  
Frances Hibbs, City Secretary

By: \_\_\_\_\_  
Jared Miller, City Manager

ATTEST:

AMARILLO CONVENTION AND VISITORS BUREAU,  
INC.  
LESSEE

\_\_\_\_\_  
Corporate Secretary

By: \_\_\_\_\_

May 2000

Current  
Reserved  
CVB

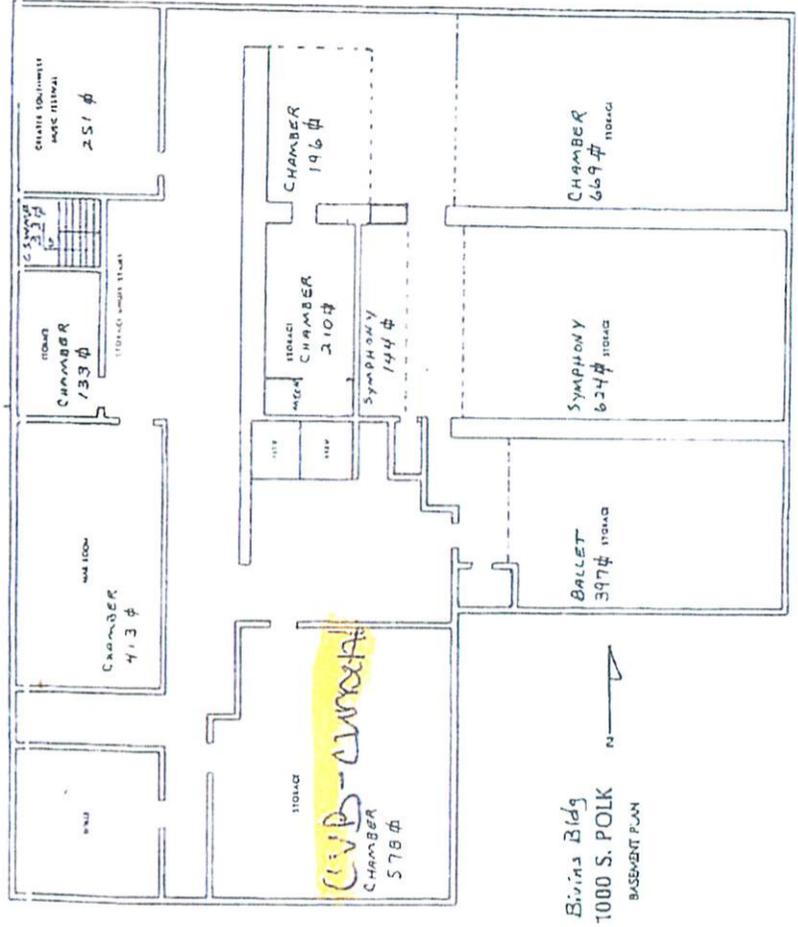


EXHIBIT A





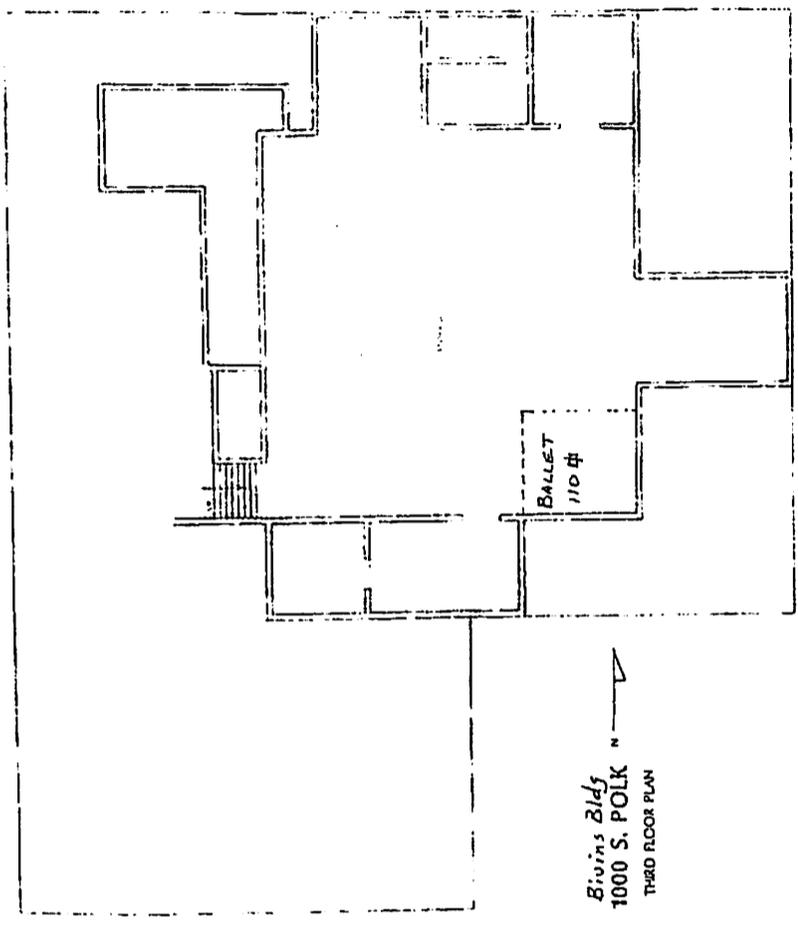


EXHIBIT A



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
<b>Department</b>	City Manager		
<b>Contact</b>	Floyd Hartman, Assistant City Manager Development Services		

## Agenda Caption

Consideration and approval of Agreement Between the City of Amarillo and the Amarillo Convention and Visitors Bureau, Inc. (CVB).

## Agenda Item Summary

This agreement authorizes the CVB to spend hot tax funds.

## Requested Action

Approval of agreement.

## Funding Summary

This agreement provides the authority to CVB to spend hot tax funds.

## Community Engagement Summary

Level 1 – Modest impact on selected area or community group.

## Staff Recommendation

Staff recommends approval.

**AGREEMENT BETWEEN THE CITY OF AMARILLO  
AND THE AMARILLO  
CONVENTION AND VISITORS BUREAU, INC.**

This Agreement is made between the "City of Amarillo", a municipal corporation located in Potter and Randall Counties, Texas, hereinafter called "CITY" whose address is P.O. Box 1971, Amarillo, Texas, 79105-1971 and "Amarillo Convention and Visitors Bureau, Inc.," hereinafter referred to as "BUREAU" whose address is 1000 South Polk Street, Amarillo, Texas, 79101, make and enter into the following agreement and contract.

WHEREAS, The CITY collects hotel-motel room occupancy taxes for the purposes provided in Chapter 351, Texas Tax Code;

**I.**

The CITY hereby designates and authorizes the BUREAU, and the BUREAU accepts and agrees, to act as administrator of a convention and visitors activities and tourism promotional program to be developed and carried out by the BUREAU and funded to the extent and in amounts to be determined by the CITY each year before October 1.

**II.**

The BUREAU shall use such funds as might be appropriated and authorized from the Municipal Hotel Occupancy Taxes for advertising and conducting solicitations and promotional programs to attract tourists and convention participants to Amarillo.

**III.**

The BUREAU will implement and use the following operating procedures for its functions required by this contract.

A. BUDGET. The BUREAU shall submit to the CITY in July of each year a budget for the next fiscal year delineating the proposed expenditure by program and corresponding cost of room occupancy tax funds. After review of the proposed budget, the CITY will conduct a public hearing prior to its approval of a budget for the BUREAU. If any portion of the funds received from the CITY is budgeted to pay a portion of the administrative costs of the BUREAU shall be described in detail in the proposed budget. Any expenditure of funds in a manner other than as approved in the annual budget shall require an amendment to the budget to be submitted to and approved by the CITY prior to the expenditure.

B. FUNDS. The CITY will disburse funds to the BUREAU on a monthly basis in relatively equal portions of the amount approved by the CITY in the annual budget. The

BUREAU will maintain funds received from the CITY in a separate bank account and may not commingle such funds with other funds of the BUREAU. Any amounts in such account in excess of the amount guaranteed by the FDIC shall be collateralized by the bank in which such account is maintained. Disbursement of funds by the CITY shall create a fiduciary duty in the BUREAU with respect to maintenance, expenditure and reporting of such funds.

C. REPORTS. A progress report of activities and financial operations will be made to the CITY at the end of each month of the contract year, or at such other times as the CITY may request. Each report will include allocations and disbursements made in each program. The BUREAU will use an encumbrance accounting system that will clearly indicate when funds have been obligated for expenditure. The BUREAU shall submit an annual activities report at least one (1) week prior to the public hearing on its proposed budget which shall include information necessary to allow evaluation of the effectiveness of each program.

D. COMPETITIVE BIDS. Purchase of supplies, equipment and services, including professional services shall be made in accordance with all applicable provisions of Chapter 252, V.T.C.A., Local Government Code, specifically, including but not limited to, Section 252.021, V.T.C.A., Local Government Code. Contracts shall not be awarded piecemeal to avoid the restriction of said Section 252.021.

E. UNEXPENDED FUNDS. Any unexpended fund remaining in any account at the end of the budget year shall be transferred to an interest-bearing account designated for such funds and may not be expended for any purpose without prior approval of the CITY.

F. AUDIT. The BUREAU shall furnish the CITY an independent audit of its programs' financial records by an independent Certified Public Accountant, which shall be submitted to the CITY following the close of each contract year.

G. RECORDS RETENTION. All original books of entry as well as canceled checks and other financial records will be maintained by budgetary account by month and year for a period of five (5) years after the close of a contract year.

#### IV.

The functions of the BUREAU with respect to this contract will be carried out by the board of directors which shall consist of nine (9) members whom shall have voting rights.

V.

Nothing in this agreement shall constitute a dedication of funds by the CITY to the activities contemplated in this contract, nor shall this contract preclude either the City or the BUREAU from taking any actions or making expenditures of its own funds for the promotion of tourism and visitors activities.

VI.

The contract may be canceled at any time after notice by either of the parties.

VII.

This contract shall become and be effective on and after its adoption and execution. It cancels and supersedes any prior agreement for convention and tourism services, and it authorizes the continued convention and tourism activities of the Amarillo Convention and Visitor’s Council and the Amarillo Chamber of Commerce under previously approved budget to the end of this budget year except as might be hereafter amended by direction of the CITY.

IN WITNESS WHEREOF, the parties have made and executed this Agreement as of the day, month and year shown below to be effective as of the date that the last of the parties signs.

ATTEST:

CITY OF AMARILLO

\_\_\_\_\_  
France Hibbs, City Secretary

By: \_\_\_\_\_  
Jared Miller, City Manager

Date: \_\_\_\_\_

ATTEST:

Amarillo Convention and Visitors Bureau, Inc.

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Date: \_\_\_\_\_

A



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Fiscal Responsibility
<b>Department</b>	Various		
<b>Contact</b>	Trent Davis – Director of Purchasing		

**Agenda Caption**  
 Consider – Awarding Advertising Annual Contract – RFP 24-20 to Amarillo Globe News & Morris Communications in the amount not to exceed \$211,957.16.

**Agenda Item Summary**  
 Award of Advertising Annual Contract – RFP 24-20 to Amarillo Globe News & Morris Communications for advertising requirements for various departments.

**Requested Action**  
 Consider award for the Advertising Annual Contract – RFP 24-20 to Amarillo Globe News & Morris Communications.

**Funding Summary**  
 Various Funding.

**Community Engagement Summary**  
 N/A

**Staff Recommendation**  
 Staff recommends award of this contract



1862 Zoo Maintenance	3,139.50			3,139.50	\$2,085.00	1,054.50	3,139.50
1910 Fire Operations							
1920 Fire Support							
1930 Fire Marshal			48.00	48.00		48.00	48.00
9110 AEDC OPERATIONS					395.00	314.64	709.64
9510 Chamber of Commerce		709.64		709.64			709.64
20110 Program Management		572.00		572.00			572.00
20125 Rehab Support		322.40		322.40		322.40	322.40
20210 Housing Assistance							
23100 Summer Food Service Program							
24200 Urban Transportation Planning				3,052.56	2,709.00	343.56	3,052.56
25011 AHD Public Health							
25013 IMM/Locals							
25014 HIV Prevention & Counseling							
25311 WIC Administration							
25312 WIC Nutrition Education							
25314 WIC Client Services							
25317 WIC Lactation Consultant							
27050 Pinnacle PID							
27100 Greenways at Hillside							
27110 Heritage Hills PID							
27300 Colonies							
27400 Tutbury Improv. Dist.							
27510 Point West PID							
27610 Quail Creek PID							
27710 Vineyards PID							
27800 Redstone PID							
27900 Town Square PID							
411125 Neighborhood Plan							
52100 Utility Billing							
521629 HR Permit Renewal							
52220 Surface Water Treatment							
52240 Waste Water Collection							
52260 River Rd Water Reclamation							
52270 Hollywood WWTP							
52281 Laboratory Administration		114.00		114.00	1,531.00	114.00	1,645.00
54110 Airport Operations		1,809.35		1,809.35		1,809.35	1,809.35
61110 Municipal Garage Operations							
62110 IT Administration							
62140 IT Infrastructure & Sup							
63125 Workers Compensation							
72400 Civic Center Operations		7,849.40		7,849.40			
91100 AEDC Operations							
			93,414.89	101,264.29	101,264.29		101,264.29





# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	N/A
<b>Department</b>	Central Stores		
<b>Contact</b>	Trent Davis – Purchasing Agent		

<b>Agenda Caption</b>	
Award – Water Meters Supply Agreement	
Award to Core & Main LP:	\$104,786.30
Award to Zenner USA:	\$12,000.00
<b>Total Awarded:</b>	<u>\$116,786.30</u>

## Agenda Item Summary

Award of Water Meters Supply Agreement for use by the Water Distribution Department

## Requested Action

Consider approval and award for the Water Meters Supply Agreement

## Funding Summary

Funding for this award is available in the Central Stores Inventory Account 1000.15400

## Community Engagement Summary

N/A

## Staff Recommendation

City Staff is recommending approval and award of the contract.

Bid No. 6870 Water Meter Supply Agreement  
 Opened 4:00 p.m., August 20, 2020

To be awarded as one lot		Core & Main LP	Zenner USA	Western Industrial Supply
Line 1 WATER METER, 5/8" (REQUEST) BROZE, DIRECT READ, per specifications				
700 ea				
Unit Price	\$32.630	\$0.00	\$63.000	
Extended Price	22,841.00			44,100.00
Line 2 WATER METER, 1" (REQUEST) BRONZE, DIRECT READ, per specifications				
1,000 ea				
Unit Price	\$76.840	\$0.00	\$137.320	
Extended Price	76,840.00			137,320.00
Line 3 WATER METER, 1 1/2" (REQUEST) BRONZE, DIRECT READ, per specifications				
10 ea				
Unit Price	\$215.790	\$0.00	\$549.400	
Extended Price	2,157.90			5,494.00
Line 4 WATER METER, 2" (REQUEST) BRONZE, DIRECT READ, per specifications				
10 ea				
Unit Price	\$294.740	\$0.00	\$599.400	
Extended Price	2,947.40			5,994.00
Line 5 WATER METER, 3 " FH (REQUEST) BRONZE, DIRECT READ, per specifications				
25 ea				
Unit Price	\$826.320	\$480.00	\$1,517.450	
Extended Price	20,658.00	12,000.00	37,936.25	
Bid Total	125,444.30	12,000.00	230,844.25	
Award by Vendor	104,786.30	12,000.00		
City	ALBUQUERQUE, NM	BANNING, CA		

R



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Women and Infants Clinic on Austin
<b>Department</b>	Women and Infants Clinic		
<b>Contact</b>	Margaret Payton, WIC Director / Jerry Danforth, Facilities Director		

### Agenda Caption

**AWARD – CONSTRUCTION OF New Reception Area, new counter tops for each clinic room, and refinish/stain fifty-three pre-existing swing doors (411 S. Austin, TX)**

(Contact: Margaret Payton, WIC Director)

Panhandle Steel Building, Inc. -- \$129,782.62

This is for the construction contract to Panhandle Steel Building, Inc. on a Buy Board contract for the construction of the New Reception Area, new counter tops for each clinic room, and refinish/stain fifty-three pre-existing swing doors 411 S. Austin, TX 79106. This project is state funded.

### Agenda Item Summary

This bid is for the construction contract to Panhandle Steel Buildings, Inc. on a Buy Board contract for the construction of New Reception Area, the new counter tops for each clinic room, and refinish/stain fifty-three pre-existing swing doors 411 S. Austin, TX 79106. The new Reception Area as well as new counter tops in each clinic room will improve the WIC staff's overall functionality as well as serve the needs of WIC visitors and clients. The refinish and stain of fifty-three swing doors will help with the overall look and security of each room in this location.

### Requested Action

Approval and award of the construction contract to Panhandle Steel Buildings, Inc. for the amount of \$129,782.62.

### Funding Summary

This project is state funded. (City Job # 411508.17400.1040, 411508.17400.1060, 411508.17400.1100)

### Community Engagement Summary

N/A

### Staff Recommendation

Staff recommends approval of contract award to Panhandle Steel Buildings, Inc. to construct the new Reception Area, the new counter tops for each clinic room, and refinish/stain fifty-three pre-existing swing doors 411 S. Austin, TX 79106. \$129,782.62.

Bid No. 6898 New Reception Area for WIC  
 Opened 4:00 p.m., September 15, 2020

To be awarded as one lot	Panhandle Steel Building Inc
Line 1 BUILDING CONSTRUCTION, NON-RESIDENTIAL (OFFICE BLDG., ETC.) THIS IS FOR THE CONSTRUCTION CONTRACT TO PANHANDLE STEEL BUILDING, INC ON A BUYBOARD CONTRACT FOR THE CONSTRUCTION OF NEW RECEPTION AREA, NEW COUNTER TOPS FOR EACH CLINIC TOOM, AND REFINISH/STAIN FIFTY-THREE PRE EXISITING SWING DOORS (411 S AUSTIN, AMARILLO TX), per specifications 1 ea Unit Price Extended Price	\$56,566.140 56,566.14
Line 2 BUILDING CONSTRUCTION, NON-RESIDENTIAL (OFFICE BLDG., ETC.) THIS IS FOR THE CONSTRUCTION CONTRACT TO PANHANDLE STEEL BUILDING, INC ON A BUYBOARD CONTRACT FOR THE CONSTRUCTION OF NEW RECEPTION AREA, NEW COUNTER TOPS FOR EACH CLINIC TOOM, AND REFINISH/STAIN FIFTY-THREE PRE EXISITING SWING DOORS (411 S AUSTIN, AMARILLO TX), per specifications 1 ea Unit Price Extended Price	\$41,914.000 41,914.00
Line 3 BUILDING CONSTRUCTION, NON-RESIDENTIAL (OFFICE BLDG., ETC.) THIS IS FOR THE CONSTRUCTION CONTRACT TO PANHANDLE STEEL BUILDING, INC ON A BUYBOARD CONTRACT FOR THE CONSTRUCTION OF NEW RECEPTION AREA, NEW COUNTER TOPS FOR EACH CLINIC TOOM, AND REFINISH/STAIN FIFTY-THREE PRE EXISITING SWING DOORS (411 S AUSTIN, AMARILLO TX), per specifications 1 ea Unit Price Extended Price	\$31,302.480 31,302.48
<b>Bid Total</b>	<b>129,782.62</b>

Award by Vendor  
 City

129,782.62  
 AMARILLO, TX

# Amarillo City Council

## Agenda Transmittal Memo



3

<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Consent Agenda
<b>Department</b>	Planning and Development Services		
<b>Contact</b>	Cris Valverde – Assistant Director of Planning and Development Services		

### Agenda Caption

Consideration of an Aviation Clear Zone Easement, being 3,750 feet above mean sea level above the plat of Palomas East Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 17, Block 2, A.B.& M. Survey, Potter County, Texas.

### Agenda Item Summary

The above referenced Aviation Clear Zone (ACZ) Easement is being requested by the City of Amarillo and is associated with the plat Palomas East Unit No. 1.

To ensure safety of operation and protection of air traffic operating into and out of the airport, future physical development around the airport needs to be regulated. In 1981, the Texas Legislature enacted the Airport Zoning Act, cited as Chapter 241 of the Local Government Code, which authorized cities in the state to establish and administer regulations pertaining to the height of structures and compatible land uses in the vicinity of the airport. One of the tools established in the Amarillo Code of Ordinances that allows the City of Amarillo to regulate this type of development is the Airport Height Hazard and Zoning Regulations (Chapter 4-9) which establishes minimum requirements to control the height and use of structures that may develop in the vicinity of the airport.

The ACZ Easement document is established during the platting of a tract of land to set the height regulations for noting on the associated plat, and the legal document is signed by the owner/developer of the tract. The placement of the note on the plat ensures that the height regulation is easily found by any future owner of the tract of land. Each ACZ Easement has an associated height regulation that is determined by the tract's proximity and location around the airport. For example, areas at the end of the runway will likely have a lower height regulation than ones at the same distance that are located adjacent to the length of the runway. The reason for this is because aircraft taking off or landing will need to be at a lower altitude during its approach or departure portion of the traffic pattern for the each associated runway.

This ACZ Easement is establishing a height regulation of 3,750 feet above mean sea level for the plat of Palomas East Unit No. 1.

### Requested Action

Planning Staff have reviewed the associated Aviation Clear Zone Easement and the item is ready for City Council Consideration as a consent agenda item.

### Funding Summary

The Easement is being granted to the City at no cost.

### Community Engagement Summary

N/A

### Staff Recommendation

Staff recommends approval of this Aviation Clear Zone Easement.

AVIATION CLEAR ZONE EASEMENT

THE STATE OF TEXAS     §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF POTTER     §

WHEREAS, David Guerrero and Zoila Guerrero, hereinafter called "GRANTOR," whether one or more, individual or corporate, partnership or association, is the owner in fee of that certain parcel or parcels of land being described as follows:

Aviation Clear Zone Easement being 3,750 feet above mean sea level above the plat of Palomas East Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 17, Block 2, A.B.&M. Survey, Potter County, Texas.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does for himself, his successors and assigns, GRANT, BARGAIN, SELL AND CONVEY unto the City of Amarillo, Texas, hereinafter called GRANTEE, its successors and assigns, for the use and benefit of the public, and easement and right-of-way appurtenant to Rick Husband Amarillo International Airport for the unobstructed passage of all aircraft, "aircraft" being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air, by whomsoever owned or operated, in the airspace above GRANTOR'S above-described property; together with the right to cause in all airspace such noise, vibration, fumes, dust, fuel particulates and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at, on, over the above described property; and GRANTOR, his successors, executors, heirs or assigns, does hereby fully waive, remise and release any right, cause of action, and damage which it may now have or which it may have in the future against GRANTEE, its successors and assigns, due to such noise, vibrations, fumes, dust, fuel particulates and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating near or on Rick Husband Amarillo International Airport or over the described property.

GRANTOR, for itself, its successors and assigns, does hereby covenant and agree that it will not hereafter erect, or permit the erection or growth of, any structure, tree or other object on the above described property to any height in excess of 3,750 feet above mean sea level. GRANTOR does hereby GRANT and CONVEY to GRANTEE a continuing right of ingress and egress via passage easement on and across the above-described property for the purpose of taking any action necessary to remove any structure, tree or other object in the airspace to any elevation greater than 3,750 feet above mean sea level.

TO HAVE AND TO HOLD said aviation clear zone easement, passage easement, and rights-of-way, and all rights appertaining thereto unto the GRANTEE, its successors and assigns, until Rick Husband Amarillo International Airport shall be abandoned and shall cease to be used for public airport purposes.

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall be binding upon the heirs, administrators, executors, successors and assigns of the GRANTOR and

that these covenants and agreements shall run with the land, and that for the purposes of this instrument, this easement shall be considered the dominant estate on the above-referenced property.

IN WITNESS WHEREOF, the GRANTOR, whether one or more, individual or corporate, has hereunto set its hand on this the 28<sup>th</sup> day of August, 2020.

GRANTOR

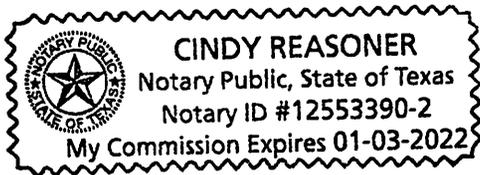
By: David Guerrero  
David Guerrero

GRANTOR

By: Zoila Guerrero  
Zoila Guerrero

THE STATE OF Texas §  
COUNTY OF Randall §

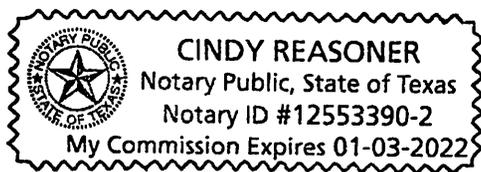
This instrument was acknowledged before me on this the 28<sup>th</sup> day of August, 2020, by David Guerrero.



