

AGENDA REPORT

Monday, September 10, 2018

TO: Abilene City Commission
FROM: Austin Gilley, City Manager
RE: **City Manager's notes to accompany agenda**

PURPOSE

This report is intended to provide brief summaries of each agenda item with staff input to assist in the deliberation, discussion, and decisions to be made.

CONSENT AGENDA

The consent agenda is a meeting tool to allow for the approval with one vote items that are routine business, non-controversial, or do not require debate. Any item may be removed from this list to be discussed further by a separate motion and vote. The agenda approval and minutes from the previous meeting are standing agenda items here.

- **Approval of agreement with addendum with MuniLogic (p. 4 of 82):** Included in the packet is an agreement for software to provide case management support for Code Enforcement cases. Multiple City departments worked together to reach this recommendation and found a solution that also can be used to enhance workflow in many areas of City operations. The cost is \$830 per month for a three-year term, and the City Attorney is adding the addendum on page 21 to address statutory cash basis requirements.
- **Resolution repealing Governance and Ends Policies (p. 22):** With the advice and recommendation of City Clerk Penny Soukup and the Commission's affirming consensus at the September 4 Study Session, included in the packet is the resolution to repeal the Governance and Ends Policies.

PROCLAMATIONS

- **Celebrating Constitution Week (p. 23):** The Mayor plans to proclaim September 17 through September 23, 2018, as Constitution week, celebrating the 231st anniversary of the drafting of the document.
- **Recognizing partnership with Denison, Texas (p. 24):** The Mayor plans to proclaim the City's appreciation for the partnership with Denison, Texas, birthplace of Dwight D. Eisenhower. Officials from Denison will be visiting Abilene on Monday, and plan to attend the Commission meeting.

AGENDA

11. Home Rule Ordinance approving development agreement with Great Plains Manufacturing, Inc. (p. 25)

Included in the packet on page 25 is the cost-benefit analysis for the expansion of Great Plains Manufacturing's Land Pride Division in Abilene. The company is expanding its operations into the former Alco complex, and over the next ten years will be adding 220 jobs and making \$3.5 million in building improvements. In support of the economic growth, the City would be committing to a 10-year, 100 percent property tax abatement, and proceeding with the extension of its main trafficway along 8th street from Washington to Van Buren. According to the analysis, the return on the investment of the abatement is 2.10. The ordinance authorizing the agreement (p. 40), and the development agreement (p. 44) that spells out the details are in the packet. This is the first step in a multiphase process to execute the project approvals. On the abatement, the next step