Cindy Reasoner  
Notary Public, State of Texas

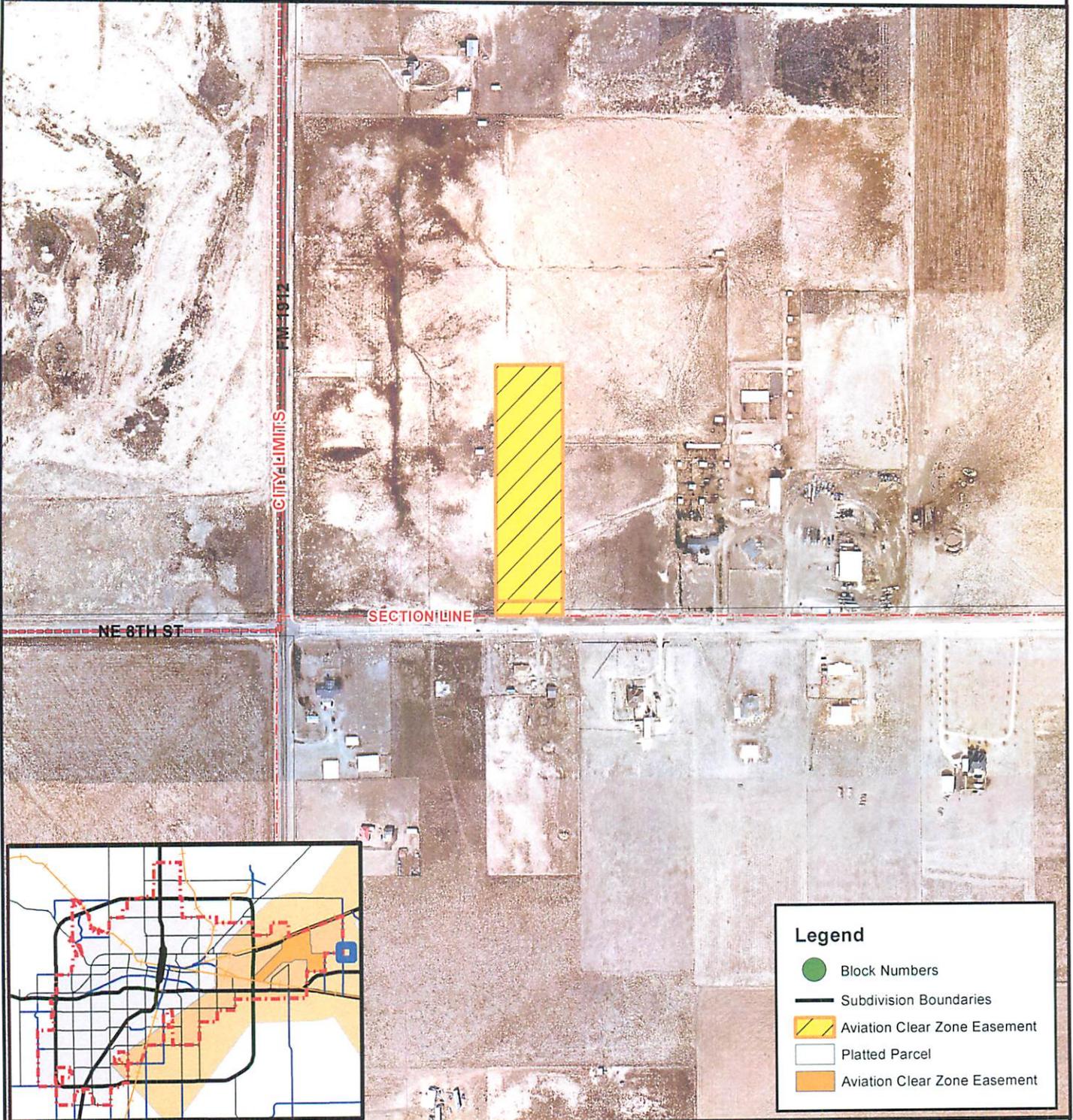
THE STATE OF Texas §  
COUNTY OF Randall §

This instrument was acknowledged before me on this the 28<sup>th</sup> day of August, 2020, by Zoila Guerrero.



Cindy Reasoner  
Notary Public, State of Texas

# AVIATION CLEAR ZONE EASEMENT



## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 500 feet  
 Date: 8/13/2020  
 Case No: ACZ-20-13



Aviation Clear Zone Easement being 3,750 feet above mean sea level above the plat of Palomas East Unit No. 1, a Suburban Subdivision to the City of Amarillo, being an unplatted tract of land, situated in Section 17, Block 2, A. B. & M. Survey, Potter County, Texas.

Vicinity: F.M. 2575 & F.M. 1912

Applicant: David and Zoila Guerrero

AP: Y-10

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.

# Amarillo City Council Agenda Transmittal Memo



4

<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
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<b>Department</b>	Andrew Freeman – Managing Director of Planning and Development Services
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## Agenda Caption

Public hearing to consider an ordinance vacating a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, and dedication of a Public Ingress/Egress Easement all in Section 123, Block 2, A.B.&M Survey, Potter County, Texas.  
(Vicinity: Eastern St. and Interstate 40)

## Agenda Item Summary

The applicant is requesting abandonment of the alley right-of-way in order to create a unified development site for upcoming construction of a new convenience store. Dedication of the Public Ingress/Egress Easement is being considered concurrently as it is required to provide through access to Solid Waste and the public, should the vacation be approved.

The land adjacent to the alley to the northeast is developed with both non-residential and residential uses and vacant in all other directions.

Based on what is proposed and the entirety of unimproved alleyway within the block, vacation of the two segments would create a dead-end alley situation. As such, staff requested that the applicant provide through access via a Public Ingress/Egress Easement for reasons mentioned above. The applicant has provided a Public Ingress/Egress Easement dedication instrument for consideration.

Within the segments proposed for vacation, there is existing utility equipment that will need to be relocated prior to development of the site. The applicant is aware of this and is preparing for such should the vacation request be approved. *Any easements needed due to relocation will be required to be in place prior to issuance of site plan approval, which is a separate process and is currently underway (site plan has been submitted).*

As with any request to vacate public right-of-way, an applicant is required to either pay fair-market value to acquire the alleyway, dedicate an area of equal or greater value, pay only the higher cost of the fair market value or the relocation cost, or complete a combination of these requirements. As mentioned previously, the relocation of existing utilities in the alley is being done and estimated relocation costs are \$150,000 which far exceeds the appraised value of the alley segments (\$1,800). As a result, no fair market value payment is required.

## Requested Action/Recommendation

Notices have been sent to property owners within 200 feet regarding this proposed vacation. At the time of this writing, the Planning Department has not received any comments regarding the request. An update will be provided at the City Council meeting should there be any change.

Considering the above, the Planning and Zoning Commission is of the opinion that the proposed vacation of the alley segments is appropriate and recommends **APPROVAL** as presented.

ORDINANCE NO. 7885

**AN ORDINANCE TO THE CITY OF AMARILLO, TEXAS DETERMINING LACK OF PUBLIC NECESSITY FOR AN ALLEY IN THE VICINITY OF EASTERN STREET AND INTERSTATE 40 ACCESS RD., POTTER COUNTY, TEXAS; VACATING AND ABANDONING THE HEREIN DESCRIBED ALLEY; AUTHORIZING THE CITY MANAGER TO CONVEY SUCH REAL PROPERTY TO ABUTTING LANDOWNERS; PROVIDING A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Amarillo has been petitioned to abandon a portion of a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, herein described as Easement A and Easement B and attached hereto as an Exhibit, incorporated herein, in the vicinity of Eastern Street and Interstate 40 Access Rd in Potter County, Texas; and

**WHEREAS**, after reviewing information presented in the petition, the Planning and Zoning Commission of the City of Amarillo has recommended to the City Council that there is no public necessity for the following described Alley; and

**WHEREAS**, the City Council, having reviewed said recommendation and having considered all relevant information pertaining to the proposed vacation described below, is of the opinion that the alley described is no longer needed for a public purpose; and

**WHEREAS**, the City Council further determined that this Alley abandonment is not detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood.

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

**SECTION 1.** The herein-described Alley to be vacated and abandoned for public purposes:

Vacation of a portion of a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, in Section 123, Block 2, A.B.& M Survey, Potter County, Texas. being further described below and attached as an Exhibit, incorporated herein:

a 2,143 square-foot tract of land situated within the Adams, Beaty & Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas and being a portion of a called 20-foot Alley as shown on the plat of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):

BEGINNING at a 1/2-inch capped iron rod stamped "JD KELLER RPLS 4157" found at the northwest corner of Lot 3, Block 10 of said Sunrise Addition Unit 2 common with the southwest corner of Lot 2 of said Block 10 and being on the east right of way line of said 20-foot Alley;

THENCE SOUTH 18 degrees 06 minutes 46 seconds WEST, 106.89 feet with the east right of way line of said 20-foot Alley to the southwest corner of a 30' Alley Dedication recorded in Volume 1996, Page 372 of the Deed Records of Potter County, Texas from which a 3/4-inch iron pipe found at the northwest corner of Lot 4 of said Block 10 and common to the southwest corner of said Lot 3 bears SOUTH 18 degrees 06 minutes 46 seconds WEST, 25.11 feet;

THENCE NORTH 73 degrees 13 minutes 59 seconds WEST, 20.01 feet with the north line of a 20-foot Alley Vacation recorded in Ordinance 5788 and Volume 1996, Page 560 of said Deed Records to the northwest corner of said 20-foot Alley Vacation;

THENCE NORTH 18 degrees 06 minutes 46 seconds EAST, 107.41 feet with the west line of said 20-foot Alley to the intersection of the west line of said 20-foot Alley with the westerly prolongation of the north line of said Lot 3;

THENCE SOUTH 71 degrees 45 minutes 29 seconds EAST, 20.00 feet across said 20-foot Alley to the POINT OF BEGINNING, containing 2,143 square feet (0.0492 acres).

and:

a 3,471 square-foot tract of land situated within the Adams, Beaty & Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas and being all of a called 30-foot wide tract of land as described in the deed to the City of Amarillo recorded in Volume 1996, Page 372 of the Deed Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):

COMMENCING at a 1/2-inch capped iron rod stamped "JD KELLER RPLS 4157" found at the northwest corner of Lot 3, Block 10 of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas common with the southwest corner of Lot 2 of said Block 10 and being on the east right of way line of a 20-foot Alley as shown on said Sunrise Addition Unit 2; THENCE SOUTH 18 degrees 06 minutes 46 seconds WEST, 76.88 feet with the east right of way line of said 20-foot Alley to the northwest corner of said 30-foot wide tract of land and the POINT OF BEGINNING;

THENCE SOUTH 73 degrees 13 minutes 59 seconds EAST, 117.31 feet with the north line of said 30-foot wide tract of land to the northeast corner of said 30-foot wide tract of land on the west right of way line of Eastern Street, a 50-foot right of way as shown on said Sunrise Addition Unit 2, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northeast corner of said Lot 3 bears NORTH 18 degrees 11 minutes 17 seconds EAST, 73.86 feet;

THENCE the follow three (3) calls coincident with the west right of way line of said Eastern Street common to the east line of said 30-foot wide tract of land:

1. SOUTH 16 degrees 46 minutes 01 second WEST, 17.20 feet;
2. SOUTH 88 degrees 53 minutes 37 seconds WEST, 5.25 feet;
3. SOUTH 15 degrees 32 minutes 56 seconds WEST, 11.19 feet to the southeast corner of said 30-foot wide tract of land, from which a 1/2-inch capped iron rod stamped 1519 SURVEYING set on the east line of Lot 4 of said Block 10 bears SOUTH 73 degrees 21 minutes 33 seconds EAST, 4.01 feet;

THENCE NORTH 73 degrees 13 minutes 59 seconds WEST, 113.26 feet with the south line of said 30-foot wide tract of land to the southwest corner of said 30-foot wide tract of land on the east right of way line of said 20-foot Alley, from which a 3/4-inch iron pipe found at the southwest corner of said Lot 3 common to the northwest corner of said Lot 4 bears SOUTH 18 degrees 06 minutes 46 seconds WEST, 25.11 feet;

THENCE NORTH 18 degrees 06 minutes 46 seconds EAST, 30.01 feet with the east right of way line of said 20-foot Alley common to the west line of said 30-foot wide tract of land to the POINT OF BEGINNING, containing 3,471 square feet.

**SECTION 2.** The City Manager is authorized to execute an instrument of conveyance to the abutting land owner(s) as allowed by law.

**SECTION 3. Repealer.** All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of conflict with this Ordinance.

**SECTION 4. Severability.** If any provision, section, subsection, clause or the application of sale to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Amarillo, Texas in adopting this Ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

**SECTION 5. Effective Date.** This ordinance shall be 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 22<sup>nd</sup> day of September, 2020 and PASSED on Second and Final Reading on this the 13<sup>th</sup> day of October, 2020.

ATTEST:

\_\_\_\_\_  
Ginger Nelson, Mayor

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams, City Attorney

EXHIBIT A

Surveyor's Legal Description of 20' Alley Vacation Area

Being a 2,143 square-foot tract of land situated within the Adams, Beaty & Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas and being a portion of a called 20-foot Alley as shown on the plat of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):

BEGINNING at a 1/2-inch capped iron rod stamped "JD KELLER RPLS 4157" found at the northwest corner of Lot 3, Block 10 of said Sunrise Addition Unit 2 common with the southwest corner of Lot 2 of said Block 10 and being on the east right of way line of said 20-foot Alley;

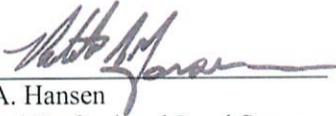
THENCE SOUTH 18 degrees 06 minutes 46 seconds WEST, 106.89 feet with the east right of way line of said 20-foot Alley to the southwest corner of a 30' Alley Dedication recorded in Volume 1996, Page 372 of the Deed Records of Potter County, Texas from which a 3/4-inch iron pipe found at the northwest corner of Lot 4 of said Block 10 and common to the southwest corner of said Lot 3 bears SOUTH 18 degrees 06 minutes 46 seconds WEST, 25.11 feet;

THENCE NORTH 73 degrees 13 minutes 59 seconds WEST, 20.01 feet with the north line of a 20-foot Alley Vacation recorded in Ordinance 5788 and Volume 1996, Page 560 of said Deed Records to the northwest corner of said 20-foot Alley Vacation;

THENCE NORTH 18 degrees 06 minutes 46 seconds EAST, 107.41 feet with the west line of said 20-foot Alley to the intersection of the west line of said 20-foot Alley with the westerly prolongation of the north line of said Lot 3;

THENCE SOUTH 71 degrees 45 minutes 29 seconds EAST, 20.00 feet across said 20-foot Alley to the POINT OF BEGINNING, containing 2,143 square feet (0.0492 acres).

This description is based on the exhibit dated 2020-06-18, titled "EXHIBIT B, 20' Alley Vacation Area" and is attached.



Robert A. Hansen  
Registered Professional Land Surveyor, No. 6439  
Email: robert.hansen@1519llc.com Date: 2020-06-18





**SURVEY LEGEND**

**EXISTING FEATURES**

- Property R/W Line
- Property R/W Lot Line (Others)

**CONTROL LEGEND**

- Property Corner (As Noted)
- △ Calculated Point

**ABBREVIATION LEGEND**

- CIRF Iron Rod With Cap Found
- CIRS Iron Rod With Cap Set
- D.R.P.C.T. Deed Records Potter County, Texas
- O.P.M.P.C.T. Official Public Records Potter County, Texas
- P.R.P.C.T. Plat Records Potter County, Texas

**NOTES**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH ZONE (4201).
2. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN FILE NO: T-20-475994-DU OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 10, 2020, ISSUED DATE MARCH 24, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
7. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.



**QUIKTRIP CORPORATION**

1120 NORTH INDUSTRIAL BOULEVARD EULESS, TEXAS 76039



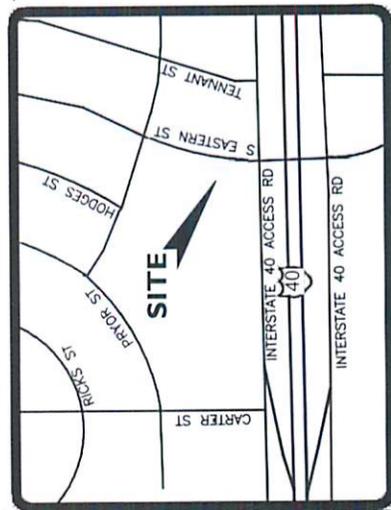
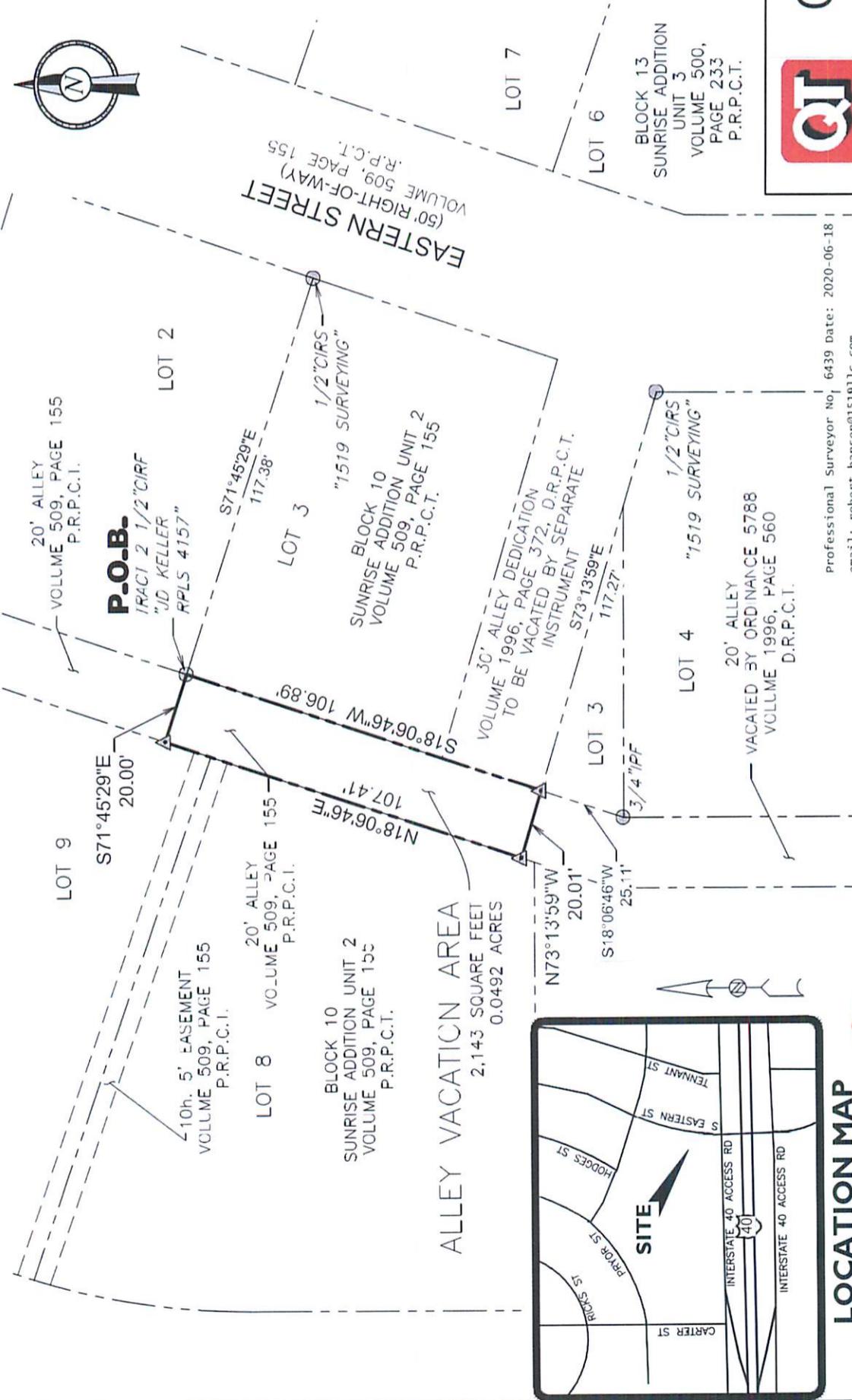
**1519**  
SURVEYING & ENGINEERING  
1519LLC.COM

V-20-02

Robert. A. Hansen



*Robert A. Hansen*



Professional Surveyor No. 6439 Date: 2020-06-18  
email: robert.hansen@1519llc.com

CENTRAL  
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te. 300 Fort Worth, TX. 76104  
214.484.8586

TBPELS# 10193968 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

## EXHIBIT B

### 20' Alley Vacation Area

being a portion of that Alley as shown on the plat  
recorded in Volume 509, Page 155 P.R.P.C.T.

situated within

Adams, Beaty & Moulton Survey, Abstract No. 38  
City of Amarillo, Potter County, Texas

EXHIBIT A

Surveyor's Legal Description of Alley Vacation Area

Being a 3,471 square-foot tract of land situated within the Adams, Beaty & Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas and being all of a called 30-foot wide tract of land as described in the deed to the City of Amarillo recorded in Volume 1996, Page 372 of the Deed Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):

COMMENCING at a 1/2-inch capped iron rod stamped "JD KELLER RPLS 4157" found at the northwest corner of Lot 3, Block 10 of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas common with the southwest corner of Lot 2 of said Block 10 and being on the east right of way line of a 20-foot Alley as shown on said Sunrise Addition Unit 2; THENCE SOUTH 18 degrees 06 minutes 46 seconds WEST, 76.88 feet with the east right of way line of said 20-foot Alley to the northwest corner of said 30-foot wide tract of land and the POINT OF BEGINNING;

THENCE SOUTH 73 degrees 13 minutes 59 seconds EAST, 117.31 feet with the north line of said 30-foot wide tract of land to the northeast corner of said 30-foot wide tract of land on the west right of way line of Eastern Street, a 50-foot right of way as shown on said Sunrise Addition Unit 2, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northeast corner of said Lot 3 bears NORTH 18 degrees 11 minutes 17 seconds EAST, 73.86 feet;

THENCE the follow three (3) calls coincident with the west right of way line of said Eastern Street common to the east line of said 30-foot wide tract of land:

1. SOUTH 16 degrees 46 minutes 01 second WEST, 17.20 feet;
2. SOUTH 88 degrees 53 minutes 37 seconds WEST, 5.25 feet;
3. SOUTH 15 degrees 32 minutes 56 seconds WEST, 11.19 feet to the southeast corner of said 30-foot wide tract of land, from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set on the east line of Lot 4 of said Block 10 bears SOUTH 73 degrees 21 minutes 33 seconds EAST, 4.01 feet;

THENCE NORTH 73 degrees 13 minutes 59 seconds WEST, 113.26 feet with the south line of said 30-foot wide tract of land to the southwest corner of said 30-foot wide tract of land on the east right of way line of said 20-foot Alley, from which a 3/4-inch iron pipe found at the southwest corner of said Lot 3 common to the northwest corner of said Lot 4 bears SOUTH 18 degrees 06 minutes 46 seconds WEST, 25.11 feet;

THENCE NORTH 18 degrees 06 minutes 46 seconds EAST, 30.01 feet with the east right of way line of said 20-foot Alley common to the west line of said 30-foot wide tract of land to the POINT OF BEGINNING, containing 3,471 square feet.

This description is based on the exhibit dated 2020-06-18, titled "EXHIBIT B, 30' Alley Vacation Area" and is attached.



Robert A. Hansen  
 Registered Professional Land Surveyor, No. 6439  
 Email: robert.hansen@1519llc.com Date: 2020-06-18





**SURVEY LEGEND**

**EXISTING FEATURES**

- Property R/W Line
- - - Property R/W Lot Line (Others)

**CONTROL LEGEND**

- Property Corner (As Noted)
- △ Calculated Point

**ABBREVIATION LEGEND**

- CIRF Iron Rod With Cap Found
- CIRS Iron Rod With Cap Set
- D.R.P.C.T. Deed Records Potter County, Texas
- O.P.M.P.C.T. Official Public Records Potter County, Texas
- P.R.P.C.T. Plat Records Potter County, Texas

**NOTES**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH ZONE (4201).
2. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN FILE NO: T-20-475994-DU OF FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 10, 2020, ISSUED DATE MARCH 24, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
7. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.



**QUIKTRIP CORPORATION**

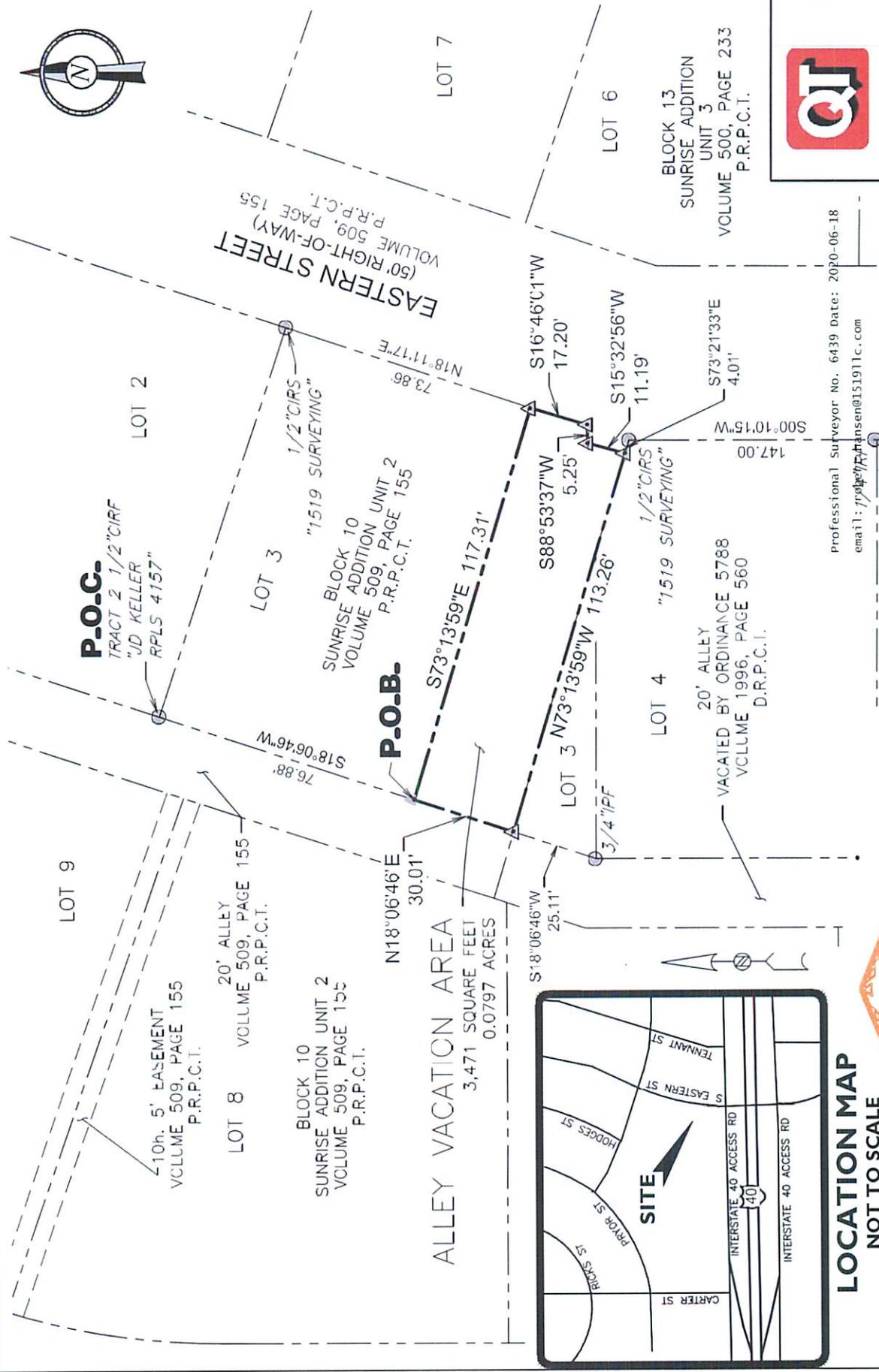
1120 NORTH INDUSTRIAL BOULEVARD EULESS, TEXAS 76039



**1519**  
SURVEYING & ENGINEERING  
1519LLC.COM

CENTRAL TEXAS  
5054 Franklin Ave., Ste. A

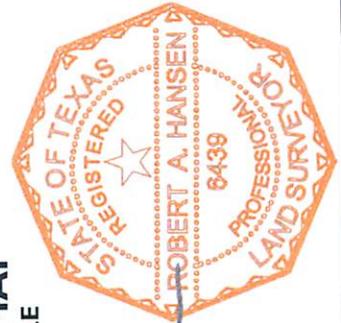
V-20-02



Professional Surveyor No. 6439 Date: 2020-06-18  
email: r.hansen@1519llc.com



**LOCATION MAP**  
NOT TO SCALE



*Robert A. Hansen*  
Robert. A. Hansen

Robert. A. Hansen

te. 300 Fort Worth, TX. 76104  
214.484.8586  
TBPELS# 10193968 TBPELS# F-17299 TBPELS# 10194351 TBPELS# 10194283

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## EXHIBIT B

### Alley Vacation Area

being all of that parcel of land as described in the deed Volume 1996, Page 372 D.R.P.C.T.

situated within

Adams, Beaty & Moulton Survey, Abstract No. 38  
City of Amarillo, Potter County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

PUBLIC ACCESS EASEMENT

DATE: September 11<sup>th</sup>, 2020

Grantor: QT SOUTH, LLC, a Texas limited liability company

Grantor's Mailing Address: c/o QuikTrip Corporation, 1120 N Industrial Blvd., Euless, TX 76039,  
Attn: Real Estate Department

Grantee: The City of Amarillo, a Texas municipal corporation

Grantee's Mailing Address: P.O. Box 1971, Amarillo, Texas 79105-1971

Consideration: Dedicated for Public Use

Property: The Access Easement Area, as defined and described and on Exhibit A attached hereto and incorporated herein.

AGREEMENT

For consideration recited, Grantor does by this instrument grant and convey an easement to Grantee for public access, ingress and egress over, across, upon and through the surface of that portion of the Grantor's real property described by metes and bounds and also shown and labeled as the "Access Easement Area" on Exhibit A attached hereto and incorporated herein (the "Property") for the purpose of vehicular and pedestrian access, ingress and egress to and from SE 17th Avenue and the 20' Alley (created in Volume 509, Page 155 of the Official Public Records of Potter County, State of Texas) via the Property, and for the purpose of utilizing the curb cuts and driveways located or to be located within the Property. Grantor, for itself and its successors and/or assigns hereby expressly reserves from this grant and dedication: (a) all right, title and interest to the area below the surface of the Property; and (b) the right to install, construct, improve, replace, repair and maintain the Property and improvements thereon and/or thereunder, including the ability to temporarily close and/or cause obstructions in the access to the Property in connection with Grantor's installation, construction, improvement, replacement, repair and/or maintenance of the Property and improvements thereon and/or thereunder.



**Exhibit A**  
**Description and Depiction of the Property (Access Easement Area)**

<p><b>Legal Description</b></p> <p>Being a 12,554 square-foot tract of land situated within the Adams, Bealy &amp; Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas, and being a portion of Lot 1, Block 9, Lots 9 and 10, Block 10 and a portion of Hodges Street (vacated by Ordinance 4969, Volume 1375, Page 265, Deed Records Potter County, Texas) as shown on the plat of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas, recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):</p> <p>COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1, Block 9; THENCE SOUTH 72 degrees 02 minutes 51 seconds EAST, 100.89 feet with the south right of way line of South East 17th Avenue to the POINT OF BEGINNING;</p> <p>THENCE</p> <p>SOUTH 72 degrees 02 minutes 51 seconds EAST, with the south right of way line of said South East 17th Street, passing at 23.88 feet a 1/4-inch iron rod (bent) found at the northeast corner of said Lot 1 and continuing for a total distance of 62.30 feet to a point from which a 1/4-inch iron rod (bent) found at the northwest corner of said Lot 10, Block 10 bears SOUTH 72 degrees 02 minutes 51 seconds EAST, 14.86 feet;</p> <p>THENCE</p> <p>the following eight (8) calls through the interior of said vacated Hodges Street and said Lots 9 and 10, Block 10:</p> <ol style="list-style-type: none"> <li>southerly along a non-tangent curve to the preceding course, concave to the southeast, having a radius of 40.00 feet and a chord bearing and distance of SOUTH 50 degrees 17 minutes 33 seconds WEST, 24.90 feet, an arc length of 25.32 feet;</li> <li>SOUTH 32 degrees 08 minutes 33 seconds WEST, 89.59 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 15.00 feet and a chord bearing and distance of SOUTH 28 degrees 50 minutes 27 seconds EAST, 26.23 feet, an arc length of 31.93 feet;</li> <li>SOUTH 89 degrees 49 minutes 30 seconds EAST, 84.33 feet to the beginning of a non-tangent curve;</li> <li>southerly with said non-tangent curve, concave to the northeast, having a radius of 20.00 feet, and a chord bearing and distance of SOUTH 30 degrees 40 minutes 25 seconds EAST, 11.27 feet, an arc length of 11.42 feet to the beginning of a reverse curve;</li> <li>southerly with said reverse curve, concave to the southwest, having a radius of 20.00 feet and a chord bearing and distance of SOUTH 23 degrees 26 minutes 01 second EAST, 16.02 feet, an arc length of 16.48 feet;</li> <li>SOUTH 00 degrees 10 minutes 15 seconds WEST, 11.24 feet;</li> <li>Line of a 20-foot alley, bearing S 89° 59' 30" E, 21.28 feet to the west line of said 20-foot alley, as shown on said Sunrise Addition Unit 2;</li> <li>SOUTH 18 degrees 06 minutes 46 seconds WEST, 39.93 feet with the west line of said 20-foot alley to a point from which a 1/2-inch capped iron rod stamped "JO KELLER RPLS 4157" found at the southwest corner of Lot 2 of said Block 10 bears SOUTH 39 degrees 16 minutes 06 seconds EAST, 23.75 feet;</li> </ol>	<p>the following nine (9) calls through the interior of said vacated Hodges Street, Lots 9 and 10, Block 10 and Lot 1, Block 8:</p> <ol style="list-style-type: none"> <li>NORTH 71 degrees 53 minutes 14 seconds WEST, 8.35 feet;</li> <li>NORTH 89 degrees 49 minutes 45 seconds WEST, 35.01 feet;</li> <li>NORTH 80 degrees 10 minutes 15 seconds EAST, 37.68 feet to the beginning of a tangent curve;</li> <li>beginning with said tangent curve, concave to the southwest, having a radius of 9.88 feet, and a chord bearing and distance of NORTH 44 degrees 59 minutes 24 seconds WEST, 14.01 feet, an arc length of 15.57 feet;</li> <li>SOUTH 89 degrees 50 minutes 57 seconds WEST, 94.06 feet;</li> <li>NORTH 57 degrees 50 minutes 27 seconds WEST, 46.26 feet to the beginning of a non-tangent curve;</li> <li>northeasterly with said non-tangent curve, concave to the southeast, having a radius of 100.00 feet, and a chord bearing and distance of NORTH 29 degrees 52 minutes 10 seconds EAST, 7.99 feet, an arc length of 7.99 feet;</li> <li>NORTH 32 degrees 08 minutes 33 seconds EAST, 112.62 feet to the beginning of a tangent curve, concave to the west, having a radius of 39.69 feet and a chord bearing and distance of NORTH 04 degrees 08 minutes 51 seconds EAST, 37.57 feet, an arc length of 39.14 feet to the POINT OF BEGINNING, containing 12,554 square feet (0.2882 acres).</li> </ol>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH ZONE (4201).</li> <li>THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN TITLE NO. 1-20-475894 OUT OF FIRST INSURANCE COMPANY, EFFECTIVE DATE MARCH 10, 2020, ISSUED DATE MARCH 24, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.</li> </ol>	<p align="center"><b>EXHIBIT B</b>  <b>Access Easement Area</b>          being a portion of Blocks 9 &amp; 10, Sunrise Addition Unit 2 recorded in Volume 509, Page 155 P.R.P.C.T. situated within the Adams, Bealy &amp; Moulton Survey, Abstract No. 38 City of Amarillo, Potter County Texas</p> <p align="center">SHEET 1 OF 2 SHEETS</p>
<p><b>Legal Description</b></p> <p>Being a 12,554 square-foot tract of land situated within the Adams, Bealy &amp; Moulton Survey, Abstract Number 38, City of Amarillo, Potter County, Texas, and being a portion of Lot 1, Block 9, Lots 9 and 10, Block 10 and a portion of Hodges Street (vacated by Ordinance 4969, Volume 1375, Page 265, Deed Records Potter County, Texas) as shown on the plat of Sunrise Addition Unit 2, an addition in the City of Amarillo, Potter County, Texas, recorded in Volume 509, Page 155 of the Plat Records of Potter County, Texas, being more particularly described by metes and bounds as follows (The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Zone 4201):</p> <p>COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1, Block 9; THENCE SOUTH 72 degrees 02 minutes 51 seconds EAST, 100.89 feet with the south right of way line of South East 17th Avenue to 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minutes 46 seconds WEST, 39.93 feet with the west line of said 20-foot alley to a point from which a 1/2-inch capped iron rod stamped "JO KELLER RPLS 4157" found at the southwest corner of Lot 2 of said Block 10 bears SOUTH 39 degrees 16 minutes 06 seconds EAST, 23.75 feet;</li> </ol>	<p>the following nine (9) calls through the interior of said vacated Hodges Street, Lots 9 and 10, Block 10 and Lot 1, Block 8:</p> <ol style="list-style-type: none"> <li>NORTH 71 degrees 53 minutes 14 seconds WEST, 8.35 feet;</li> <li>NORTH 89 degrees 49 minutes 45 seconds WEST, 35.01 feet;</li> <li>NORTH 80 degrees 10 minutes 15 seconds EAST, 37.68 feet to the beginning of a tangent curve;</li> <li>beginning with said tangent curve, concave to the southwest, having a radius of 9.88 feet, and a chord bearing and distance of NORTH 44 degrees 59 minutes 24 seconds WEST, 14.01 feet, an arc length of 15.57 feet;</li> <li>SOUTH 89 degrees 50 minutes 57 seconds WEST, 94.06 feet;</li> <li>NORTH 57 degrees 50 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EFFECTIVE DATE MARCH 10, 2020, ISSUED DATE MARCH 24, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.</li> </ol>	<p align="center"><b>EXHIBIT B</b>  <b>Access Easement Area</b>          being a portion of Blocks 9 &amp; 10, Sunrise Addition Unit 2 recorded in Volume 509, Page 155 P.R.P.C.T. situated within the Adams, Bealy &amp; Moulton Survey, Abstract No. 38 City of Amarillo, Potter County Texas</p> <p align="center">SHEET 1 OF 2 SHEETS</p>



**QUITRIP CORPORATION**  
 1120 NORTH INDUSTRIAL BOULEVARD  
 DALLAS, TEXAS 75039

**EXHIBIT B**  
**Access Easement Area**  
 being a portion of Blocks 9 & 10, Sunrise Addition Unit 2 recorded in Volume 509, Page 155 P.R.P.C.T. situated within the Adams, Bealy & Moulton Survey, Abstract No. 38 City of Amarillo, Potter County Texas

SHEET 1 OF 2 SHEETS

**EXHIBIT B**  
**Access Easement Area**  
 being a portion of Blocks 9 & 10, Sunrise Addition Unit 2 recorded in Volume 509, Page 155 P.R.P.C.T. situated within the Adams, Bealy & Moulton Survey, Abstract No. 38 City of Amarillo, Potter County Texas

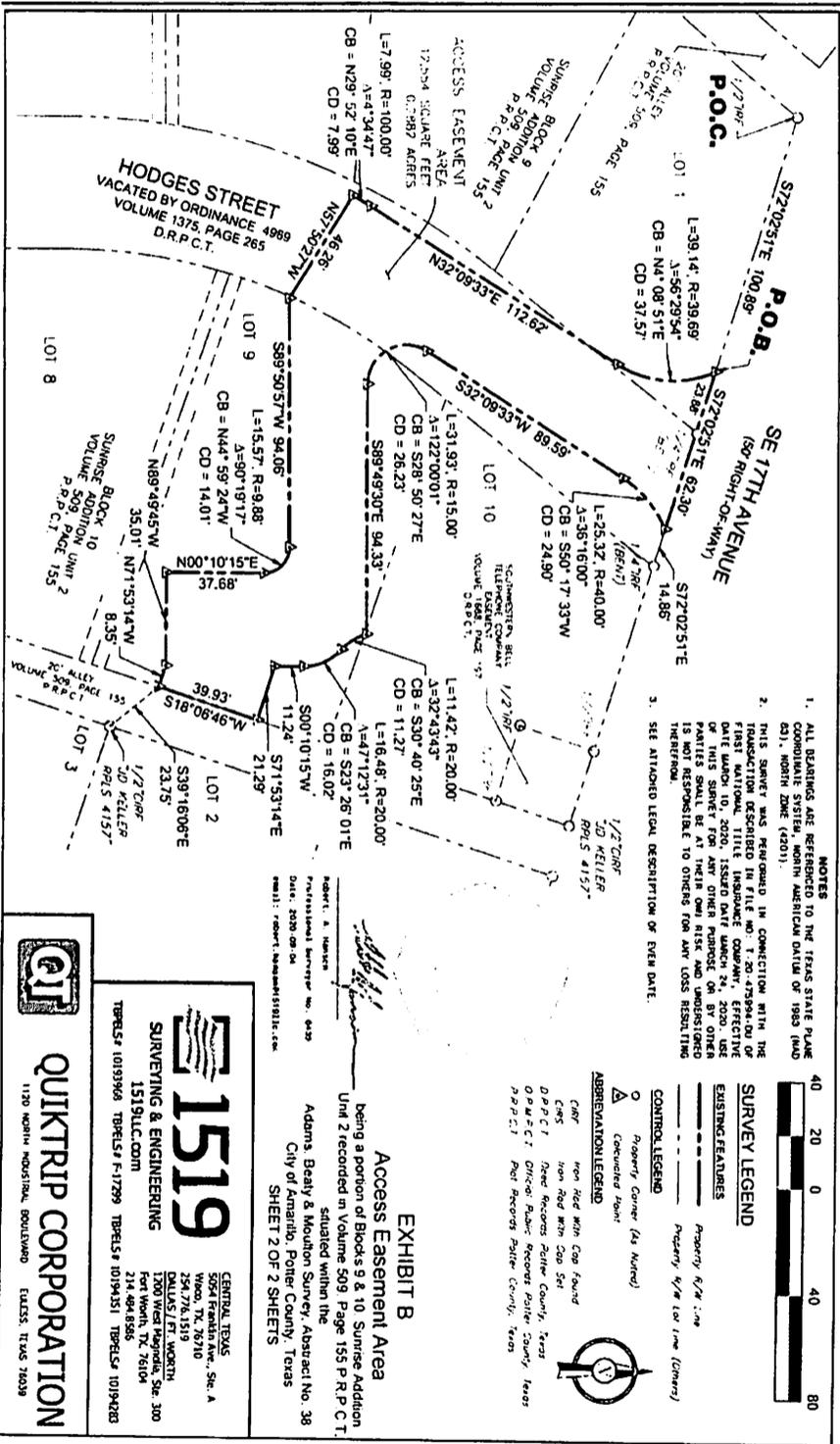
SHEET 1 OF 2 SHEETS

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SHEET 1 OF 2 SHEETS

**EXHIBIT B**  
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SHEET 1 OF 2 SHEETS



- NOTES**
1. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH ZONE (4201).
  2. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE REASURANCE DESCRIBED IN FILE NO. T-20-475994.00 OF DATE 04/20/2010. THE REASURANCE COMPANY, EFFECTIVE DATE 04/20/2010, IS THE ASSURED. THE ASSURED OR PARTIES OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER MEANS SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
  3. SEE ATTACHED LEGAL DESCRIPTION OF EASEMENT.



**SURVEY LEGEND**

- Property 6/4" (as shown)
- Property 6/4" (as shown)

**CONTROL LEGEND**

- Property Corner (as shown)
- Concurred Point

**ABBREVIATION LEGEND**

- Chk: Iron Rod with Cap Found
- CMS: Iron Rod with Cap Set
- D.P.C.T.: Reed Records Potter County, Texas
- D.P.A.C.T.: Diller, Public Records Potter County, Texas
- P.P.C.T.: Plat Records Potter County, Texas

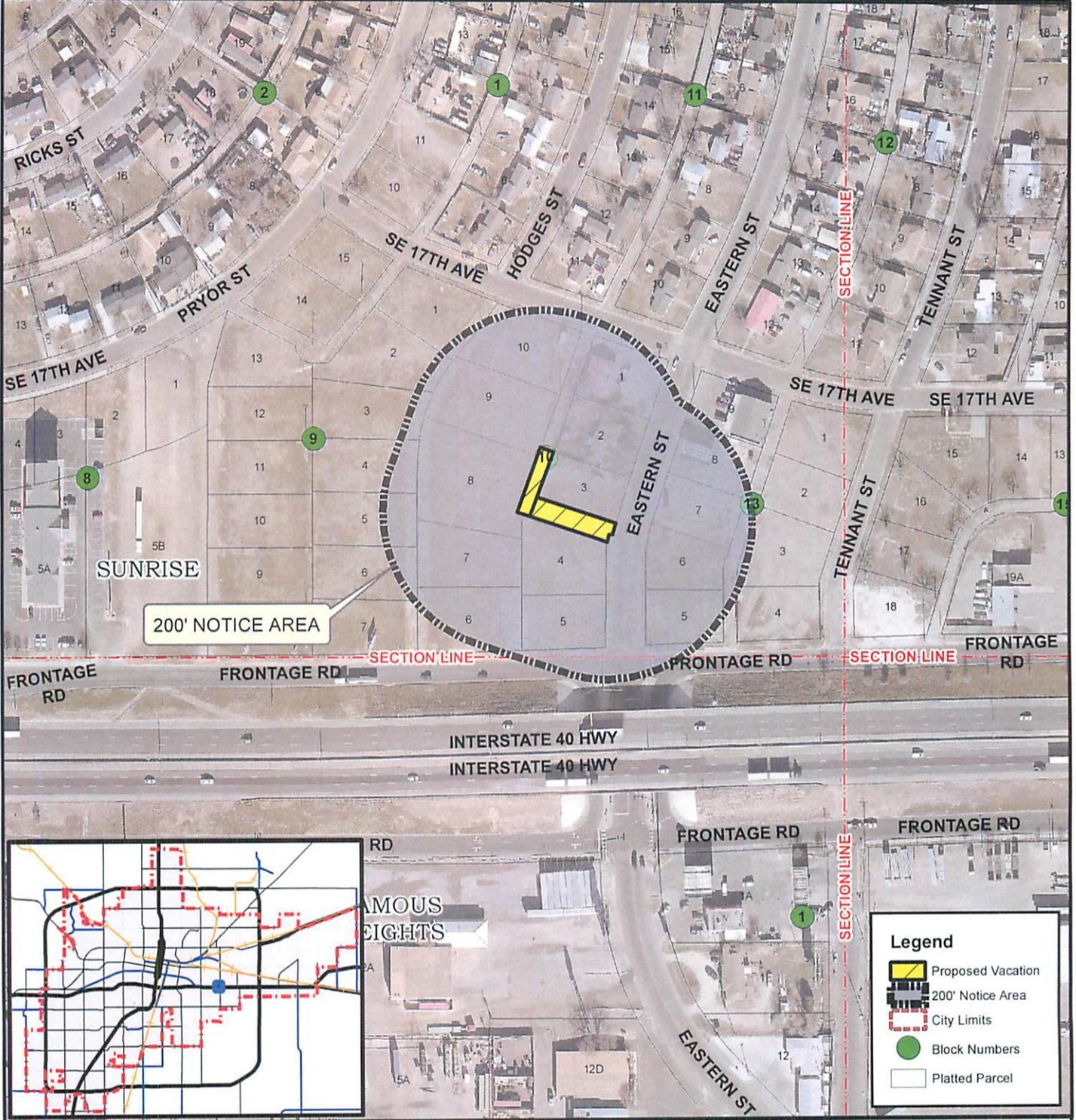


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**Access Easement Area**  
 being a portion of Blocks 9 & 10 Sunrise Addition Unit 2 recorded in Volume 509 Page 155 P.R.P.C.T. situated within the Adams, Bealy & Moulton Survey, Abstract No. 38 City of Amarillo, Potter County, Texas  
 SHEET 2 OF 2 SHEETS

**1519**  
 SURVEYING & ENGINEERING  
 1519LLC.COM  
 TBRPES# 10193966 TBRPES# F-17299 TBRPES# 10194351 TBRPES# 10194283

**QUIKTRIP CORPORATION**  
 1120 NORTH INDUSTRIAL BOULEVARD EAGLES, TEXAS 76039

**CASE V-20-02  
VACATION OF AN 20FT ALLEY AND  
30FT ALLEY (SUNRISE ADDITION UNIT 2)**



**Legend**

- Proposed Vacation
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel

**CITY OF AMARILLO  
PLANNING DEPARTMENT**

Vacation of a portion of a 20 foot alley adjacent to Lots 3, 8, and 9, and a 30 foot alley adjacent to Lots 3, and 4, all in Block 10, Sunrise Addition Unit No. 2, in Section 123, Block 2, A.B.&M Survey, Potter County, Texas.

Applicant: Sahn Russell Trust  
Vicinity: Eastern St. & Interstate 40 Access Rd

Scale: 1 inch = 200 feet  
Date: 7/6/2020  
Case No: V-20-02



AP: Q-12

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.



B



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
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<b>Department</b>	Andrew Freeman- Managing Director of Planning and Development Services
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**Agenda Caption**

Public hearing to consider an ordinance rezoning a 17.03 acre tract of unplatted land in Section 65, Block 9, B.S.& F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3. (Vicinity: Heritage Hills Pkwy. & Tradition Pkwy.)

**Agenda Item Summary**

**Adjacent land use and zoning**

Adjacent zoning consist of Agricultural District to the north, south, and west, and Residential District 3 to the east.

Adjacent land uses consist of undeveloped land in all directions.

The applicant is requesting a change in zoning in order to develop this tract of land with single-family detached homes as an upcoming phase of the Heritage Hills Subdivision.

The Planning and Zoning Commission's analysis of zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map, which identifies recommended future land uses. Additionally, the Planning and Zoning Commission considers what impact on area existing zoning and development patterns as well as its conformity to the Neighborhood Unit Concept (NUC) of development.

Regarding the Comprehensive Plan, Estate Residential is the recommended development type for this area. This type calls for a higher degree of open space and setbacks. Although the proposed development will not represent the large lot sizes mentioned in the future land use description, it is also recognized that there has been a change in conditions within the area that did not exist at the time of the Future Land Use Map adoption. This was also the case for the areas of Heritage Hills in the Section that have been or are currently under development.

Residential District 3 allows single-family detached homes that are of a higher density due to the smaller minimum lot size (5,000 square feet) and reduced front-yard setbacks (15 feet) when compared the other residential zoning districts of Residential 1 and 2. This higher single-family residential zoning is typically found at the outer edges of a subdivision. Doing so helps mitigate any negative impacts on traditional residential land uses from commercial areas and/or heavily travelled thoroughfares that typically border a square mile section of line.

Considering the location of the is at the periphery of the subdivision and section and located about midway between section corners, the proposed higher density residential zoning is consistent with the Neighborhood Unit Concept of development.

The Planning and Zoning Commission believes based on the above, the request is a logical continuation of existing zoning and patterns of development in the area and does not create any negative impacts.

**Requested Action/Recommendation**

Notices have been sent to all property owners within 200 feet regarding this proposed rezoning. As of this writing, no calls have been received regarding this rezoning request. Considering the above, the Planning and Zoning Commission recommends **APPROVAL** as presented.

ORDINANCE NO. 1886

**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 HERITAGE HILLS PARKWAY AND TRADITION PARKWAY, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; 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 17.03 acre tract of unplatted land in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to Residential District 3, and being further described below:

A 17.03+/- acre tract of land out Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 590.9343 acre tract of land described in that certain instrument of conveyance recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 17.03+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found for the Northwest corner of that certain 25.84+/- acre tract of land described in that certain instrument recorded under Clerk's File No. 2018012808 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap found (FURMAN) for the Northwest corner of Heritage Hills Unit No. 11, an addition to the City of Amarillo according to the map or plat thereof recorded

under Clerk's File No. 2019007958 of the Official Public Records of Randall County, Texas bears S. 89° 43' 55" E. 162.76 feet;

THENCE S. 00° 16' 05" W. 60.00 feet along the West boundary of said 25.84+/- acre tract of land to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 49° 58' 32" E. 7.69 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the left whose center bears N. 79° 46' 12" E. 2359.00 feet;

THENCE Southeasterly 247.29 feet along said curve to the left with a long chord of S. 13° 16' 59" E. 247.17 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 36° 37' 38" W. 5.98 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 16' 05" W. 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 89° 43' 55" E. 17.21 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 53° 48' 00" E. 8.10 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the left whose center bears N. 72° 04' 16" E. 2359.00 feet;

THENCE Southeasterly 258.54 feet along said curve to the left with a long chord of S. 21° 04' 07" E. 258.41 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 32° 59' 58" W. 5.41 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 16' 05" W. 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 89° 43' 55" E. 26.04 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 57° 48' 01" E. 8.49 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the left whose center bears N. 64° 04' 15" E. 2359.00 feet;

THENCE Southeasterly 147.34 feet along said curve to the left with a long chord of S. 27° 43' 07" E. 147.32 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 29° 30' 29" E. 127.98 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 30° 22' 48" W. 5.02 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 16' 05" W. 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 89° 43' 55" E. 29.72 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 58° 04' 46" E. 8.51 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center bears S. 63° 41' 55" W. 1141.00 feet;

THENCE Southeasterly 256.86 along said curve to the right with a long chord of S. 19° 51' 08" E. 256.31 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 38° 29' 43" W. 6.19 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 16' 05" W. 55.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 89° 43' 55" E. 11.70 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 49° 58' 02" E. 7.69 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center bears S. 79° 55' 22" W. 1141.00 feet;

THENCE Southeasterly 206.02 feet along said curve to the right with a long chord of S. 04° 54' 17" E. 205.74 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 00° 16' 05" W. 35.18 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 45° 16' 05" W. 7.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 00° 16' 05" W. 94.00 feet to a 1/2 inch iron rod with cap (FURMAN) found for the most West Southwest corner of the aforementioned 25.84+/- acre tract of land, same being the most West Southwest corner of the aforementioned Heritage Hills Unit No. 11, also being the Southeast corner of this tract of land;

THENCE N. 89° 43' 55" W. 669.62 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the East line of that certain 57.697+/- acre tract of land described in that certain instrument recorded under Clerk's File No. 2017020945 of the Official Public Records of Randall County, Texas, for the Southwest corner of this tract of land;

THENCE N. 00° 13' 27" W. 1624.06 feet along the East line of said 57.697+/- acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of this tract of land;

THENCE S. 89° 43' 55" E. 192.58 feet to the PLACE OF BEGINNING and containing 17.03 acres of land, more or less.

**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 22nd day of September, 2020 and **PASSED** on Second and Final Reading on this the 13th day of October, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

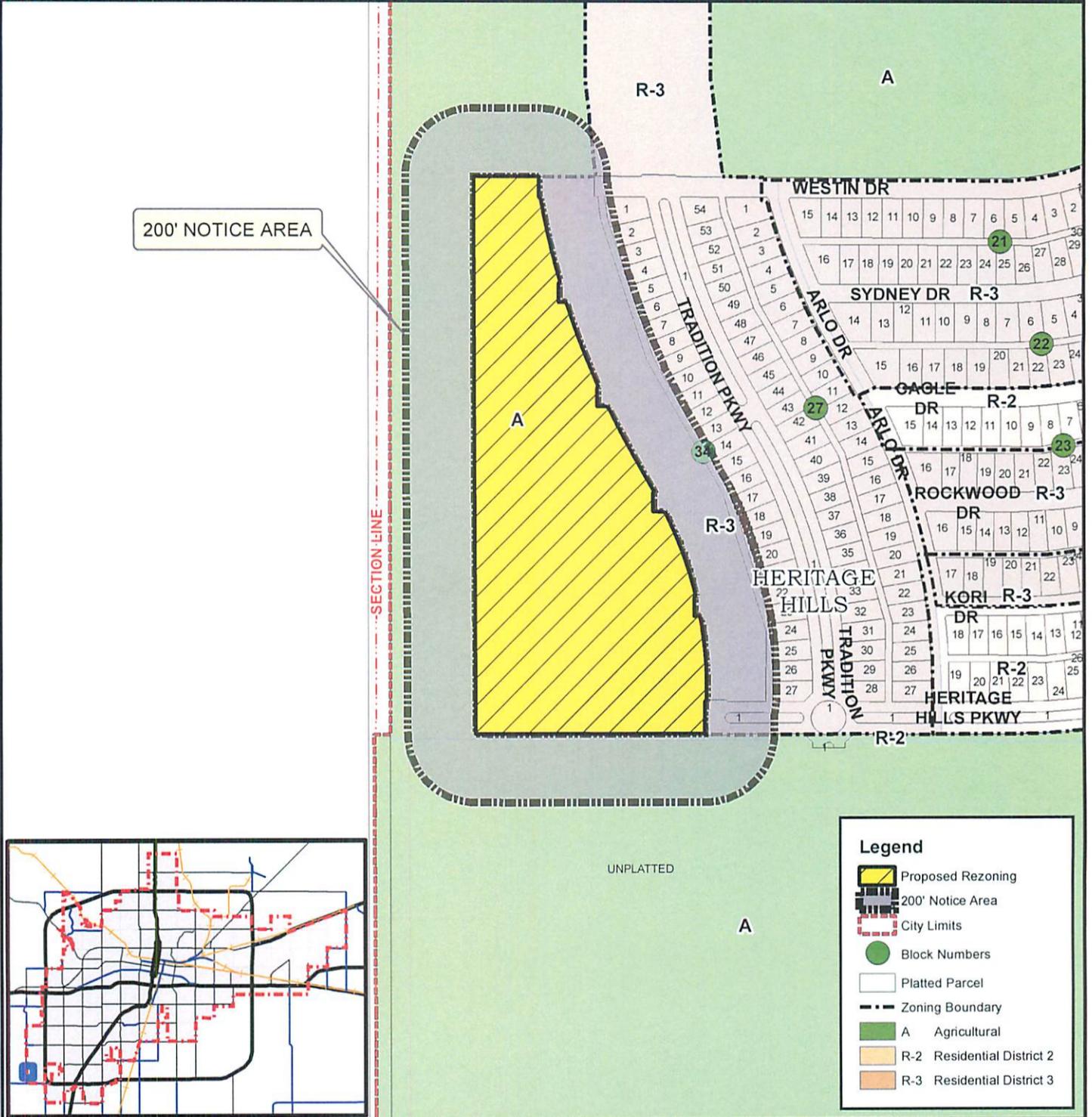
ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams,  
City Attorney

# REZONING FROM A TO R-3



200' NOTICE AREA

SECTION LINE



**Legend**

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel
- Zoning Boundary
- A Agricultural
- R-2 Residential District 2
- R-3 Residential District 3

## CITY OF AMARILLO PLANNING DEPARTMENT

Scale: 1 inch = 400 feet  
 Date: 8/13/2020  
 Case No: Z-20-20



Rezoning of 17.03 acre tract of unplatted land in Section 65, Block 9, B. S. & F. Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways, to change from Agriculture District to Residential District 3.

Applicant: Seth Williams for PEGA Development, LLC  
 Vicinity: Heritage Hills Pkwy. And Tradition Pkwy.

AP: H-17

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.



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Regular Agenda Item – Public Hearing
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<b>Department</b>	Andrew Freeman – Managing Director of Planning and Development Services
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**Agenda Caption**

Public hearing to consider an ordinance rezoning Lots 11 through 14, Block 36, Lots 7 through 10 and 14 through 17, Block 37, and Lots 6 through 9, Block 38, all in The Colonies Unit No. 72, in Section 40, block 9, B.S.&F. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Planned Development District 378 to Amended Planned Development District 378A for increased lot coverage and a reduction to the front yard setback.  
 (Vicinity: Liberty Circle N and Wesley Rd.)

**Agenda Item Summary**

Adjacent zoning consists of Planned Development District 378 (PD-378) to the west and Residential District 1(R1) in all other directions.

Adjacent land uses consist of a mix of undeveloped lots and detached single-family dwellings.

This particular request is unique in that some of the lots now being considered have two zoning designations (PD378 and R1) and others are entirely located in R1.

The applicant is requesting expansion of Planned Development District 378 eastward so that an increased lot coverage and reduced front yard setback can be utilized for the remainder of the blocks, in order to continue development of garden/patio style homes found to the west.

Planned Development District 378 and Residential District 1 both allow for detached homes only, yet Planned Development 378 utilizes a mix of development standards found in each of the City's main residential districts. Below is a comparison of Residential District 1 thru 3, Planned Development District 378, and what would be expanded to the lots now being considered.

	Residential District 1	Residential District 2	Residential District 3	Planned Development 378	Proposed Amendment
Minimum Lot Area	7,500 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Minimum Lot Width	60 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Maximum Lot Coverage	45%	45%	65%	60%	60%
Front-yard Setback	25 ft.	25 ft.	15 ft.	25ft., 20ft., and 15ft. as Shown	20ft.

The Planning and Zoning Commissions analysis of a zoning change requests begins with referring to the Comprehensive Plan's Future Land Use and Character Map, what impact on area existing zoning and development patterns, and conformity to the Neighborhood Unit Concept (NUC) of development.

The Future Land Use and Character Map designate "Parks-Recreation" as the recommended development type for this particular area. This designation was put into place whereas this site was intended to develop with a Public School site and associated open space.

Since designation, the land was sold for private development and considering the area development patterns, residential zoning and development has occurred in this area. As such and although not in strict conformance with the future land use designation, the requested zoning does conform to the predominate land use in the area.

Regarding the Neighborhood Unit Concept of Development, this concept calls for more intensive or dense residential development be located at the periphery of a neighborhood. Considering this, the request is conformance with such, whereas if approved, would allow lots to have more buildable area by utilizing increased setback and lot coverage.

Concerning the existing zoning and/or land use patterns in the area are detached single-family homes and that similar construction is found immediately to the west, continuation of the style of residential product is in line with area zoning and development patterns.

#### **Requested Action/Recommendation**

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

Considering the above, the Planning and Zoning Commission recommends **APPROVAL** of this request.

ORDINANCE NO. 7887

**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 LIBERTY CIRCLE NORTH AND WELSEY ROAD, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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**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 Lots 11 through 14, Block 36, Lots 7 through 10 and 14 through 17, Block 37, and Lots 6 through 9, Block 38, all in The Colonies Unit No. 72, in Section 40, block 9, B.S.&F. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Planned Development District 378 to Amended Planned Development District 378A for increased lot coverage and a reduction to the front yard setback.

**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 22nd day of September, 2020 and **PASSED** on Second and Final Reading on this the 13th day of October, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

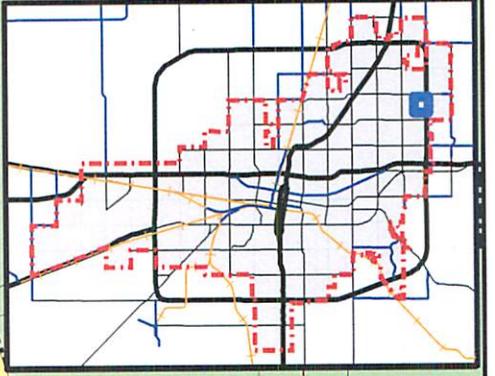
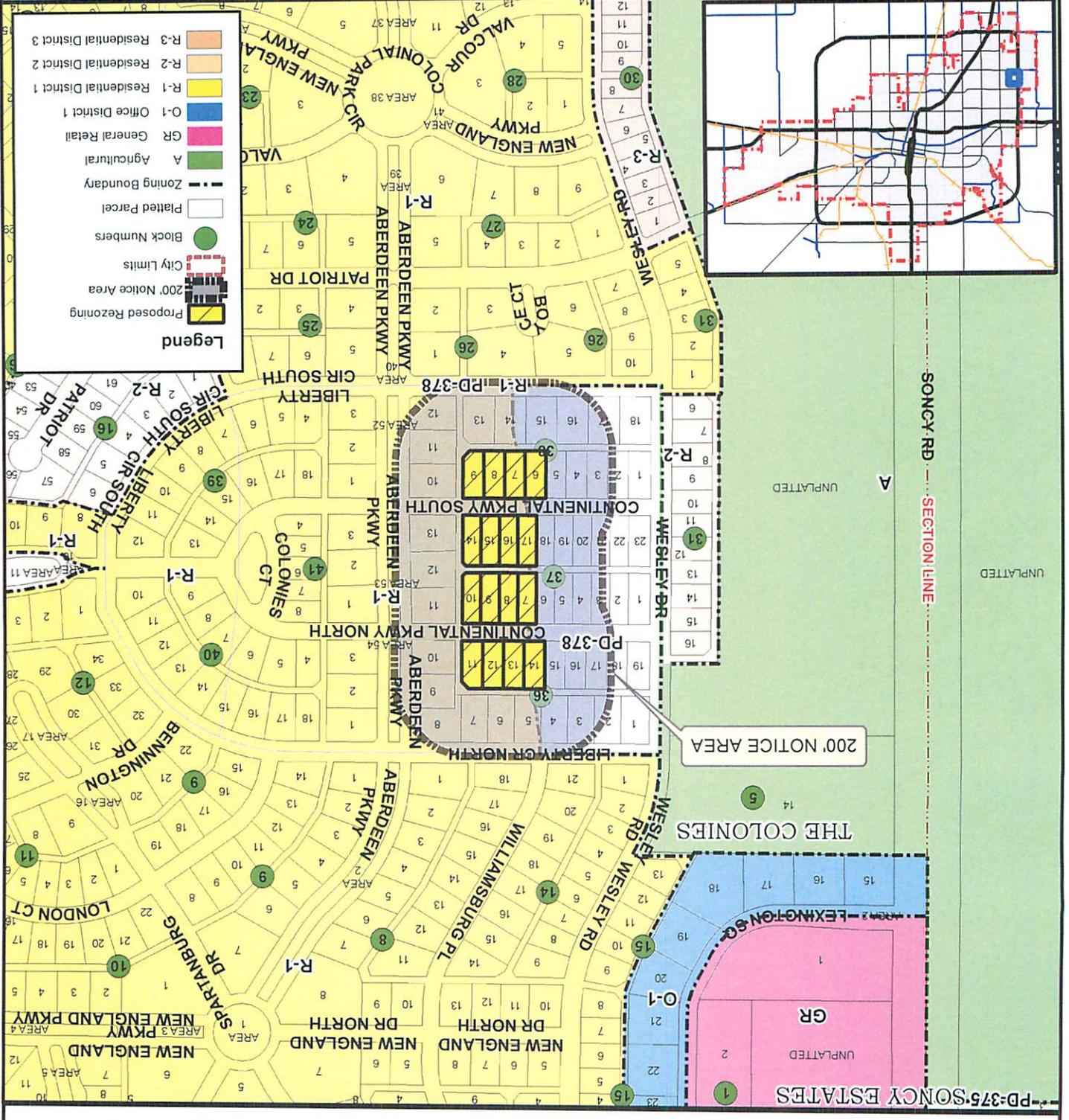
ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams,  
City Attorney

# REZONING FROM R-1 AND PD-378 TO AMENDED PD



**Legend**

- Proposed Rezoning
- 200' Notice Area
- City Limits
- Block Numbers
- Platted Parcel
- Zoning Boundary
- A Agricultural
- GR General Retail
- O-1 Office District 1
- R-1 Residential District 1
- R-2 Residential District 2
- R-3 Residential District 3

Rezoning of Lots 11 through 14, Block 36, Lots 7 through 10 and 14 through 17, Block 37, and Lots 6 through 9, Block 38, all in The Colonies Unit No. 72, in Section 40, Block 9, B.S. & F. Survey, Randall County, Texas plus one-half of all bounding streets, alleys, and public ways to change from Residential District 1 and Planned Development District 378 to Amended Planned Development District for increased lot coverage and a reduction to the front yard setback.

Applicant: Barrett Salkowski, Zane Oliver, Drew Bacacus, & Milton Gron for Amarillo Prestige Homes, KORE Investments, Affluent Construction, and Black Jaguar LTD.

Vicinity: Liberty Circle N and Wesley Rd.

AP: I-15

**CITY OF AMARILLO**  
**PLANNING DEPARTMENT**

Scale: 1 inch = 400 feet  
 Date: 9/11/2020  
 Case No: Z-20-19



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.

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# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
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<b>Department</b>	City Manager Laura Storrs, Assistant City Manager
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### Agenda Caption

RESOLUTION – AUTHORIZING THE AMARILLO POTTER EVENTS VENUE DISTRICT 2020/2021 FISCAL YEAR BUDGET

(Contact: Laura Storrs, Assistant City Manager)

This resolution approves the 2020/2021 Budget for the Amarillo-Potter Events Venue District. This budget is funded through a 5% car rental tax and a 2% hotel occupancy tax. The Amarillo-Potter Events Venue District operates and maintains voter approved entertainment venues within the City. This budget is recommended for approval by the Amarillo Potter Events Venue District Board.

### Agenda Item Summary

This resolution approves the 2020/2021 fiscal year budget for the Amarillo Potter Events Venue District.

### Requested Action

Council consideration and approval of the resolution authorizing the Amarillo Potter Events Venue District 2020/2021 fiscal year budget.

### Funding Summary

N/A

### Community Engagement Summary

The 2020/2021 fiscal year budget has been reviewed and approved for Council consideration at the August 17, 2020 Amarillo Potter Events Venue District Board meeting and was reviewed and approved at the September 14, 2020 Potter County Commissioner’s Court meeting.

### Staff Recommendation

Staff recommendation is to approve the 2020/2021 fiscal year budget for the Amarillo Potter Events Venue District.

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE CITY OF AMARILLO, TEXAS:  
APPROVING THE PROPOSED OPERATING BUDGET FOR  
THE FISCAL YEAR 2020-2021 FOR THE AMARILLO  
POTTER EVENT VENUE DISTRICT.

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WHEREAS, the Amarillo-Potter Event Venue District (hereafter, District) was formed and exists for the purpose of constructing and maintaining voter approved entertainment venues within the city, for the public welfare, in accordance with state law; and

WHEREAS, the revenue for the District derives from a tax on car rentals and hotel occupancy, to be used for the above stated activities by the District; and

WHEREAS, the Bylaws of the District require that it submit its annual budget to the City Council for approval; and

WHEREAS, the Board of Directors of the District has prepared, approved and submitted a proposed budget; and

WHEREAS, the City Council finds that the proposed budget is in order and should be approved; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the Proposed Budget for the period of October 1, 2020 to September 30, 2021 of the Amarillo-Potter Events Venue District, a copy of which is appended to this Resolution and incorporated herein by reference, is hereby approved, together with any amendments made in public meeting at which it is considered.

SECTION 2. The City Secretary shall certify a copy of this Resolution to the District.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on this 22<sup>nd</sup> day of September, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
Bryan McWilliams, City Attorney



## CITY OF AMARILLO

OFFICE OF THE  
CITY MANAGER

September 16, 2020

Mayor Ginger Nelson  
601 S. Buchanan Street  
Amarillo, TX 79101

Dear Mayor Nelson:

Attached is the proposed 2020/2021 budget for the Amarillo Potter Events Venue District. The Venue District Board met on August 17, 2020 and approved the attached budget and is requesting City Council consideration at the September 22, 2020 meeting. The Potter County Commissioners' Court approved this budget at their September 14, 2020 meeting.

The proposed budget reflects revenue of \$2,636,761 for the 2020/2021 year including Vehicle Rental Tax of \$850,511 and Hotel Occupancy Tax of \$1,534,731. The major components of the expenditures include debt service of \$862,165 and the two management contracts: Amarillo National Center Management Contract of \$560,000 and the Civic Center Management Contract of \$398,004. Also included are proposed amounts for facility improvements of \$239,130 for the Amarillo National Center.

The anticipated available fund balance at the end of the 2020/2021 fiscal year (09/30/2021) is \$5,476,109 which includes \$500,000 as a targeted reserve for the District, \$1,508,219 for the Amarillo National Center and \$3,402,774 for the Civic Center facility which is calculated based on the 60/40 split of the original project. The reserve balances at each of the two facilities have historically been available to fund facility improvements or events.

There are two debt issues outstanding for the Amarillo Potter Event Venue District. The Special Tax and Lease Revenue Refunding Bonds, Series 2016 has an outstanding balance of \$4,509,000 with a final maturity date of November 15, 2045 and a true interest cost of 2.963%. The Special Tax and Lease Revenue Refunding Bonds, Series 2009 has an outstanding balance of \$4,535,000 with a final maturity date of November 15, 2028 and outstanding interest rate of 4.02%.

Thank you for your consideration in this matter. If you will please forward this information to the Council and if acceptable to you, I am available to present this budget at the September 22<sup>nd</sup> meeting.

Sincerely,  
  
Laura Storrs  
Assistant City Manager

Attachment

Amarillo Potter Events Venue District  
2020/2021 Budget

	CALCULATION OF RESERVE BALANCES						
	2017/2018 Actual	2018/2019 Actual	2019/2020 Revised Estimate	2020/2021 Budget	Common REV/EXP	ANC 60%	City 40%
<b>Beginning Available Balance</b>	<b>4,336,995</b>	<b>4,535,699</b>	<b>4,769,669</b>	<b>5,259,297</b>	<b>500,000</b>	<b>1,527,623</b>	<b>3,166,558</b>
30340 Vehicle Rental Tax	993,208	1,046,032	794,870	850,511	850,511		
30470 Hotel Occupancy Tax	1,977,371	2,074,748	1,430,190	1,534,731	1,534,731		
30480 Interest-Past Tax	-	-	-	-	-		
37110 Interest Income	65,224	114,288	73,124	73,124	73,124		
37410 Miscellaneous Revenue	107,267	106,359	120	178,395	178,395		178,395
<b>TREVENUE Total Revenues</b>	<b>3,131,817</b>	<b>3,341,427</b>	<b>2,798,304</b>	<b>2,636,761</b>	<b>2,458,366</b>	<b>178,395</b>	<b>-</b>
51110 Office Expense	-	-	-	25	25		
61200 Postage	-	-	-	25	25		
62000 Professional	3,000	-	15,000	150,000		150,000	
63140 Audit Fee	6,700	6,835	6,972	7,200	7,200		
63705 Ama Tri-State Participation	986,821	1,126,295	248,000	239,130	239,130		
63710 ANC Management Contract	304,723	328,248	500,000	500,000	500,000		
63710 ANC Property Insurance	60,000	41,763	50,500	60,000	60,000		
63715 Civic Center Mgmt Contract	398,004	398,004	398,004	398,004	398,004		398,004
63900 Event Development	272,030	256,859	103,000	200,000	200,000		
78010 Fiscal Agent Fees	2,835	2,800	3,000	3,400	3,400		
92060 Civic Center Improv	-	69,653	-	-	-		
92140 Events Debt Service	899,000	877,000	484,200	862,165	862,165		
<b>EXPENSES Total Expenses</b>	<b>2,933,113</b>	<b>3,107,457</b>	<b>1,808,676</b>	<b>2,419,949</b>	<b>872,815</b>	<b>1,149,130</b>	<b>398,004</b>
Excess of Revenue over Common Expenditures					<b>1,585,551</b>	<b>951,331</b>	<b>634,220</b>
Increase (Decrease) in Reserve Balance				216,812	-	(19,404)	236,216
<b>Ending Reserve Balance</b>	<b>4,535,699</b>	<b>4,769,669</b>		<b>5,476,109</b>	<b>500,000</b>	<b>1,508,219</b>	<b>3,402,774</b>
<b>63705 Ama Tri-State Participation</b>				<b>41,150</b>			
Sound Distribution System Base (Bill Cody)				48,725			
Sound Distribution System Alternate (Bill Cody)				39,500			
Electrical and Conduit (Bill Cody)				29,755			
LED Lighting labor & material (Cody Horse Barn)				20,000			
LED High-Bay Fixtures (Cody Horse Barn)				60,000			
HVAC and Elevator Maintenance				239,130			

City of Amarillo

9130 - Amarillo Potter Venue District

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
30340 Vehicle Rental Tax [Notes 1]	993,208	1,046,032	1,092,000	794,870	850,511
[Note 92310] Used a 7% increase over fiscal year 2019/20 revised estimate to align with anticipated increase on hotel occupancy collections					
30470 Hotel Occupancy Tax [Notes 2]	1,977,371	2,074,748	2,092,000	1,430,190	1,534,731
[Note 92310] Fiscal year 2019/20 revised estimate includes actuals thru July and reductions through remainder of year to account for impact from COVID-19. Fiscal year 2020/21 budget includes reductions to fiscal year 2019/20 actuals for October through February, actuals for March, and 2 year average for April through September.					
30480 Interest-Past Tax	0	0	350	0	0
30469 Hotel Occupancy Tax	1,977,371	2,074,748	2,092,350	1,430,190	1,534,731
30400 Gross Receipts Business Taxes	2,970,579	3,120,780	3,184,350	2,215,060	2,385,242
37110 Interest Income	53,851	96,765	85,113	67,724	67,724
37109 Interest Earnings	53,851	96,765	85,113	67,724	67,724

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
37410 Miscellaneous Revenue	107,387	106,479	120	120	178,395
[Entity] - Budget Detail Desc.      Note      Total					
(92300) - Lease payments			120		
(92310) - USTPA Event Trust Fund Participation			72,186		
(92310) - CMSA Event Trust Fund Participation			106,089		
Total			178,395		

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
37400 Miscellaneous Revenue	107,387	106,479	120	120	178,395
REVENUE Total Revenues	3,131,817	3,324,024	3,269,583	2,292,904	2,631,361
51110 Office Expense	0	0	25	0	25
51000 Supplies	0	0	25	0	25
61200 Postage	0	0	25	0	25

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
62000 Professional	3,000	0	143,000	15,000	150,000
[Entity] - Budget Detail Desc.      Note      Total					
(92310) - Consulting Services			25,000		
(92310) - Possible election			125,000		
Total			150,000		

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
63140 Audit Fee [Notes 3]	6,700	6,835	7,040	6,972	7,200
[Note 92310] Reflects a 3% increase in audit fee per the current agreement in place					

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
63705 Area Tri-State Participation	986,820	1,126,296	300,937	248,000	239,130
[Entity] - Budget Detail Desc.      Note      Total					
(92310) - Sound Distribution System Base (Bill Cody)			41,150		
(92310) - Sound Distribution System Alternate (Bill Cody)			48,725		
(92310) - Electrical and Conduit (Bill Cody)			39,500		
(92310) - LED Lighting labor & material (Cody Horse Barn)			29,755		
(92310) - LED High Bay Fixtures (Cody Horse Barn)			20,000		
(92310) - HVAC and Elevator Maintenance			60,000		
Total			239,130		

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
63710 ANC Management Contract	364,723	370,011	560,000	550,500	560,000
[Entity] - Budget Detail Desc.      Note      Total					
(92310) - ANC Center			500,000		
(92310) - ANC Center Insurance			60,000		
Total			560,000		

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
63715 Civic Center Mgmt Contract	398,004	398,004	398,004	398,004	398,004

City of Amarillo

9230 - Amarillo Potter Venue Blairfc

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
63900 Event Development	272,030	256,859	355,000	101,000	200,000
(Entity) - Budget Detail Desc. <i>Note</i>	Total				
(92310) - CMSA Shooters	20,000				
(92310) - Other Events	28,000				
(92310) - US Team Penning National Finals	35,000				
(92310) - Tri-State High School Rodeo	5,000				
(92310) - CDT Productions - Barrel Racing (Christmas Club)	5,000				
(92310) - Hope & Healing Team Roping	7,000				
(92310) - CDT Productions - Barrel Racing (Summer Club)	5,000				
(92310) - AKC Agility	2,500				
(92310) - Coor Cowboy Club Ranch Rodeo	10,000				
(92310) - Koben Puckett Invitational PBR	10,000				
(92310) - Southwest Reined Cow Horse Assn.	15,000				
(92310) - Stock Horse of Texas Horse Show	5,000				
(92310) - PGISQHS - Hoop Circuit	2,500				
(92310) - West Texas Futurity	40,000				
(92310) - Cycle City Kicker Endurocross Finals	10,000				
<b>Total</b>	<b>200,000</b>				

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
60000 Contractual Services	2,031,277	2,158,005	1,764,006	1,321,476	1,554,359
76000 Depreciation	717,797	630,888	631,748	631,747	628,605
78010 Fiscal Agent Fees	2,835	2,800	3,400	3,000	3,400
78000 Other Charges	720,632	633,688	635,148	634,747	632,005
92060 Civic Center Improv	0	69,653	150,000	0	0
92140 Events Debt Service	899,000	877,000	866,248	484,200	862,165
92000 Operating Transfers	899,000	946,653	1,016,248	484,200	862,165
<b>EXPENSES Total Expenses</b>	<b>3,650,908</b>	<b>3,738,346</b>	<b>3,415,427</b>	<b>2,440,424</b>	<b>3,048,554</b>

City of Amarillo

9240 - Events District Debt Service

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
37110 Interest Income	11,373	17,523	15,892	5,400	5,400
37109 Interest Earnings	11,373	17,523	15,892	5,400	5,400
39590 Trf In Fr Venue Dist	899,000	877,000	866,248	484,200	862,165
39100 Operating Transfers In	899,000	877,000	866,248	484,200	862,165
<b>TREVENUE Total Revenues</b>	<b>910,373</b>	<b>894,523</b>	<b>882,140</b>	<b>489,600</b>	<b>867,565</b>

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
89100 Bond Principal Payments	490,000	505,000	525,000	525,000	540,000
[Entity] - Budget Detail Desc. <i>Note</i>		Total			
(92400) - 2009		425,000			
(92400) - 2016		115,000			
<b>Total</b>		<b>540,000</b>			

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
89200 Bond Interest Payments	377,456	359,679	341,248	341,247	322,165
[Entity] - Budget Detail Desc. <i>Note</i>		Total			
(92400) - 2009		173,765			
(92400) - 2016		148,400			
<b>Total</b>		<b>322,165</b>			

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
89000 Debt Service	867,456	864,679	866,248	866,247	862,165
<b>EXPENSES Total Expenses</b>	<b>867,456</b>	<b>864,679</b>	<b>866,248</b>	<b>866,247</b>	<b>862,165</b>

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# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	
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<b>Department</b>	City Manager Laura Storrs, Assistant City Manager
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### Agenda Caption

#### **RESOLUTION – AUTHORIZING THE AMARILLO HOSPITAL DISTRICT 2020/2021 FISCAL YEAR BUDGET**

**(Laura Storrs, Assistant City Manager)**

**This resolution approves the 2020/2021 fiscal year budget and associated program of services for the Amarillo Hospital District. This budget is recommended for approval by the AHD Board of Managers.**

### Agenda Item Summary

This resolution approves the 2020/2021 fiscal year budget for the Amarillo Hospital District.

### Requested Action

Council consideration and approval of the resolution.

### Funding Summary

N/A

### Community Engagement Summary

The 2020/2021 fiscal year budget has been reviewed and approved for Council consideration at the August 10, 2020 Amarillo Hospital District Board of Managers' meeting and at the August 11, 2020 Amarillo Hospital District Finance Committee meeting.

### Staff Recommendation

Staff recommendation is to approve the 2020/2021 fiscal year budget for the Amarillo Hospital District.

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE CITY OF AMARILLO, TEXAS:  
ADOPTING THE BUDGET OF THE AMARILLO HOSPITAL  
DISTRICT FOR THE FISCAL YEAR OCTOBER 1, 2020, TO  
SEPTEMBER 30, 2021.

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WHEREAS, House Bill No. 70, Chapter 32 of the 56th Regular Session of the Legislature of the State of Texas requires that the budget of the Amarillo Hospital District be approved by the Board of Managers and be presented to the governing body of the City of Amarillo for final approval; and

WHEREAS, a budget for the fiscal year October 1, 2020, to September 30, 2021, has been prepared under the direction of the Board of Managers of the Hospital District and has been approved by the Board of Managers as required by law; and

WHEREAS, the proposed budget has been filed with the City Secretary for more than fifteen (15) days immediately prior to a public hearing upon the budget; and after considering the comparative expenditures, other financial considerations and public comment, the City Council finds that the budget should be approved; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the budget as filed, together with any amendments made in public meetings, for the Amarillo Hospital District for the fiscal year October 1, 2020, to September 30, 2021, be and the same is hereby approved, adopted and ratified, together with any amendments made in public meeting at which it is considered.

INTRODUCED AND PASSED by the City Council on the 22<sup>nd</sup> day of September, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams, City Attorney

# MEMO



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To: Mayor Nelson  
From: Laura Storrs, Assistant City Manager  
Date: September 17, 2020  
Subject: Amarillo Hospital District 2020/2021 Budget

Attached for your review is the proposed 2020/2021 Amarillo Hospital District Budget. The budget reflects revenue of \$4.2 million and total expenditures of \$13.3 million. Interest income projections of \$3.8 million were prepared by the investment money manager and continue to reflect the low interest rate environment. Estimated ending fund balance is projected at \$156.6 million. The proposed budget is in compliance with the District's spending rule. The District Local Provider Participation Fund (LPPF) reflects an estimated beginning available fund balance of \$8.5 million, mandatory payment assessments of \$48.9 million and LPPF intergovernmental transfers of \$57.5 million.

The District has reviewed a cash flow projection of the reserve balances through the year 2036. The projection reflects that there are sufficient corpus dollars to fund District operations through 2036. Annually during the budget process the District will continue to evaluate the anticipated balance of the corpus dollars throughout the life of the indigent care contract (which ends on May 8, 2036).

This budget has been reviewed at the August 10, 2020 meeting of the Amarillo Hospital District Finance Committee and recommended for approval by the Amarillo Hospital District Board at the August 11, 2020 meeting.

AMARILLO HOSPITAL DISTRICT

ESTIMATED RECEIPTS, EXPENDITURES & AVAILABLE CASH

	OPERATING FUND		LOCAL PROVIDER PARTICIPATION FUND	
	2019/20	2020/21	2019/20	2020/21
	BUDGET	REVISED ESTIMATE	PROPOSED BUDGET	REVISED ESTIMATE
AVAILABLE FUNDS BEGINNING OF YEAR	173,540,979	173,498,302	165,699,413	11,966,022
ADD: BUDGETED REVENUE INTEREST INCOME	3,700,000	3,700,325	3,800,000	58,001
TOBACCO PROCEEDS	356,795	327,016	347,500	
LPPF ASSESSMENT				17,853,204
OTHER	27,600	27,600	27,600	
MAKING AVAILABLE	177,625,374	177,553,243	169,874,513	29,877,227
DEDUCT EXPENDITURES:				
OPERATING	172,938	170,800	176,025	25,000
PROFESSIONAL SERVICES - NWTH	1,479,408	1,479,408	0	
PROFESSIONAL SERVICES - OTHER	164,000	93,595	164,000	
LOCAL PROVIDER PARTICIPATION FUND				
INDIGENT CARE CONTRACT	6,961,961	6,961,961	7,669,027	21,315,000
PUBLIC HEALTH CONTRACT	1,126,000	1,029,566	1,450,000	
TEXAS TECH	100,000	100,000	1,450,000	
TOBACCO FREE AMARILLO	0	0	350,000	
PENSION CONTRIBUTION	2,000,000	2,000,000	2,000,000	
PRIOR CLAIMS	22,000	18,500	22,000	
TOTAL EXPENDITURES	12,026,307	11,853,830	13,281,052	21,340,000
EXCESS REVENUE OVER EXPENDITURES	(7,941,912)	(7,798,889)	(9,105,952)	(3,428,795)
AVAILABLE FUNDS END OF YEAR	165,599,067	165,699,413	156,593,461	8,537,227
CALCULATION OF AVAILABLE FUNDS:				
CASH		15,487,571		
LESS TOBACCO FUND CASH		0		
ACCRUED INTEREST		977,396		
INVESTMENTS		155,259,437		
LESS: LCM ADJUSTMENT		(901,125)		
OTHER CURRENT ASSETS		3,316,796		
RESTRICTED ASSETS		11,997,330		
LIABILITIES		(673,081)		
CURRENT AVAILABLE FUNDS		185,464,324		
PREPAID INDIGENT CARE		0		
TOTAL		185,464,324		
LPPF				
Cash and Fidelity		11,966,022		
Receivable		0		
		11,966,022		

City of Amarillo

9210 - Amarillo Hospital District

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
30321 Prior Year Collec Potte	1,352	3,459	0	-1	0
30322 Prior Year Collec Randa	698	1,007	0	0	0
<b>30320 Prior Year's Levy</b>	<b>2,050</b>	<b>4,466</b>	<b>0</b>	<b>-1</b>	<b>0</b>
<b>30200 Ad Valorem Tax Collections</b>	<b>2,050</b>	<b>4,466</b>	<b>0</b>	<b>-1</b>	<b>0</b>
37110 Interest Income	3,568,604	4,220,246	4,000,000	3,758,327	3,860,000
37115 Unrealized G/L	-4,934,488	7,035,282	0	0	0
<b>37109 Interest Earnings</b>	<b>-1,365,884</b>	<b>11,255,528</b>	<b>4,000,000</b>	<b>3,758,327</b>	<b>3,860,000</b>
37154 Other Rental Income	27,600	27,600	27,600	27,600	27,600
<b>37150 Rent</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>
37405 LPPF Mandatory Payments	65,013,661	11,902,136	48,900,000	17,853,204	48,900,000
37410 Miscellaneous Revenue	358,417	356,821	356,795	327,016	347,500
<b>37400 Miscellaneous Revenue</b>	<b>65,372,078</b>	<b>12,258,957</b>	<b>49,256,795</b>	<b>18,180,220</b>	<b>49,247,500</b>
<b>TREVENUE Total Revenues</b>	<b>64,035,845</b>	<b>23,546,552</b>	<b>53,284,395</b>	<b>21,966,146</b>	<b>53,135,100</b>
42130 Retirement Trust - AHD	884,944	-1,227,309	2,000,000	2,000,000	2,000,000
<b>41000 Personal Services</b>	<b>884,944</b>	<b>-1,227,309</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>
51110 Office Expense	371	720	1,000	966	1,000
51200 Operating	3,874	4,154	4,150	4,743	4,150
<b>51000 Supplies</b>	<b>4,245</b>	<b>4,875</b>	<b>5,150</b>	<b>5,709</b>	<b>5,150</b>
61100 Communications Billing	741	817	833	824	850
61200 Postage	53	36	220	8	220
61300 Advertising	210	0	0	0	0
61410 Tuition	0	0	300	240	300
62000 Professional	1,639,844	1,697,579	1,643,408	1,673,003	1,964,000
63140 Audit Fee	58,500	58,500	60,255	58,500	60,255
63420 Indigent Care	5,447,481	5,452,663	6,961,961	6,961,961	7,669,027
63430 Public Health	1,524,618	1,123,969	1,126,000	1,029,566	1,450,000
63435 IGT to State	13,136,896	52,324,769	58,400,000	21,315,000	57,450,000
63455 Community Projects	0	0	100,000	0	0
<b>60000 Contractual Services</b>	<b>21,808,343</b>	<b>60,658,333</b>	<b>68,292,977</b>	<b>31,039,102</b>	<b>68,594,652</b>
71100 Insurance and Bonds	27,159	28,239	28,560	29,749	30,100
71290 Comp Claims Paid	0	0	22,000	18,500	22,000
75100 Travel	769	0	1,000	0	1,000
75300 Meals and Local	652	82	850	0	850
76000 Depreciation	8,195	8,195	0	8,195	8,195
78010 Fiscal Agent Fees	75,548	74,727	100,770	100,770	102,300
<b>70000 Other Charges</b>	<b>112,324</b>	<b>111,242</b>	<b>153,180</b>	<b>157,214</b>	<b>164,445</b>
<b>TEXPENSES Total Expenses</b>	<b>22,809,856</b>	<b>59,547,140</b>	<b>70,451,307</b>	<b>33,202,025</b>	<b>70,764,247</b>

City of Amarillo

92100 - Amarillo Hospital Distr Opera

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
30321 Prior Year Collec Potte	1,352	3,459	0	-1	0
30322 Prior Year Collec Randa	698	1,007	0	0	0
<b>30320 Prior Year's Levy</b>	<b>2,050</b>	<b>4,466</b>	<b>0</b>	<b>-1</b>	<b>0</b>
<b>30200 Ad Valorem Tax Collections</b>	<b>2,050</b>	<b>4,466</b>	<b>0</b>	<b>-1</b>	<b>0</b>
37110 Interest Income	3,533,593	3,714,221	3,700,000	3,700,325	3,800,000
37115 Unrealized G/L	-4,934,488	7,035,282	0	0	0
<b>37109 Interest Earnings</b>	<b>-1,400,895</b>	<b>10,749,503</b>	<b>3,700,000</b>	<b>3,700,325</b>	<b>3,800,000</b>
37154 Other Rental Income	27,600	27,600	27,600	27,600	27,600
<b>37150 Rent</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>	<b>27,600</b>
37410 Miscellaneous Revenue	358,417	356,821	356,795	327,016	347,500
<b>37400 Miscellaneous Revenue</b>	<b>358,417</b>	<b>356,821</b>	<b>356,795</b>	<b>327,016</b>	<b>347,500</b>
<b>TREVENUE Total Revenues</b>	<b>-1,012,828</b>	<b>11,138,391</b>	<b>4,084,395</b>	<b>4,054,941</b>	<b>4,175,100</b>
42130 Retirement Trust - AHD	884,944	-1,227,309	2,000,000	2,000,000	2,000,000
<b>41000 Personal Services</b>	<b>884,944</b>	<b>-1,227,309</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>
51110 Office Expense	371	720	1,000	966	1,000
51200 Operating	3,874	4,154	4,150	4,743	4,150
<b>51000 Supplies</b>	<b>4,245</b>	<b>4,875</b>	<b>5,150</b>	<b>5,709</b>	<b>5,150</b>
61100 Communications Billing	741	817	833	824	850
61200 Postage	53	36	220	8	220
61300 Advertising	210	0	0	0	0
61410 Tuition	0	0	300	240	300
62000 Professional	1,639,844	1,653,018	1,643,408	1,673,003	1,964,000
63140 Audit Fee	58,500	58,500	60,255	58,500	60,255
63420 Indigent Care	5,447,481	5,452,663	6,961,961	6,961,961	7,669,027
63430 Public Health	1,524,618	1,123,969	1,126,000	1,029,566	1,450,000
63455 Community Projects	0	0	100,000	0	0
<b>60000 Contractual Services</b>	<b>8,671,447</b>	<b>8,289,003</b>	<b>9,892,977</b>	<b>9,724,102</b>	<b>11,144,652</b>
71100 Insurance and Bonds	27,159	28,239	28,560	29,749	30,100
71290 Comp Claims Paid	0	0	22,000	18,500	22,000
75100 Travel	769	0	1,000	0	1,000
75300 Meals and Local	652	82	850	0	850
76000 Depreciation	8,195	8,195	0	8,195	8,195
78010 Fiscal Agent Fees	75,548	74,727	75,770	75,770	77,300
<b>70000 Other Charges</b>	<b>112,324</b>	<b>111,242</b>	<b>128,180</b>	<b>132,214</b>	<b>139,445</b>
<b>EXPENSES Total Expenses</b>	<b>9,672,960</b>	<b>7,177,810</b>	<b>12,026,307</b>	<b>11,862,025</b>	<b>13,289,247</b>

City of Amarillo

92100 - Amarillo Hospital Distr Opers

Description	Actual 2017	Actual 2018	Budget 2019	Rev Est 2019	Dept Req 2020
30321 Prior Year Collec Pote	1,352	3,459	0	1	0
30322 Prior Year Collec Randa	698	1,007	0	0	0
30320 Prior Year's Levy	2,050	4,464	0	-1	0
30200 Ad Valorem Tax Collections	2,050	4,464	0	-1	0
37110 Interest Income	3,533,593	3,714,221	3,700,000	3,700,325	3,800,000
37115 Unrealized O/L	-4,914,444	7,035,282	0	0	0
37109 Interest Earnings	-1,400,895	10,749,503	3,700,000	3,700,325	3,800,000
37154 Other Rental Income	27,600	27,600	27,600	27,600	27,600
37158 Rent	27,600	27,600	27,600	27,600	27,600
37410 Miscellaneous Revenue	358,417	356,821	356,795	327,016	347,500
37400 Miscellaneous Revenues	358,417	356,821	356,795	327,016	347,500
TREVENUE Total Revenues	-1,012,828	11,138,391	4,084,395	4,054,941	4,175,100
42130 Retirement Trust - AHD	884,944	-1,227,309	2,000,000	2,000,000	2,000,000
41000 Personal Services	884,944	-1,227,309	2,000,000	2,000,000	2,000,000
51110 Office Expense	371	720	1,000	966	1,000
51200 Operating	3,874	4,154	4,150	4,743	4,150
51000 Supplies	4,345	4,875	5,150	5,709	5,150
61100 Communications Billing	741	817	833	824	850
61200 Postage	53	36	220	8	220
61300 Advertising	210	0	0	0	0
61410 Tuition	0	0	300	240	300

Description	Actual 2017	Actual 2018	Budget 2019	Rev Est 2019	Dept Req 2020
62000 Professional	1,639,844	1,653,018	1,643,408	1,673,003	1,964,000
<b>[Detail] - Budget Detail Desc.</b>	<b>Note</b>	<b>Total</b>			
[92100] - Texas Tech Pediatric Services		1,350,000			
[92100] - Texas Tech Psychiatry Services		100,000			
[92100] - Tobacco Free Amarillo		350,000			
[92100] - Contract Retirement Services		15,000			
[92100] - Investment Consultant		30,000			
[92100] - Investment Custodian		15,000			
[92100] - Fiscal Agent		40,000			
[92100] - Medical Director (50%)		44,000			
[92100] - Legal Fees		20,000			
<b>Total</b>		<b>1,964,000</b>			

Description	Actual 2017	Actual 2018	Budget 2019	Rev Est 2019	Dept Req 2020
63140 Audit Fee	58,500	58,500	60,235	58,500	60,235
63430 Indigent Care	5,447,481	5,452,663	6,961,961	6,961,961	7,649,027
[Note 1]					
Based on Indigent Care Agreement with a 2% CPI assumed at 12/31/20.					
63430 Public Health	1,524,618	1,123,969	1,126,000	1,029,566	1,450,000
[Note 2]					
Public Health DSRIP (Delivery Reform Incentive Payment Program) project - IGT (Intergovernmental Transfer) match					
63455 Community Projects	0	0	100,000	0	0
60200 Contractual Services	8,671,447	8,229,083	9,893,977	9,734,192	11,144,653
71100 Insurance and Bonds	27,159	28,239	28,560	29,749	30,100
71290 Comp Claims Paid	0	0	22,000	18,500	22,000
75100 Travel	769	0	1,000	0	1,000
75300 Meals and Local	652	82	850	0	850
76000 Depreciation	8,193	8,193	0	8,193	8,193

Description	Actual 2017	Actual 2018	Budget 2019	Rev Est 2019	Dept Req 2020
78010 Fiscal Agent Fees	75,548	74,727	75,770	75,770	77,300
<b>[Detail] - Budget Detail Desc.</b>	<b>Note</b>	<b>Total</b>			
[92100] - Operating fiscal agent fees		77,300			
[92100] - LPPF Administration		25,000			
[92100] - Reimb from LPPF		25,000			
<b>Total</b>		<b>77,300</b>			

Description	Actual 2017	Actual 2018	Budget 2019	Rev Est 2019	Dept Req 2020
70000 Other Charges	112,324	111,243	128,180	132,214	139,445
<b>EXPENSES Total Expenses</b>	<b>9,672,960</b>	<b>7,177,810</b>	<b>13,026,307</b>	<b>11,863,025</b>	<b>13,289,347</b>

City of Amarillo

92120 - AHD LPPF

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
37110 Interest Income	35,012	506,025	300,000	58,001	60,000
<b>37109 Interest Earnings</b>	<b>35,012</b>	<b>506,025</b>	<b>300,000</b>	<b>58,001</b>	<b>60,000</b>
37405 LPPF Mandatory Payments	65,013,661	11,902,136	48,900,000	17,853,204	48,900,000
<b>37400 Miscellaneous Revenue</b>	<b>65,013,661</b>	<b>11,902,136</b>	<b>48,900,000</b>	<b>17,853,204</b>	<b>48,900,000</b>
<b>TREVENUE Total Revenues</b>	<b>65,048,673</b>	<b>12,408,161</b>	<b>49,200,000</b>	<b>17,911,205</b>	<b>48,960,000</b>
62000 Professional	0	44,561	0	0	0
63435 IGT to State	13,136,896	52,324,769	58,400,000	21,315,000	57,450,000
<b>60000 Contractual Services</b>	<b>13,136,896</b>	<b>52,369,330</b>	<b>58,400,000</b>	<b>21,315,000</b>	<b>57,450,000</b>
78010 Fiscal Agent Fees	0	0	25,000	25,000	25,000
<b>70000 Other Charges</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
<b>TEXPENSES Total Expenses</b>	<b>13,136,896</b>	<b>52,369,330</b>	<b>58,425,000</b>	<b>21,340,000</b>	<b>57,475,000</b>

City of Amarillo

92120 - AHD LPPF

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
37110 Interest Income	35,012	506,025	300,000	58,001	60,000
[Notes 1]					
Anticipated lower interest rates and lower account balance.					
<b>37109 Interest Earnings</b>	<b>35,012</b>	<b>506,025</b>	<b>300,000</b>	<b>58,001</b>	<b>60,000</b>
37405 LPPF Mandatory Payments	65,013,661	11,902,136	48,900,000	17,853,204	48,900,000
[Notes 2]					
Based on a 6% mandatory payment assessment.					
<b>37400 Miscellaneous Revenue</b>	<b>65,013,661</b>	<b>11,902,136</b>	<b>48,900,000</b>	<b>17,853,204</b>	<b>48,900,000</b>
<b>TREVENUE Total Revenues</b>	<b>65,048,673</b>	<b>12,408,161</b>	<b>49,200,000</b>	<b>17,911,205</b>	<b>48,960,000</b>
62000 Professional	0	44,561	0	0	0
63435 IGT to State	13,136,896	52,324,769	58,400,000	21,315,000	57,450,000
<b>60000 Contractual Services</b>	<b>13,136,896</b>	<b>52,369,330</b>	<b>58,400,000</b>	<b>21,315,000</b>	<b>57,450,000</b>
78010 Fiscal Agent Fees	0	0	25,000	25,000	25,000
[Notes 3]					
This amount is used to reimburse the District fiscal agent fees related to fees paid to the City for LPPF administration.					
<b>70000 Other Charges</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
<b>TEXPENSES Total Expenses</b>	<b>13,136,896</b>	<b>52,369,330</b>	<b>58,425,000</b>	<b>21,340,000</b>	<b>57,475,000</b>

Analysis of AHD Spending Policy

10/1/2018 *	10/1/2018 **	10/1/2018 **	10/1/2019 *	10/1/2019 *	10/1/2019 *	10/1/2019 **	10/1/2019 **
223,436,940	173,521,153	173,521,153	181,811,905	181,811,905	181,811,905	169,845,883	169,845,883
5.75%	5.75%	7.00%	5.75%	7.25%	5.75%	7.75%	7.75%

Maximum funds appropriated 12,847,624 9,977,466 12,146,481 10,454,185 13,181,363 9,766,138 13,163,056

	2019/2020	2019/2020	2019/2020	2020/2021	2020/2021	2020/2021	2017/2018
	Budget						
Total Budgeted Expenditures	12,026,307.00	12,026,307.00	12,026,307.00	13,281,052.00	13,281,052.00	13,281,052.00	13,281,052.00
Less Tobacco Proceeds	(356,795.00)	(356,795.00)	(356,795.00)	(347,500.00)	(347,500.00)	(347,500.00)	(347,500.00)
	11,669,512	11,669,512	11,669,512	12,933,552	12,933,552	12,933,552	12,933,552

Calculation of Book Value of Investments

Cash	60,060,659	10,144,872	10,144,872	27,453,593	27,453,593	15,487,571	15,487,571
Investments	153,925,328	153,925,328	153,925,328	155,259,437	155,259,437	155,259,437	155,259,437
Less: LCM Adjustment	6,134,157	6,134,157	6,134,157	(901,125)	(901,125)	(901,125)	(901,125)
Book Value of Investments	220,120,144	170,204,357	170,204,357	181,811,905	181,811,905	169,845,883	169,845,883
Prepaid assets	3,316,796	3,316,796	3,316,796	0	0	0	0
Adjusted Book Value of Investments	223,436,940	173,521,153	173,521,153	181,811,905	181,811,905	169,845,883	169,845,883

\* includes LPPF funds

\*\* excludes LPPF funds

AMARILLO HOSPITAL DISTRICT

ESTIMATED RECEIPTS, EXPENDITURES & AVAILABLE CASH

	FYE 9/30/2020	FYE 9/30/2021	FYE 9/30/2022	FYE 9/30/2023	FYE 9/30/2024	FYE 9/30/2025	FYE 9/30/2026	FYE 9/30/2027	FYE 9/30/2028	FYE 9/30/2029	FYE 9/30/2030	FYE 9/30/2031	FYE 9/30/2032	FYE 9/30/2033	FYE 9/30/2034	FYE 9/30/2035	FYE 9/30/2036
AVAILABLE FUNDS																	
BEGINNING OF YEAR	173,498,302	165,699,413	156,593,461	148,874,637	140,951,049	132,833,790	124,518,131	115,999,391	107,272,780	98,333,399	89,176,234	79,796,158	70,187,924	60,346,167	50,265,397	39,939,997	29,364,224
ADD: BUDGETED REVENUE																	
INTEREST INCOME	3,700,325	3,800,000	3,222,929	3,054,681	2,898,257	2,737,848	2,573,519	2,405,175	2,232,722	2,056,062	1,875,096	1,689,724	1,499,841	1,305,341	1,106,116	902,054	693,042
TOBACCO SETTLEMENT PROCEEDS	327,016	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500	347,500
OTHER	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600	27,600
MAKING AVAILABLE	177,553,243	169,874,513	160,191,490	152,304,418	144,224,406	135,946,739	127,466,750	118,779,666	109,880,602	100,764,561	91,426,431	81,860,982	72,062,865	62,026,608	51,746,612	41,217,151	30,432,366
DEDUCT EXPENDITURES:																	
OPERATING	170,800	176,025	179,546	183,136	186,799	190,535	194,346	198,233	202,197	206,241	210,366	214,573	218,865	223,242	227,707	232,261	236,906
PROFESSIONAL SERVICES - Nwth	1,479,408	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES - OTHER	93,595	164,000	167,280	170,626	174,038	177,519	181,069	184,691	188,384	192,152	195,995	199,915	203,913	207,992	212,151	216,395	220,722
PROFESSIONAL SERVICES - TEXAS TECH	100,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000	1,450,000
PROFESSIONAL SERVICES - TOBACCO FREE AMARILLO	0	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
INDIGENT CARE CONTRACT	6,961,961	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	7,669,027	5,112,685
PUBLIC HEALTH CONTRACT	1,029,566	1,450,000	1,479,000	1,508,580	1,538,752	1,569,527	1,600,917	1,632,936	1,665,594	1,698,906	1,732,884	1,767,542	1,802,893	1,838,951	1,875,730	1,913,244	1,951,509
PENSION CONTRIBUTION	2,000,000	2,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PRIOR CLAIMS	18,500	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
TOTAL EXPENDITURES	11,853,830	13,281,052	11,316,853	11,353,369	11,390,616	11,428,608	11,467,359	11,506,886	11,547,203	11,588,327	11,630,273	11,673,057	11,716,698	11,761,212	11,806,615	11,852,927	9,343,823
AVAILABLE FUNDS END OF YEAR	165,699,413	156,593,461	148,874,637	140,951,049	132,833,790	124,518,131	115,999,391	107,272,780	98,333,399	89,176,234	79,796,158	70,187,924	60,346,167	50,265,397	39,939,997	29,364,224	21,088,544
Expense assumption	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest earning assumption	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		7,483,788															
CALCULATION OF AVAILABLE FUNDS (10/01/2019)																	
CASH	15,487,571																
LESS TOBACCO FUND CASH	-																
ACCRUED INTEREST	977,396																
INVESTMENTS	155,259,437																
LESS: LCM ADJUSTMENT	(901,125)																
OTHER CURRENT ASSETS	3,316,796																
DONOR RESTRICTED ASSESTS	11,997,330																
LIABILITIES	(673,081)																
CURRENT AVAILABLE FUNDS	185,464,324																
PREPAID INDIGENT CARE	-																
TOTAL	185,464,324																
LPPF																	
Cash and Fidelity	11,966,022																
Receivable	0																
	11,966,022																

Notes for Future Years

Year 2029 - The District will need to review State Laws and the property tax process anticipating the need to set a property tax rate to fund indigent care.

Year 2031 - The District will need to review and plan the Request for Proposal (RFP) process for an indigent care provider with the 5/8/2036 expiration of the indigent care contract.

# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development and Redevelopment
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<b>Department</b>	Planning and Development Services	<b>Contact Person</b>	Andrew Freeman, Managing Director - Planning and Development Services
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## Agenda Caption

RESOLUTION – AUTHORIZING THE CENTER CITY TAX INCREMENT REINVESTMENT ZONE NUMBER ONE 2020/2021 FISCAL YEAR BUDGET:

This resolution approves the 2020/2021 fiscal year budget for the Center City Tax Increment Reinvestment Zone Number One. This budget is recommended for approval by the TIRZ #1 Board of Directors.

## Agenda Item Summary

This resolution approves the 2020/2021 fiscal year budget for the Center City Tax Increment Reinvestment Zone Number One.

## Requested Action

Council consideration and approval of the resolution.

## Funding Summary

N/A

## Community Engagement Summary

The 2020/2021 fiscal year budget has been reviewed and approved for Council consideration at the August 13, 2020 Tax Increment Reinvestment Zone Number One board meeting.

## Staff Recommendation

Staff recommendation is to approve the 2020/2021 fiscal year budget for the Center City Tax Increment Reinvestment Zone Number One.

08/30/2019 \_\_\_\_

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
AMARILLO, TEXAS: ADOPTING THE BUDGET OF THE TAX  
INCREMENT REINVESTMENT ZONE NO. 1, CITY OF AMARILLO  
FOR THE FISCAL YEAR OCTOBER 1, 2020, to SEPTEMBER 30,  
2021.

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WHEREAS, Tax Increment Reinvestment Zone No. 1, City of Amarillo was created in December, 2006 by municipal ordinance pursuant to state law, and it is required that the budget of said Zone be presented to the governing body of the City of Amarillo for final approval; and

WHEREAS, a budget for the fiscal year October 1, 2020, to September 30, 2021, has been prepared under the direction of the Board of Directors of said Zone as required by law; and

WHEREAS, the proposed budget has been filed with the City Secretary for more than fifteen (15) days immediately prior to a public hearing upon the budget; and after considering the comparative expenditures, other financial considerations and public comment, the City Council finds that the budget should be approved; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the budget as filed, together with any amendments made in public meetings, for the Tax Increment Reinvestment Zone No. 1 for the fiscal year October 1, 2020, to September 30, 2021, be and the same is hereby approved, adopted and ratified together with any amendments made in public meeting at which it is considered.

SECTION 2. That the chair may authorize adjustments and transfers between and among line items in the budget so long as such does not increase the total expenses or obligations in excess of the budget here approved in Section 1.

INTRODUCED AND PASSED by the City Council on the \_\_\_\_ day of September, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams, City Attorney

9270 - TIRZ #1 Budget 2020/21	Approved Budget 2019/20	Revised Estimate 2019/20	Proposed Budget 2020/21
<b>Beginning Cash</b>	<b>474,796</b>	<b>862,163</b>	<b>929,256</b>
<b>Revenue</b>			
Potter County	693,626	708,461	775,167
City of Amarillo	372,127	391,864	428,762
Amarillo College	209,547	229,750	251,384
Panhandle Groundwater District	9,158	9,688	10,601
30310 TIRZ Participation	1,284,458	1,339,763	1,465,914
37109 Interest Earnings	28,083	11,900	11,900
Other Income			
<b>TREVENUE Total Revenues</b>	<b>1,312,541</b>	<b>1,351,663</b>	<b>1,477,814</b>
<b>Expenditures</b>			
51110 Office Expense	400	-	400
61200 Postage			
61300 Advertising	375	-	375
61400 Dues	850	-	850
62000 Professional	16,000	-	16,000
63140 Audit Fee	3,750	3,710	3,825
63455 Community Projects	150,000	150,000	100,000
63455 Community Projects - Way Finding	150,100	150,100	400,000
63500 Center City Inc.	150,000	150,000	100,000
74000 Printing and Binding	250	-	250
75100 Travel	2,500	-	2,500
75300 Meals and Local	1,550	600	1,550
77215 Tax Refund - Courtyard by Marriott	63,752	66,617	66,617
77215 Tax Refund - Toot 'n Totum	7,287	7,615	7,615
77215 Tax Refund - 10th Avenue Lofts	4,335	4,529	4,529
77215 Tax Refund - Double R Lofts	30,866	22,702	22,702
77215 Tax Refund - SPS	215,637	225,329	229,289
77215 Tax Refund - Embassy Suites	165,340	172,771	172,771
77215 Tax Refund - Firestone	9,576	10,006	10,006
77215 Tax Refund - Woolworth	13,945	14,571	14,580
77215 Tax Refund - Levine's	19,851	20,744	20,744
77215 Tax Refund - Dubs Development			12,316
91000 Loan to Outside Entity			
92170 Trfr to Debt Service	175,200	175,200	176,845
Debt Service on loan from the City (\$1.85 million)	110,076	110,076	110,076
<b>Total Recurring Expenses</b>	<b>1,291,640</b>	<b>1,284,570</b>	<b>1,473,840</b>
<b>Ending Cash</b>	<b>495,697</b>	<b>929,256</b>	<b>933,230</b>
<b>Targeted Fund Balance</b>			
90 days operating reserve			296,730
One year's debt service			286,921
Targeted Fund Balance			583,651
<b>Available Funds at 9/30/2019</b>			
Cash and investments	1,293,535		
Accrued interest receivable	2,532		
Liabilities	(23,904)		
Outstanding Projects			
TxDOT Grant Match			
1520 S. Polk (16/17 Center City)			
906 S Jackson (16/17 Center City)	(50,000)		
Wayfinding	(125,000)		
501 S. Grant (17/18 Center City)	(50,000)		
1612 S. Tyler (17/18 Center City)			
800 S. Harrison (WT Community Project 17/18)	(50,000)		
621 SW 6th Ave (17/18 Community Projects)			
300 SW 10th (18/19 Community Projects)	(35,000)		
300 SW 10th (18/19 Center City)	(50,000)		
701 S Taylor (18/19 Community Projects)	(50,000)		
	<u>862,163</u>		

City of Amarillo

92710 - TIRZ #1 Rev & Exp

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
30310 Collec Potter County As	724,176	973,620	1,284,458	1,339,763	1,465,914
<b>30300 Current Year's Levy</b>	<b>724,176</b>	<b>973,620</b>	<b>1,284,458</b>	<b>1,339,763</b>	<b>1,465,914</b>
<b>30200 Ad Valorem Tax Collections</b>	<b>724,176</b>	<b>973,620</b>	<b>1,284,458</b>	<b>1,339,763</b>	<b>1,465,914</b>
37110 Interest Income	68,442	94,074	28,083	11,900	11,900
<b>37109 Interest Earnings</b>	<b>68,442</b>	<b>94,074</b>	<b>28,083</b>	<b>11,900</b>	<b>11,900</b>
<b>TREVENUE Total Revenues</b>	<b>792,618</b>	<b>1,067,694</b>	<b>1,312,541</b>	<b>1,351,663</b>	<b>1,477,814</b>
51110 Office Expense	0	0	400	0	400
<b>51000 Supplies</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>400</b>
61300 Advertising	0	0	375	0	375
61400 Dues	0	0	850	0	850
62000 Professional	0	0	16,000	0	16,000
63140 Audit Fee	3,570	3,640	3,750	3,710	3,825
63455 Community Projects	0	50,000	300,100	300,100	500,000
63500 Center City Inc.	50,000	22,283	150,000	150,000	100,000
<b>60000 Contractual Services</b>	<b>53,570</b>	<b>75,923</b>	<b>471,075</b>	<b>453,810</b>	<b>621,050</b>
74000 Printing and Binding	0	0	250	0	250
75100 Travel	0	0	2,500	0	2,500
75300 Meals and Local	803	654	1,550	600	1,550
77215 Tax Payments on Leased L	208,382	480,540	530,589	544,884	561,169
<b>70000 Other Charges</b>	<b>209,185</b>	<b>481,194</b>	<b>534,889</b>	<b>545,484</b>	<b>565,469</b>
89200 Bond Interest Payments	53,238	50,792	110,076	110,076	110,076
<b>89000 Debt Service</b>	<b>53,238</b>	<b>50,792</b>	<b>110,076</b>	<b>110,076</b>	<b>110,076</b>
91000 Loan to Outside Entity	63,585	16,694	0	0	0
<b>90000 Inter Reimbursements</b>	<b>63,585</b>	<b>65,859</b>	<b>0</b>	<b>0</b>	<b>0</b>
92130 General Construction	0	385,000	0	0	0
92170 Trsf to Debt Service	175,963	169,555	175,200	175,200	176,845
<b>92000 Operating Transfers</b>	<b>175,963</b>	<b>554,555</b>	<b>175,200</b>	<b>175,200</b>	<b>176,845</b>
<b>TEXPENSES Total Expenses</b>	<b>555,541</b>	<b>1,228,323</b>	<b>1,291,639</b>	<b>1,284,570</b>	<b>1,473,839</b>

# Amarillo City Council

## Agenda Transmittal Memo



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<b>Meeting Date</b>	September 22, 2020	<b>Council Pillar</b>	Economic Development and Redevelopment
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<b>Department</b>	Planning and Development Services	<b>Contact Person</b>	Andrew Freeman, Managing Director - Planning and Development Services
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### Agenda Caption

RESOLUTION – AUTHORIZING THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (EAST GATEWAY TIRZ) 2020/2021 FISCAL YEAR BUDGET:

This resolution approves the 2020/2021 fiscal year budget for the Tax Increment Reinvestment Zone Number Two (East Gateway TIRZ). This budget is recommended for approval by the TIRZ #2 Board of Directors.

### Agenda Item Summary

This resolution approves the 2020/2021 fiscal year budget for the Tax Increment Reinvestment Zone Number Two (East Gateway TIRZ).

### Requested Action

Council consideration and approval of the resolution.

### Funding Summary

N/A

### Community Engagement Summary

The 2020/2021 fiscal year budget has been reviewed and approved for Council consideration at the August 20, 2020 Tax Increment Reinvestment Zone Number Two board meeting.

### Staff Recommendation

Staff recommendation is to approve the 2020/2021 fiscal year budget for the Tax Increment Reinvestment Zone Number Two (East Gateway TIRZ).

08/30/2019 \_\_\_\_

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
AMARILLO, TEXAS: ADOPTING THE BUDGET OF THE TAX  
INCREMENT REINVESTMENT ZONE NO. 2, CITY OF AMARILLO  
FOR THE FISCAL YEAR OCTOBER 1, 2020, to SEPTEMBER 30,  
2021.

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WHEREAS, Tax Increment Reinvestment Zone No. 2, City of Amarillo was created in November, 2016 by municipal ordinance pursuant to state law, and it is required that the budget of said Zone be presented to the governing body of the City of Amarillo for final approval; and

WHEREAS, a budget for the fiscal year October 1, 2020, to September 30, 2021, has been prepared under the direction of the Board of Directors of said Zone as required by law; and

WHEREAS, the proposed budget has been filed with the City Secretary for more than fifteen (15) days immediately prior to a public hearing upon the budget; and after considering the comparative expenditures, other financial considerations and public comment, the City Council finds that the budget should be approved; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the budget as filed, together with any amendments made in public meetings, for the Tax Increment Reinvestment Zone No. 2 for the fiscal year October 1, 2020, to September 30, 2021, be and the same is hereby approved, adopted and ratified together with any amendments made in public meeting at which it is considered.

SECTION 2. That the chair may authorize adjustments and transfers between and among line items in the budget so long as such does not increase the total expenses or obligations in excess of the budget here approved in Section 1.

INTRODUCED AND PASSED by the City Council on the \_\_\_\_ day of September, 2020.

\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Frances Hibbs, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan McWilliams, City Attorney

9271 - TIRZ #2 Rev & Exp  
Budget 2020/2021

	Approved Budget 2019/20	Revised Estimate 2019/20	Proposed Budget 2020/21
Beginning Cash	104,870	65,733	154,349
<b>Revenue</b>			
Potter County	81,646	83,392	117,346
City of Amarillo	43,787	46,110	64,906
Amarillo College	24,657	27,034	38,054
Panhandle Groundwater District	1,078	1,140	1,605
30310 TIRZ Participation	151,168	157,676	221,911
37109 Interest Earnings	-	-	-
<b>TREVENUE Total Revenues</b>	<b>151,168</b>	<b>157,676</b>	<b>221,911</b>
<b>Expenditures</b>			
51110 Office Expense	400	-	400
61200 Postage			
61300 Advertising	375	-	375
61400 Dues	850	-	850
62000 Professional	64,600	64,600	64,600
63140 Audit Fee	3,750	3,710	3,821
74000 Printing and Binding	250	-	250
75100 Travel	10,000	-	10,000
75300 Meals and Local	1,550	750	1,550
<b>Total Recurring Expenses</b>	<b>81,775</b>	<b>69,060</b>	<b>81,846</b>
<b>Ending Cash</b>	<b>174,263</b>	<b>154,349</b>	<b>294,414</b>
<b>Targeted Fund Balance</b>			
90 days operating reserve			20,462
One year's debt service			-
Targeted Fund Balance			20,462
<b>Available Funds at 9/30/2019</b>			
Cash and investments	84,196		
Accrued interest receivable	-		
Liabilities	(18,463)		
	<u>65,733</u>		

City of Amarillo

92711 - Tax Increment Reinvestment #2

Description	Actual 2017	Actual 2018	Budget 2019	RevEst 2019	Dept Req 2020
30310 Collec Potter County As	21,889	102,735	151,168	157,676	221,911
30300 Current Year's Levy	21,889	102,735	151,168	157,676	221,911
30200 Ad Valorem Tax Collections	21,889	102,735	151,168	157,676	221,911
<b>TREVENUE Total Revenues</b>	<b>21,889</b>	<b>102,735</b>	<b>151,168</b>	<b>157,676</b>	<b>221,911</b>
51110 Office Expense	0	0	400	0	400
<b>51000 Supplies</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>400</b>
61300 Advertising	0	0	375	0	375
61400 Dues	0	0	850	0	850
62000 Professional	0	49,239	64,600	64,600	64,600
63140 Audit Fee	0	3,640	3,750	3,710	3,821
<b>60000 Contractual Services</b>	<b>0</b>	<b>52,879</b>	<b>69,575</b>	<b>68,310</b>	<b>69,646</b>
74000 Printing and Binding	0	0	250	0	250
75100 Travel	0	3,246	10,000	0	10,000
75300 Meals and Local	1,317	1,449	1,550	750	1,550
<b>70000 Other Charges</b>	<b>1,317</b>	<b>4,695</b>	<b>11,800</b>	<b>750</b>	<b>11,800</b>
<b>TEXPENSES Total Expenses</b>	<b>1,317</b>	<b>57,574</b>	<b>81,775</b>	<b>69,060</b>	<b>81,846</b>

# Amarillo City Council Agenda Transmittal Memo



4

<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Redevelopment
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<b>Department</b>	Amarillo Economic Development Corporation Kevin Carter, President and CEO
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## Agenda Caption

RESOLUTION – APPROVING THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR 2020/2021 FOR THE AMARILLO ECONOMIC DEVELOPMENT CORPORATION

(Kevin Carter, President and CEO of the Amarillo Economic Development Corporation)

This resolution approves the 2020/2021 budget for the Amarillo Economic Development Corporation. The Amarillo Economic Development Corporation's purpose is promoting and developing warehousing, industrial and manufacturing enterprises to promote and encourage employment and the public welfare.

## Agenda Item Summary

This resolution approves the 2020/2021 budget for the Amarillo Economic Development Corporation. The Amarillo Economic Development Corporation's purpose is promoting and developing warehousing, industrial and manufacturing enterprises to promote and encourage employment and the public welfare. This budget is recommended for approval by the Amarillo Economic Development Corporation Board of Directors.

## Requested Action

Council consideration and approval of the Amarillo Economic Development Corporation 2020/2021 fiscal year budget.

## Funding Summary

N/A

## Community Engagement Summary

The 2020/2021 fiscal year budget has been reviewed and approved for Council consideration at the August 24, 2020 meeting of the Amarillo Economic Development Corporation Board of Directors.

## Staff Recommendation

Staff recommendation is to approve the Amarillo Economic Development Corporation 2020/2021 fiscal year budget.

RESOLUTION NO. 09-22-20-5  
A RESOLUTION OF THE CITY OF AMARILLO, TEXAS:  
APPROVING THE PROPOSED OPERATING BUDGET FOR  
THE FISCAL YEAR 2020-2021 FOR THE AMARILLO  
ECONOMIC DEVELOPMENT CORPORATION.

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WHEREAS, the creation of the Amarillo Economic Development Corporation was authorized by City of Amarillo Resolution No. 1-16-90-2 for the purpose of promoting and developing warehousing, industrial, and manufacturing enterprises in order to promote and encourage employment and the public welfare, in accordance with state law; and

WHEREAS, by a majority vote of persons voting on November 7, 1989 the City Council levies an additional sales tax of one-half percent to be used for the above stated activities by the Amarillo Economic Development Corporation; and

WHEREAS, the Bylaws of the Amarillo Economic Development Corporation require that it submit its annual budget to the City Council for approval; and

WHEREAS, the Board of Directors of the Amarillo Economic Development Corporation has prepared, approved and submitted a proposed budget for approval; and

WHEREAS, the City Council finds that the proposed budget is in order and should be approved; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That the Proposed Operating Budget for the period of October 1, 2020 to September 30, 2021 of the Amarillo Economic Development Corporation, a copy of which is appended to this Resolution and incorporated herein by reference, is hereby approved, together with any amendments made in public meeting.

SECTION 2. The City Secretary shall certify a copy of this Resolution to the Amarillo Economic Development Corporation, together with any amendments made in public meeting at which it is considered.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on this 22nd day of September, 2020.

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Ginger Nelson, Mayor

ATTEST:

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Frances Hibbs, City Secretary

APPROVED AS TO FORM:

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Bryan McWilliams, City Attorney



AMARILLO ECONOMIC DEVELOPMENT CORPORATION  
FY 2020-2021 BUDGET REQUEST  
BUDGET DETAIL

**OPERATING FUND**

**ADMINISTRATIVE**

**PERSONNEL**

**Payroll**

AEDC Payroll	\$821,500	
TPRDC Payroll*	\$129,000	
<b>Total Payroll (AEDC and TPRDC)</b>		<b>\$950,500</b>

**Benefits**

AEDC Benefits (32% of payroll)	\$262,880	
TPRDC Benefits (32% of payroll)*	\$41,320	
<b>Total Benefits (AEDC and TPRDC)</b>		<b>\$304,200</b>

**TOTAL PERSONNEL (Payroll & Benefits) \$1,254,700**

**OPERATIONS**

Auto Expenses (AEDC owned vehicle)	\$2,000	
Office Supplies	\$5,500	
Postage	\$1,000	
Dues (local organizations)	\$10,000	
Office Rent	\$85,000	
Leased Equipment	\$10,000	
Subscriptions	\$1,500	
Communications	\$10,000	
Travel Expense	\$20,000	
Mileage (local)	\$2,000	
Expenses (local)	\$20,000	
Professional Services (legal, audit, retirement fees)	\$75,000	
Fiscal Agent Fee	\$31,000	
Insurance & Bond (property, general liability, D&O)	\$60,000	
Capital Expense	\$4,000	
<b>TOTAL OPERATIONS</b>		<b>\$337,000</b>

**TPRDC**

Travel*	\$8,500	
Office Support* (office expense to AEDC)	\$43,300	
<b>Total TPRDC Travel and Office Support</b>		<b>\$51,800</b>
<b>TOTAL OPERATIONS</b>		<b>\$388,800</b>

**TOTAL ADMINISTRATIVE** **\$1,643,500**

(\*Direct Reimbursement from TPRDC to AEDC)

**MARKETING**

The Marketing budget line items are comprised of select component categories including:

- Marketing Support, Technology & Software
- Content Development & Collateral Materials
- Business Development
- Business Retention and Expansion
- Local Market Development
- Workforce Initiatives

\*For more information please see Exhibit A

**TOTAL MARKETING** **\$700,000**

**TOTAL ADMINISTRATIVE & MARKETING** **\$2,343,500**

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**PROJECT FUND**

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**PROJECT SUPPORT**

The Project Support budget covers a number of large individual project budget items.

Amarillo Chamber of Commerce (program partnership support)	\$75,000
Ports-to-Plains Membership (paid for the City of Amarillo annually)	\$115,000
Team Texas / Texas ED Council Membership	\$35,000
High Ground of Texas Membership	\$25,000
Texas Economic Development Corporation Membership	\$25,000
WT Enterprise Center - Accelerator Program Sponsorship	\$25,000
Business Park Infrastructure improvements	\$500,000

**TOTAL PROJECT SUPPORT** **\$800,000**

**GRAND TOTAL** **\$3,143,500**



**AMARILLO ECONOMIC DEVELOPMENT CORPORATION  
FY 2020-2021 BUDGET REQUEST  
SUMMARY**

**OPERATING FUND**

	FY15-16	FY16-17	FY17-18	FY 18-19	FY 19-20	FY 20-21
<b>ADMINISTRATIVE</b>						
Personnel	\$935,844	\$1,001,910	\$1,136,489	\$1,177,500	\$1,254,700	\$1,254,700
Operations	\$344,874	\$370,474	\$369,306	\$366,500	\$388,800	\$388,800
<i>Total Administrative</i>	<i>\$1,280,718</i>	<i>\$1,372,384</i>	<i>\$1,505,795</i>	<i>\$1,544,000</i>	<i>\$1,643,500</i>	<i>\$1,643,500</i>
<b>MARKETING/BUSINESS DEVELOPMENT</b>						
Marketing/Business Development	\$405,850	\$426,195	\$595,000	\$600,000	\$1,700,000	\$700,000
Prospect Development	\$180,000	\$160,000				
<i>Total Marketing/Business Dev.</i>	<i>\$585,850</i>	<i>\$586,195</i>	<i>\$595,000</i>	<i>\$600,000</i>	<i>\$1,700,000</i>	<i>\$700,000</i>
<b>TOTAL ADMINISTRATIVE &amp; MARKETING/BUSINESS DEV.</b>	<b>\$1,866,568</b>	<b>\$1,958,579</b>	<b>\$2,100,795</b>	<b>\$2,144,000</b>	<b>\$3,343,500</b>	<b>\$2,343,500</b>

**PROJECT FUND**

	FY15-16	FY16-17	FY17-18	FY 18-19	FY 19-20	FY 20-21
<b>TOTAL PROJECT SUPPORT</b>	\$770,000	\$1,670,000	\$1,020,000	\$1,000,000	\$800,000	\$800,000
<b>GRAND TOTAL</b>	<b>\$2,636,568</b>	<b>\$3,628,579</b>	<b>\$3,120,795</b>	<b>\$3,144,000</b>	<b>\$4,143,500</b>	<b>\$3,143,500</b>



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Pillar</b>	Economic Development
<b>Department</b>	AEDC		
<b>Contact</b>	Kevin Carter, President and CEO		

**Agenda Caption**  
**CONSIDER APPROVAL – LOCATION INCENTIVE AGREEMENT – BETWEEN AMARILLO ECONOMIC DEVELOPMENT CORPORATION AND PANHANDLE PURE, LLC**

**Agenda Item Summary**

Panhandle Pure, LLC, a wholly owned subsidiary of Affiliated Foods, is looking to expand into the bottled water industry. They are under contract to purchase a building at NW 1<sup>st</sup> and Adams and will renovate that facility. Highlights of the project include:

- \$7.5 MM estimated improvements and new equipment
- 30 new employees projected
- \$1,350,000 new payroll projected
- Job Incentive of \$10,000 per job paid out over 5-year period

AEDC will provide Panhandle Pure, LLC \$300,000 for the creation of up to 30 FTE's with an average salary of \$45,000. These funds will be paid out over a 5-year term as they perform.

AEDC is also asking the City Council to approve an abatement of future taxes on the renovation and equipment upgrades. The City Incentive Guidelines adopted in 2019 qualify the project for 90% for a 9-year period on the new improvements and equipment. They will continue to pay 100% of the taxes on the existing property. That property is listed on PRAD at a value of \$2, 675,056.

Based on the level of capital investment, full-time jobs created, and projected payroll, the AEDC Board of Directors approved the LIA on August 24, 2020 with a 4-0 vote. The level of incentive and tax abatement are in line with criteria found in Council approved comprehensive guidelines and criteria for economic development.

**Requested Action**  
 Approval of the Location Incentive Agreement and Tax Abatement Agreement as presented.

**Funding Summary**  
 \$300,000 for Job Incentive and Tax Abatement

**Staff Recommendation**  
 AEDC staff is recommending approval of the Location Incentive Agreement and Tax Abatement.



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# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
<b>Department</b>	City Manager		
<b>Contact</b>	Laura Storrs, Assistant City Manager		

### Agenda Caption

RESOLUTION – AUTHORIZING EXPENDITURES OF HOTEL OCCUPANCY TAX REVENUE BY THE AMARILLO CONVENTION AND VISITOR BUREAU FOR THE 2020/2021 FISCAL YEAR  
(Kashion Smith, Interim Executive Director)  
This resolution approves the 2020/2021 Budget for the Convention and Visitor Bureau which is funded through a tax levied upon hotel occupancy.

### Agenda Item Summary

This resolution approves the 2020/2021 budget for the Amarillo Convention and Visitor Bureau. The City of Amarillo levies a tax on hotel occupancy, authorized by law for the promotion, solicitation, encouragement, and development of tourism and conventions for the City.

### Requested Action

Council consideration and approval of the resolution authorizing expenditures of hotel occupancy tax revenue by the Amarillo Convention and Visitor Bureau 2020/2021 fiscal year.

### Funding Summary

N/A

### Community Engagement Summary

The 2020/21 fiscal year budget has been reviewed and approved for Council consideration at the September 16, 2020 Amarillo Convention and Visitor Council Board meeting.

### Staff Recommendation

Staff recommendation is to approve the 2020/2021 fiscal year budget for the Amarillo Convention and Visitor Bureau for the fiscal year October 1, 2020 to September 30, 2021.

RESOLUTION NO. 09-22-20-6  
A RESOLUTION OF THE CITY OF AMARILLO, TEXAS:  
APPROVING EXPENDITURE OF HOTEL OCCUPANCY TAX  
REVENUE BY THE AMARILLO CONVENTION AND  
VISITORS BUREAU, INC. FOR THE FISCAL YEAR  
OCTOBER 1, 2020 TO SEPTEMBER 30, 2021.

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WHEREAS, the City of Amarillo desires to promote tourism and conventions for visitors to the City of Amarillo, and cultural events for the citizens of this City; and

WHEREAS, the City of Amarillo levies a tax upon hotel and motel room occupancy within the City as authorized by law for the promotion, solicitation, encouragement, and development of tourism and conventions for the City; and

WHEREAS, the Amarillo Convention and Visitor Bureau, Inc. is an organization that, among other things, promotes such activities referred to above; and

WHEREAS, the Amarillo Convention and Visitor Bureau proposed a budget for fiscal year October 1, 2020 - September 30, 2021, and it has been filed with the City Secretary of the City of Amarillo; and

WHEREAS, after considering the proposed expenditures, other financial considerations, and public comments, the City Council finds that the proposed budget promotes tourism and the convention and hotel industry in the manner required by state law, and that same should be approved;

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

SECTION 1. That the budget as filed, together with any amendments made in public meeting, for the Amarillo Convention and Visitor Bureau, Inc. for the expenditure of hotel/motel occupancy tax for the fiscal year October 1, 2020, to September 30, 2021, be and the same is hereby approved, together with any amendments made in public meeting at which it is considered.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, this 22<sup>nd</sup> day of September, 2020.

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Ginger Nelson, Mayor

ATTEST:

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Frances Hibbs, City Secretary

APPROVED AS TO FORM:

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Bryan McWilliams, City Attorney

TOTAL ESTIMATED EXPENSES

	2019/20	2020/21	2021/22	2022/23	2023/24
95161 - ADMINISTRATION	\$ 1,040,537.00	\$ 639,561.00	\$ -	\$ -	\$ -
95162 - COMMUNICATIONS	\$ 64,650.00	\$ 26,300.00	\$ -	\$ -	\$ -
95163 - CONVENTION DEVELOPMENT	\$ 207,695.00	\$ 33,250.00	\$ -	\$ -	\$ -
95164 - CONVENTION SERVICING	\$ 100,050.00	\$ 22,950.00	\$ -	\$ -	\$ -
95165 - TOURISM	\$ 187,185.00	\$ 70,050.00	\$ -	\$ -	\$ -
95167 - ARTS	\$ 94,700.00	\$ 0.00	\$ -	\$ -	\$ -
95168 - ADVERTISING	\$ 254,285.00	\$ 118,065.00	\$ -	\$ -	\$ -
95169 - SPECIAL PROJECTS	\$ 23,500.00	\$ -	\$ -	\$ -	\$ -

95161 TOTAL:	\$ 1,972,602.00	\$910,176.00	\$ -	\$ -	\$ -
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**AGREEMENT BETWEEN THE CITY OF AMARILLO  
AND THE AMARILLO  
CONVENTION AND VISITORS BUREAU, INC.**

This Agreement is made between the "City of Amarillo", a municipal corporation located in Potter and Randall Counties, Texas, hereinafter called "CITY" whose address is P.O. Box 1971, Amarillo, Texas, 79105-1971 and "Amarillo Convention and Visitors Bureau, Inc.," hereinafter referred to as "BUREAU" whose address is 1000 South Polk Street, Amarillo, Texas, 79101, make and enter into the following agreement and contract.

WHEREAS, The CITY collects hotel-motel room occupancy taxes for the purposes provided in Chapter 351, Texas Tax Code;

**I.**

The CITY hereby designates and authorizes the BUREAU, and the BUREAU accepts and agrees, to act as administrator of a convention and visitors activities and tourism promotional program to be developed and carried out by the BUREAU and funded to the extent and in amounts to be determined by the CITY each year before October 1.

**II.**

The BUREAU shall use such funds as might be appropriated and authorized from the Municipal Hotel Occupancy Taxes for advertising and conducting solicitations and promotional programs to attract tourists and convention participants to Amarillo.

**III.**

The BUREAU will implement and use the following operating procedures for its functions required by this contract.

A. BUDGET. The BUREAU shall submit to the CITY in July of each year a budget for the next fiscal year delineating the proposed expenditure by program and corresponding cost of room occupancy tax funds. After review of the proposed budget, the CITY will conduct a public hearing prior to its approval of a budget for the BUREAU. If any portion of the funds received from the CITY is budgeted to pay a portion of the administrative costs of the BUREAU shall be described in detail in the proposed budget. Any expenditure of funds in a manner other than as approved in the annual budget shall require and amendment to the budget to be submitted to and approved by the CITY prior to the expenditure.

B. FUNDS. The CITY will disburse funds to the BUREAU on a monthly basis in relatively equal portions of the amount approved by the CITY in the annual budget. The

BUREAU will maintain funds received from the CITY in a separate bank account and may not commingle such funds with other funds of the BUREAU. Any amounts in such account in excess of the amount guaranteed by the FDIC shall be collateralized by the bank in which such account is maintained. Disbursement of funds by the CITY shall create a fiduciary duty in the BUREAU with respect to maintenance, expenditure and reporting of such funds.

C. REPORTS. A progress report of activities and financial operations will be made to the CITY at the end of each month of the contract year, or at such other times as the CITY may request. Each report will include allocations and disbursements made in each program. The BUREAU will use an encumbrance accounting system that will clearly indicate when funds have been obligated for expenditure. The BUREAU shall submit an annual activities report at least one (1) week prior to the public hearing on its proposed budget which shall include information necessary to allow evaluation of the effectiveness of each program.

D. COMPETITIVE BIDS. Purchase of supplies, equipment and services, including professional services shall be made in accordance with all applicable provisions of Chapter 252, V.T.C.A., Local Government Code, specifically, including but not limited to, Section 252.021, V.T.C.A., Local Government Code. Contracts shall not be awarded piecemeal to avoid the restriction of said Section 252.021.

E. UNEXPENDED FUNDS. Any unexpended fund remaining in any account at the end of the budget year shall be transferred to an interest-bearing account designated for such funds and may not be expended for any purpose without prior approval of the CITY.

F. AUDIT. The BUREAU shall furnish the CITY an independent audit of its programs' financial records by an independent Certified Public Accountant, which shall be submitted to the CITY following the close of each contract year.

G. RECORDS RETENTION. All original books of entry as well as canceled checks and other financial records will be maintained by budgetary account by month and year for a period of five (5) years after the close of a contract year.

#### IV.

The functions of the BUREAU with respect to this contract will be carried out by the board of directors which shall consist of nine (9) members whom shall have voting rights.

**V.**

Nothing in this agreement shall constitute a dedication of funds by the CITY to the activities contemplated in this contract, nor shall this contract preclude either the City or the BUREAU from taking any actions or making expenditures of its own funds for the promotion of tourism and visitors activities.

**VI.**

The contract may be canceled at any time after notice by either of the parties.

**VII.**

This contract shall become and be effective on and after its adoption and execution. It cancels and supersedes any prior agreement for convention and tourism services, and it authorizes the continued convention and tourism activities of the Amarillo Convention and Visitor’s Center and the Amarillo Chamber of Commerce under previously approved budget to the end of this budget year except as might be hereafter amended by direction of the CITY.

IN WITNESS WHEREOF, the parties have made and executed this Agreement as of the day, month and year shown below to be effective as of the date that the last of the parties signs.

ATTEST:

CITY OF AMARILLO

\_\_\_\_\_  
France Hibbs, City Secretary

By: \_\_\_\_\_  
Jared Miller, City Manager

Date: \_\_\_\_\_

ATTEST:

Amarillo Convention and Visitors Bureau, Inc.

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Date: \_\_\_\_\_

K



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	9/22/2020	<b>Council Priority</b>	Economic Development and Redevelopment
<b>Department</b>	Parks and Recreation		
<b>Contact</b>	Michael Kashuba, Director of Parks and Recreation		

### Agenda Caption

CONSIDER A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR THE PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM

(Contact: Michael Kashuba, Director of Parks and Recreation)

This item is to consider a resolution authorizing the City to apply for the Public Works and Economic Adjustment Assistance Program including CARES Act Funding in the amount of \$3,000,000 on behalf of the City of Amarillo.

### Agenda Item Summary

This item is to consider a resolution authorizing the City to apply for the Public Works and Economic Adjustment Assistance Program including CARES Act funding in the amount of \$3,000,000 on behalf of the City of Amarillo. These funds will be used to develop underutilized city owned property located in John Stiff Memorial Park for the purpose of Economic Development.

### Requested Action

To approve the resolution authorizing the City to apply for the Public Works and Economic Adjustment Assistance Program.

### Funding Summary

Funding for the project will be available in the General Construction Fund and through in-kind contributions.

Requested EDA Grant Amount- \$3,000,000

The City commits to the required 20% match through a combination of cash and in-kind contributions with a value of up to \$3,602,755.

- City Cash Contribution - \$380,000
- City In-kind Land Contribution - \$3,000,000 (estimated value)
- City In-Kind Engineering Services - \$160,170
- City In-Kind Construction Phase Services (Inspection) - \$62,585

### Community Engagement Summary

9/1/2020 – Council Presentation on the Grant Opportunity

9/8/2020 –Recommendation from the Park Board

The City of Amarillo has also received 2 letters of support for this project.

# Amarillo City Council Agenda Transmittal Memo



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## Staff Recommendation

Staff recommends approval of the resolution authorizing the City Manager to apply for the Public Works and Economic Adjustment Assistance Program.

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS: AUTHORIZING THE CITY TO APPLY FOR THE PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM INCLUDING CARES ACT FUNDING AND AUTHORIZING THE CITY MANAGER TO ACT AS THE ORGANIZATION'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE PROGRAM; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the U.S. Department of Commerce has established the Public Works And Economic Adjustment Assistance Program Including Cares Act program ("Grant") which may provide federal funding of 80% of eligible costs of construction of infrastructure (with 20% match by the City of Amarillo) for a qualifying municipal economic development project; and,

WHEREAS, the City of Amarillo desires to create a mixed-use commercial development that will encompass retail, medical and office space for the development of City property; and,

WHEREAS, the City of Amarillo will further prioritize projects that will provide public benefit in some way and create meaningful public-private partnerships. The City believes that city property should be used for a purposeful mission, especially when adjacent or in conjunction with community assets such as parks; and,

WHEREAS, the City Council now finds that it is necessary and in the best interests of the City of Amarillo to apply for funding under the Economic Development Administration Public Works and Economic Adjustment Assistance Program;

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

SECTION 1. That an Economic Development Administration application for the Investments for Public Works and Economic Adjustment Assistance Program including CARES Act funding is hereby authorized to be filed on behalf of the City with the U.S. Department of Commerce.

SECTION 2. That the application be for \$ 3,000,000 of grant funds to carryout infrastructure improvements that includes, but not limited to water, sewer, road infrastructure and lighting.

SECTION 3. That the City commits the required 20% match through a combination of cash; in-kind land contributions; in-kind engineering services; and in-kind construction phase services with an estimated value of up to \$3,602,755 toward the construction activities of these improvements, if the grant is approved.

SECTION 4. That the City Council directs and designates the City Manager as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application for the Investments for Public Works and Economic Adjustment Assistance Program including CARES Act funding.

SECTION 5. That this resolution shall be effective on and after its adoption.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

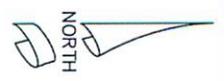
\_\_\_\_\_  
Ginger Nelson, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Frances Hibbs, City Secretary

\_\_\_\_\_  
Bryan S. McWilliams, City Attorney





# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Pillar</b>	Economic Development and Redevelopment
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<b>Department</b>	Planning & Development Services	<b>Contact</b>	Andrew Freeman, Managing Director - Planning and Development Services
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### Agenda Caption

CONSIDER APPROVAL -- AGREEMENT FOR SERVICES WITH CENTER CITY OF AMARILLO, INC.:

This item approves a one (1) year agreement with Center City of Amarillo, Inc. for continued services associated with the preservation, improvement and revitalization of the Central Business District of Amarillo. Two sources of funding are included in the agreement:

- The City will provide \$111,650 for administrative operations.
- The City will provide \$70,000 as matching funds for a Center City facade grant program up to \$20,000 to a business for exterior building improvements.
- The Tax Increment Reinvestment Zone #1 will provide \$100,000 for matching grants up to \$50,000 for streetscape improvements in the City's right of way.

### Agenda Item Summary

This item approves a one (1) year agreement with Center City of Amarillo, Inc. for continued services associated with the preservation, improvement and revitalization of the Central Business District of Amarillo.

### Requested Action

Council consideration and approval of the resolution.

### Funding Summary

N/A

### Community Engagement Summary

The Tax Increment Reinvestment Zone Number One 2020/2021 fiscal year budget has been reviewed and approved by the Tax Increment Reinvestment Zone Number One Board (August 13, 2020) for the \$100,000 TIRZ participation.

### Staff Recommendation

City staff recommendation is to approve the 2020/2021 agreement for services with Center City of Amarillo, Inc.

**AGREEMENT FOR SERVICES BETWEEN  
CENTER CITY OF AMARILLO INCORPORATED,  
TAX INCREMENT REINVESTMENT ZONE NO. 1  
AND  
THE CITY OF AMARILLO**

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This Agreement is entered into by and between the CITY OF AMARILLO, a municipal corporation situated in Potter and Randall Counties, Texas ("the CITY") and CENTER CITY OF AMARILLO INCORPORATED ("CENTER CITY"), a Texas nonprofit corporation and Tax Increment Reinvestment Zone #1 ("TIRZ #1").

WHEREAS, the CITY is interested in maintaining a viable downtown that would be attractive to the development of office complexes, residential complexes and supportive retail uses; and,

WHEREAS, in order to maintain and promote any area of the city, private entities must be interested in and support the CITY's efforts in maintaining and revitalizing the area; and,

WHEREAS, such improvements will aid and promote both tourism and economic development (jobs and stimulation of commercial and economic activity); and,

WHEREAS, on December 19, 2006, the City Commission approved Ordinance No. 7012 establishing Tax Increment Reinvestment Zone Number One, City of Amarillo, Texas, (the "Zone") in accordance with the Tax Increment Grant Act, as amended (V.T.C.A., Tax Code, Chapter 311) to promote development and redevelopment in the area through the use of tax increment financing;

WHEREAS, CENTER CITY and the TAX INCREMENT REINVESTMENT ZONE No. 1 are organized and dedicated to the preservation, improvement and revitalization of the downtown area of Amarillo to accomplish the goals and outcomes referenced just above, and are a valuable source of these services to the CITY; and,

WHEREAS, the parties wish to work cooperatively to develop, maintain, preserve, improve, and revitalize the downtown area, and enter into this agreement to further those purposes; THEREFORE:

**W I T N E S S E T H:**

**1. PURPOSE.** CENTER CITY will use all means available to improve and revitalize Amarillo's downtown area while preserving the historic integrity of the district. It will strive to reduce

further deterioration of downtown structures, promote and assist in the revitalization and redevelopment of downtown Amarillo through marketing and organizing activities and projects, encourage economic investment and development in targeted areas, and develop ways and means to implement portions of the Downtown Amarillo Strategic Action Plan. CENTER CITY will strive to achieve its goals by pursuing sources of funding, including working cooperatively with Tax Increment Reinvestment Zone No. 1 on certain improvements in the public right of way when appropriate, obtaining planning and other consulting services and coordinating various projects affecting downtown Amarillo.

**2. BUSINESS FAÇADE INCENTIVE PROGRAM.** In Fiscal Year 2020-2021, the CITY shall pay CENTER CITY a maximum of ONE HUNDRED EIGHT-ONE THOUSAND SIX HUNDRED AND FIFTY DOLLARS (\$181,650.00) as follows:

- a) ONE HUNDRED AND ELEVEN THOUSAND SIX HUNDRED AND FIFTY DOLLARS (\$111,650.00) in equal quarterly installments for administrative costs (payment dates to be determined by the CITY Director of Finance).
- b) A maximum of SEVENTY THOUSAND DOLLARS (\$70,000.00) payable quarterly to CENTER CITY to provide a one dollar (\$1.00) match for every one dollar (\$1.00) of private money spent for the Business Facade Incentive projects as described in this Section.

**2.A.** All requests for payment will be reviewed by the CITY's Director of Finance. CENTER CITY will submit to the Director of Finance a quarterly report showing the activities and progress of each project which CENTER CITY undertakes with funds for façade grants.

**2.B.** The City finds that there is a significant public purpose to be served by the revitalization of the downtown area, which can be fulfilled by improving the aesthetic qualities of the downtown area. To accomplish such public purpose, in part, CENTER CITY will establish a Building Facade Incentive program that will provide matching grants (consistent with Downtown Amarillo Strategic Action Plan and the Downtown Urban design Standards) up to a maximum of \$20,000 per property for the following exteriors of properties, visible from public streets:

- Masonry cleaning and repair
- Sign repair or replacement
- Awning repair or replacement
- Painting
- Facade restoration
- Landscaping

The grants will be reviewed and approved by the CENTER CITY Board and work will be completed prior to the matching payment by the City's Director of Finance. All payments will be made to CENTER CITY. CENTER CITY will submit to the CITY an annual audit of CENTER CITY within 90 days following the expiration of the Term of this agreement.

**3. TIRZ STREETSCAPE GRANT PROGRAM.** In Fiscal Year 2020-2021, upon recommendation by the Tax Increment Reinvestment Zone #1 Board of Directors, the CITY shall pay to Center City a maximum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) to be used in combination with money provided for the Façade Grant Program described in Section 2 of this Agreement and in accordance with the following provisions.

**3.A.** All requests for payment will be reviewed by the City's Director of Finance. Center City will submit to the Director of Finance a quarterly report showing the activities and progress of each streetscape project City Center undertakes with TIRZ funds.

**3.B.** The Tax Increment Reinvestment Zone #1 Board of Directors find that there is a significant public purpose that is served by the Center City Façade Incentive Program as it relates to the revitalization of the downtown area and the goals stated within the Tax Increment Reinvestment Zone #1 Project and Financing Plan. To accomplish such public purpose, the Tax Increment Reinvestment Zone #1 (TIRZ #1) will coordinate its efforts with the Center City Façade Incentive Program by making available from the tax increment fund the sum stated above to be used by Center City, on a first-completed-first-served basis, as grants to qualifying applicants of up to FIFTY THOUSAND DOLLARS (\$50,000) per property for streetscape elements that meet the following criteria:

- TIRZ #1 funds must be used for improvements located only within public right-of-way or on public property.

- TIRZ #1 funds are available only for improvements consisting of street trees, sidewalks, benches, and pedestrian lights. TIRZ funds shall be used only for purchase of the commodities for the improvements, with the applicant bearing the installation costs as a match to this grant.
- Street trees must be installed within 2-4 feet of the curb edge and be a minimum of 3-inch caliper. Street trees must be irrigated by a permanent irrigation system. Planting distance shall be a maximum of 25 feet. Exceptions may be made to accommodate curb cuts, fire hydrants (and other fixed infrastructure elements), and building entrances. Trees must be planted flush with the sidewalk surface using tree gates or planting wells. Street trees planted must be of a species recommended by the Downtown Amarillo Urban Design District standards.
- Pedestrian lights installed must be the designated type and design as approved for those properties within the Downtown Amarillo Urban Design District. Maximum spacing for lights is 50 feet and shall be located approximately mid-point between street trees. Spacing requirements can be adjusted to accommodate mature existing trees, curb cuts, fire hydrants (and other fixed infrastructure elements), steps and buildings. Lights must be installed between the pedestrian walkway and the curb edge
- All sidewalks shall have a minimum of 7 feet of linear, unobstructed pedestrian way. Sidewalk material must be concrete, brick, high quality concrete pavers, or a combination of these.
- All other streetscape elements not specifically mentioned within this agreement must conform to the Downtown Amarillo Urban Design standards.
- TIRZ #1 funding is available under this Streetscape Grant program only in conjunction with a project that has been approved for a Center City Business Façade Incentive Program.

**3.C.** In order to be eligible for a TIRZ Streetscape grant, the applicant must be approved

by the Center City Board for a façade grant. All approved TIRZ –funded streetscape work must be completed in accordance with this Agreement prior to being eligible for reimbursement of TIRZ-funded streetscape improvements. All payments to applicants will be disbursed by Center City on each qualifying project from funds available from this TIRZ program. Center City shall regularly report to the TIRZ Board of Directors on all approved Streetscape applications.

**4. TERM & CANCELLATION.** The Term of this agreement is from October 1, 2020 to September 30, 2021. However, this contract may be cancelled by either CITY, TAX INCREMENT REINVESTMENT ZONE NO. 1, or CENTER CITY by giving sixty (60) days prior written notice of such intention by United States certified mail, return receipt requested and addressed as provided below.

**5. RELATIONSHIP.** CENTER CITY is an independent contractor and has no authority to act for or in behalf of CITY or to bind CITY to any contract or in any other manner.

EXECUTED this \_\_\_\_\_ day of September \_\_\_\_, 2020.

**CITY OF AMARILLO, TEXAS**

**CENTER CITY INC.**

By \_\_\_\_\_  
Jared Miller, City Manager

By \_\_\_\_\_  
\_\_\_\_\_, Board President

**ATTEST:**

**ATTEST:**

\_\_\_\_\_  
Frances Hibbs, City Secretary  
City of Amarillo  
P. O. Box 1971  
Amarillo TX 79105-1971

\_\_\_\_\_  
Center City of Amarillo, Inc.  
1000 S. Polk  
Amarillo TX 79101

**TAX INCREMENT REINVESTMENT ZONE NO. 1**

By. \_\_\_\_\_  
Dean Frigo, Chairman of Board



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
<b>Department</b>	City Manager		
<b>Contact</b>	Floyd Hartman, Assistant City Manager Development Services		

**Agenda Caption**  
 Consideration and approval of fiscal and legal services agreement with the Amarillo Convention and Visitors Bureau (CVB).

**Agenda Item Summary**  
 The City would provide fiscal and legal services to the CVB including payroll, payment processing, procurement, and others.

**Requested Action**  
 Approval of agreement.

**Funding Summary**  
 The CVB budget includes considerations for this contract.

**Community Engagement Summary**  
 Level 1 – Modest impact on selected area or community group.

**Staff Recommendation**  
 Staff recommends approval.

09/18/2020 BSM

## **AGREEMENT FOR ACCOUNTING, LEGAL, AND INVESTMENT AND MANAGEMENT INFORMATION SERVICES**

This Agreement is made between the City of Amarillo, a municipal corporation located in Potter and Randall Counties, Texas, hereinafter called "CITY," whose address is P. O. Box 1971, Amarillo, Texas 79105-1971 and the Amarillo Convention and Visitors Bureau, Inc., hereinafter referred to as "BUREAU" whose address is 1000 South Polk Street, Amarillo, Texas, 79101, for the provision of accounting, investment and management information services upon the following terms, conditions and requirements:

### **I. SERVICES**

The CITY will provide accounting, legal, and investment and management information services to the BUREAU which will utilize the CITY'S financial accounting and reporting system, and the CITY'S fiscal year.

### **II. TERM**

The term of this agreement will be for a term of one (1) year from the date of execution by the last of the parties to sign. The agreement will automatically extend for subsequent terms of one (1) year unless either party shall give written notice of termination to the address stated above at least sixty (60) days prior to the expiration of a term.

### **III. FEE**

CITY will furnish the fiscal agent services specified herein for an annual fee of Fifteen Thousand Six Hundred Twenty-Seven and 00/100 Dollars (\$15,627.00) payable quarterly in advance to the CITY in the amount of Three Thousand Nine Hundred Six and 75/100 Dollars (\$3,906.75).

The fee shall be adjusted at the beginning of each yearly anniversary of this Agreement whether upward or downward, as follows:

The City will furnish the functions specified herein for the actual cost of providing these serves as determined by the City's annual indirect cost plan.

### **IV. BUDGET SYSTEM**

CITY will furnish the necessary software for budget preparation by the BUREAU and will enter the BUREAU'S budget into the CITY'S financial data processing system. Budget codes will be supplied to satisfy the BUREAU'S unique functions. Budgetary controls will be imposed to prevent expenditures in excess of budgeted amounts. The CITY'S accounting

department will assist the BUREAU in budget amendments or transfers should they become necessary.

**V. MANAGEMENT REPORTS**

CITY will furnish the financial system for the BUREAU staff to run management reports and CITY staff will provide support to the BUREAU and such other reports as needed.

**VI. CASH MANAGEMENT**

The CITY will invest the BUREAU'S reserve funds and idle operating cash according to the CITY'S Investment Policy to the benefit of the BUREAU'S accounts.

**VII. FIXED ASSETS ACCOUNTING**

Fixed assets will be accounted for in total by location. A depreciation schedule will be provided.

**VIII LEGAL SERVICES**

The City Attorney's Office will provide legal services to the BUREAU as necessary.

**IX. AUDIT REPORTS**

BUREAU will be carried as an agency fund in the CITY'S annual audit report. A separate annual audit report will be required for the BUREAU at the BUREAU'S expense.

**X. PURCHASING SERVICE**

CITY will perform the necessary services for the acquisition of goods and services by competitive bids. The purchasing system will pre-encumber the BUREAU'S budget upon issuance of requisitions. Purchase orders will charge the account.

**XI. TRAINING AND SUPPORT**

CITY will provide training and support to the BUREAU'S personnel for preparation of the documents necessary to utilize the CITY'S financial system.

**XII. BUREAU OBLIGATIONS**

BUREAU will furnish to the CITY such periodic reports and information and in such format as the CITY may require to enable the CITY to perform the functions undertaken in this agreement. Failure to provide the information will excuse the CITY from the timely requirements imposed herein.

**XIII. CITY NOT OBLIGATED TO THIRD PARTIES**

CITY shall not be obligated or liable hereunder to any party other than the BUREAU, and the BUREAU may not make any assignment or create any obligation on the CITY without the express written consent of the CITY.

**XIII. BREACH**

Failure of either party to perform the obligations herein imposed shall constitute a breach of this agreement which shall be cured within ten (10) days following notice in writing of such breach sent to the address stated above. Failure to cure shall allow the party not in breach to cancel this agreement by written notice of cancellation.

IN WITNESS WHEREOF, the parties have made and executed this Agreement as of the day, month and year shown below to be effective as of the date that the last of the parties signs.

ATTEST:

CITY OF AMARILLO

\_\_\_\_\_  
Frances Hibbs, City Secretary

By: \_\_\_\_\_  
Jared Miller, City Manager

Date: \_\_\_\_\_

ATTEST:

Amarillo Convention and Visitors Bureau, Inc.

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Date: \_\_\_\_\_

**AGREEMENT BETWEEN THE CITY OF AMARILLO  
AND THE AMARILLO  
CONVENTION AND VISITORS BUREAU, INC.**

This Agreement is made between the "City of Amarillo", a municipal corporation located in Potter and Randall Counties, Texas, hereinafter called "CITY" whose address is P.O. Box 1971, Amarillo, Texas, 79105-1971 and "Amarillo Convention and Visitors Bureau, Inc.," hereinafter referred to as "BUREAU" whose address is 1000 South Polk Street, Amarillo, Texas, 79101, make and enter into the following agreement and contract.

WHEREAS, The CITY collects hotel-motel room occupancy taxes for the purposes provided in Chapter 351, Texas Tax Code;

**I.**

The CITY hereby designates and authorizes the BUREAU, and the BUREAU accepts and agrees, to act as administrator of a convention and visitors activities and tourism promotional program to be developed and carried out by the BUREAU and funded to the extent and in amounts to be determined by the CITY each year before October 1.

**II.**

The BUREAU shall use such funds as might be appropriated and authorized from the Municipal Hotel Occupancy Taxes for advertising and conducting solicitations and promotional programs to attract tourists and convention participants to Amarillo.

**III.**

The BUREAU will implement and use the following operating procedures for its functions required by this contract.

A. BUDGET. The BUREAU shall submit to the CITY in July of each year a budget for the next fiscal year delineating the proposed expenditure by program and corresponding cost of room occupancy tax funds. After review of the proposed budget, the CITY will conduct a public hearing prior to its approval of a budget for the BUREAU. If any portion of the funds received from the CITY is budgeted to pay a portion of the administrative costs of the BUREAU shall be described in detail in the proposed budget. Any expenditure of funds in a manner other than as approved in the annual budget shall require an amendment to the budget to be submitted to and approved by the CITY prior to the expenditure.

B. FUNDS. The CITY will disburse funds to the BUREAU on a monthly basis in relatively equal portions of the amount approved by the CITY in the annual budget. The

BUREAU will maintain funds received from the CITY in a separate bank account and may not commingle such funds with other funds of the BUREAU. Any amounts in such account in excess of the amount guaranteed by the FDIC shall be collateralized by the bank in which such account is maintained. Disbursement of funds by the CITY shall create a fiduciary duty in the BUREAU with respect to maintenance, expenditure and reporting of such funds.

C. REPORTS. A progress report of activities and financial operations will be made to the CITY at the end of each month of the contract year, or at such other times as the CITY may request. Each report will include allocations and disbursements made in each program. The BUREAU will use an encumbrance accounting system that will clearly indicate when funds have been obligated for expenditure. The BUREAU shall submit an annual activities report at least one (1) week prior to the public hearing on its proposed budget which shall include information necessary to allow evaluation of the effectiveness of each program.

D. COMPETITIVE BIDS. Purchase of supplies, equipment and services, including professional services shall be made in accordance with all applicable provisions of Chapter 252, V.T.C.A., Local Government Code, specifically, including but not limited to, Section 252.021, V.T.C.A., Local Government Code. Contracts shall not be awarded piecemeal to avoid the restriction of said Section 252.021.

E. UNEXPENDED FUNDS. Any unexpended fund remaining in any account at the end of the budget year shall be transferred to an interest-bearing account designated for such funds and may not be expended for any purpose without prior approval of the CITY.

F. AUDIT. The BUREAU shall furnish the CITY an independent audit of its programs' financial records by an independent Certified Public Accountant, which shall be submitted to the CITY following the close of each contract year.

G. RECORDS RETENTION. All original books of entry as well as canceled checks and other financial records will be maintained by budgetary account by month and year for a period of five (5) years after the close of a contract year.

#### IV.

The functions of the BUREAU with respect to this contract will be carried out by the board of directors which shall consist of nine (9) members whom shall have voting rights.

**V.**

Nothing in this agreement shall constitute a dedication of funds by the CITY to the activities contemplated in this contract, nor shall this contract preclude either the City or the BUREAU from taking any actions or making expenditures of its own funds for the promotion of tourism and visitors activities.

**VI.**

The contract may be canceled at any time after notice by either of the parties.

**VII.**

This contract shall become and be effective on and after its adoption and execution. It cancels and supersedes any prior agreement for convention and tourism services, and it authorizes the continued convention and tourism activities of the Amarillo Convention and Visitor’s Center and the Amarillo Chamber of Commerce under previously approved budget to the end of this budget year except as might be hereafter amended by direction of the CITY.

IN WITNESS WHEREOF, the parties have made and executed this Agreement as of the day, month and year shown below to be effective as of the date that the last of the parties signs.

ATTEST:

CITY OF AMARILLO

\_\_\_\_\_  
France Hibbs, City Secretary

By: \_\_\_\_\_  
Jared Miller, City Manager

Date: \_\_\_\_\_

ATTEST:

Amarillo Convention and Visitors Bureau, Inc.

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Date: \_\_\_\_\_

# Amarillo City Council

## Agenda Transmittal Memo



4

<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Development-Quality of Life
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<b>Department</b>	Development Services
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### Agenda Caption

Consider Award – Bid No. 6863, Colonies Unit 72 Site Amenities Improvement project:  
Green Plains Design - \$402,800.00

### Agenda Item Summary

This item is to consider award of the construction contract related to Colonies Public Improvement District (PID) improvements within the Colonies, Unit 72 development. The proposed improvements are to be constructed along a portion of Aberdeen Parkway and the western termination point of Continental Parkway. Improvements include landscaping, sod, concrete walking trails, court area with obelisk, and specialty lighting. All improvements will be constructed to applicable City standards.

### Requested Action

Consider approval and award to Green Plains Design, \$402,800.00

### Funding Summary

Although funding for this project will be ultimately be funded by PID assessment revenue, immediate funding for this construction project will be provided directly by the developer of the Colonies subdivision with the Colonies PID reimbursing the developer at a later date to be determined. The City of Amarillo will not be responsible for any funding of this project.

### Community Engagement Summary

The overall project and recommended bid was presented to the Colonies Public Improvement District Advisory Board for review and comment at a public meeting on August 26, 2020. There were no negative comments or concerns received and the Board recommended moving forward with the approval and award of the recommended bid.

### Staff Recommendation

Development Services and Purchasing staff are recommending approval and award of Green Plains Design's bid.

Bid No. 6863 Public Improvement District Project: City of Amarillo Site Amenities Development of the Colonies Unit 72  
 Opened 4:00 p.m., August 13, 2020

To be awarded as one lot	Green Pains Design	Tri-state General Contracting Group Inc	Page & Associates Contractors, Inc	SAMES Inc
Line 1 Base Bid - Do all the work and provide all the necessary superintendence, labor, tools, equipment, machinery and apparatus and whatever else may be necessary to complete all the work, per specifications				
1 ea				
Unit Price	\$385,000.000	\$412,360.00	\$427,600.000	\$587,788.48
Extended Price	385,000.00	412,360.00	427,600.00	587,788.48
Line 2 Alternate bid #1 , per specifications				
1 ea				
Unit Price	\$17,800.000	\$16,177.00	\$19,500.000	\$26,465.45
Extended Price	17,800.00	16,177.00	19,500.00	26,465.45
<b>Bid Total</b>	<b>402,800.00</b>	<b>428,537.00</b>	<b>447,100.00</b>	<b>614,253.93</b>



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Transportation Systems
<b>Department</b>	City of Amarillo Transit		
<b>Contact</b>	Marita Wellage-Reiley, Transit Director		

### Agenda Caption

CONSIDER AWARD OF BID 6860 FOR THE CONSTRUCTION AND INSTALLATION OF TRANSIT PASSENGER SHELTERS AND AMENITIES TO SAMES INC.

### Agenda Item Summary

Construction Contract Awarded to SAMES Inc. in the amount of \$577,042.50. This item is the consideration of a contract award to SAMES, Inc. for the construction and installation of the transit bus shelters and amenities. The contractor will order shelters in accordance with FTA regulations and Transit Department design specifications. The Contractor will begin installation of shelters with the thirteen sites in base proposed sites. The Transit Department will consider alternate sites based on availability of funding and direct the contractor construct and install additional shelters.

### Requested Action

Request City Council considers and approves the award of this project to SAMES Inc. authorizing the City Manager to execute all contract documents.

### Funding Summary

Funding for this project is through a Federal Transit Administration (FTA) grant TX-90-2011-X821. The total grant funds available for the completion of this project are \$716,512.93. The additional 19% remaining funds will be used to address alternate proposed sites in the bid.

### Community Engagement Summary

This project is a continuation of improvements to the Amarillo City Transit (ACT) system. Numerous public meetings were conducted related to implementation of the improvements to the ACT system. In addition, ACT conducts public meetings on various topics on an ongoing basis.

### Staff Recommendation

Staff recommends approval of this item, authorizing the City Manager to execute the contract.

Bid No. 6860 Construction of City of Amarillo Transit Shelters  
 Opened 4:00 p.m., August 3, 2020

To be awarded as one lot		West Texas Utility Contractors Inc	SAMES, Inc	Tri-State General Contracting Group Inc	MH Civil Constructors Inc
Line 1 Base Proposal - Do all the work and provide all necessary superintendence, labor, tools, equipment, machinery and apparatus for multiple locations, per specifications					
1 ea		\$555,466.000	\$577,042.50	\$653,665.000	\$907,000.00
Unit Price				653,665.00	
Extended Price		555,466.00	577,042.50		907,000.00
Bid Total		555,466.00	577,042.50	653,665.00	907,000.00

*Vendor did not  
 Return with Bid  
 Required FFA  
 Forms*

D



# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Public Safety
<b>Department</b>	Public Health		
<b>Contact</b>	Casie Stoughton		

### Agenda Caption

Consider – Emergency Order: Syringes  
Amount: \$224,280

Using Local Government Code 252.022 Purchasing and Contracting Authority of Municipalities Subchapter B General Exemptions section (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality’s residents or to preserve the property of the municipality; and section (2) a procurement necessary to preserve or protect the public health or safety of the municipality’s residents, And having a Disaster Declaration in place, the public health department purchased enough syringes to administer COVID-19 vaccine to the Potter/Randall County population.

### Agenda Item Summary

Using Local Government Code 252.022 Purchasing and Contracting Authority of Municipalities Subchapter B General Exemptions section (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality’s residents or to preserve the property of the municipality; and section (2) a procurement necessary to preserve or protect the public health or safety of the municipality’s residents, And having a Disaster Declaration in place, the public health department purchased enough syringes to administer COVID-19 vaccine to the Potter/Randall County population.

The vendor has approved the following shipment at \$168 per case (60% of the price we normally pay)

09/16/20

10311 (600 units/case – VP 23g x 1”) – 280,200 units (467 cases)

10301 (600 units/case – VP 25g x 5/8”) – 200,400 units (334 cases)

10/26/20

10311 (600 units/case – VP 23g x 1”) – 220,200 units (367 cases)

11/16/20

10311 (600 units/case – VP 23g x 1”) – 100,200 units (167 cases)

### Requested Action

Approve emergency order.

### Funding Summary

CARES Act

### Community Engagement Summary

### Staff Recommendation

Staff recommend approval of this emergency order.

Bid No. 6899 Syringes for COVID Vaccine Distribution  
 Opened 4:00 p.m., September 16, 2020

To be awarded as one lot	Retractable Technology
Line 1 Syringes, Disposable, Retractable, One-Use Syringes, 3cc, 23g x 1" - 280,200 UNITS, per specifications 467 ea Unit Price \$168.000 Extended Price 78,456.00	
Line 2 Syringes, Disposable, Retractable, One-Use Syringes, 3cc, 25g x 5/8 in - 200,400 UNITS, per specifications 334 ea Unit Price \$168.000 Extended Price 56,112.00	
Line 3 Syringes, Disposable, Retractable, One-Use Syringes, 3cc 23g x 1 in - 220,200 UNITS, per specifications 367 ea Unit Price \$168.000 Extended Price 61,656.00	
Line 4 Syringes, Disposable, Retractable, One-Use Syringes, 3cc, 23g x 1 in - 100,200 UNITS, per specifications 167 ea Unit Price \$168.000 Extended Price 28,056.00	
<b>Bid Total</b>	<b>224,280.00</b>

Award by Vendor 224,280.00  
 City LITTLE ELM TX

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# Amarillo City Council Agenda Transmittal Memo



<b>Meeting Date</b>	September 22, 2020	<b>Council Priority</b>	Economic Development
<b>Department</b>	City Manager		
<b>Contact</b>	Floyd Hartman, Assistant City Manager Development Services		

## Agenda Caption

Appointment of Convention and Visitors Bureau Board Members

## Agenda Item Summary

The initial appointment CVB Board Members consisting of 9 voting members and 2 ex-officio. The initial terms of 3 voting members will expire on December 31 of 2021, 2022, and 2023 establishing a staggered reappointment schedule. Subsequent terms of voting members appointments will be 3 years.

## Requested Action

Appoint Bandmembers

## Funding Summary

N/A

## Community Engagement Summary

Level 1 – Modest impact on selected area or community group.

## Staff Recommendation

Staff recommends appointment of the board.

# Potter-Randall Appraisal District

5701 HOLLYWOOD ROAD (LOOP 335) • PO BOX 7190 • AMARILLO, TX 79114-7190

PHONE (806) 358-1601 • FAX (806) 355-8426

Visit our web site @ [www.prad.org](http://www.prad.org) Email: [info@prad.org](mailto:info@prad.org)

Jeffrey Dagley, Chief Appraiser

## Board of Directors - Potter

Zachary Plummer	Director
Leon Church	Director
Kay Ledbetter	Director
Cindy Spanel	Director
Mitzi Wade	Director
Sherri Aylor	Director

## Board of Directors - Randall

Dennis Beene	Director
James Harrington	Director
Tim Gilliland	Director
Albert Harris	Director
Joe Shehan	Director
Christina McMurray	Director

September 3, 2020

Mayor Ginger Nelson  
City of Amarillo  
PO Box 1971  
Amarillo, TX 79105-1971

Re: Notification of vacancy on the Randall Appraisal District  
Board of Directors

Attention: Mr. Jared Miller, City Manager

Dear Mayor Nelson:

The Randall County Appraisal District Board of Directors have been notified by Mr. Albert Harris that he has resigned from the board.

Under Section 6.03(1) of the Texas Property Tax Code, if a vacancy occurs on the board of directors each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy. The chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy.

Enclosed is information concerning an individual's eligibility to serve and a sample resolution to make nominations for the vacancy.

The deadline for the submission of nominations by resolution is October 19, 2020. If you have any questions or need any additional information, please feel free to call me at 354-6611.

Sincerely,



Jeffrey Dagley, RPA  
Chief Appraiser

bc  
Enclosures  
c: Laura Storrs

**A RESOLUTION TO MAKE A NOMINATION TO FILL  
A VACANCY ON THE BOARD OF DIRECTORS OF THE  
RANDALL COUNTY APPRAISAL DISTRICT**

WHEREAS, Section 6.03(l) of the Texas Property Tax Code requires the nomination of a member to fill a vacancy on the board of directors of an appraisal district by the governing bodies of the taxing entities entitled by Section 6.03 of the Texas Property Tax code to vote; and

WHEREAS, the (your district) is entitled to vote on the board of directors under Section 6.03.

NOW, THEREFORE, BE IT RESOLVED BY THE *(governing body)* of *(your district)*:

SECTION 1. That the nominee to fill a vacancy on the Randall County Appraisal District Board of Directors is:

*(Nominee)*

INTRODUCED AND PASSED by the *(governing body)* of *(your district)*, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
*(Presiding Officer of Governing Body)*

**Attest:**

\_\_\_\_\_  
*(Secretary of Governing Body)*

## Appraisal District Board of Directors Eligibility and Term

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- |                  |                    |  |
|------------------|--------------------|--|
| <b>6.03 (a)</b>  | <b>Eligibility</b> | <b>Individual must be a resident of the district and must have resided in the district for at least two years preceding the date the individual takes office</b> |
| <b>6.035 (2)</b> | <b>Eligibility</b> | <b>Individual is disqualified if he owns property with delinquent taxes. (For exceptions see TPTC Sect. 6.035(2))</b>  |
| <b>6.03 (l)</b>  | <b>Term</b>        | <b>Remainder of two year term ending December 31, 2021</b>   |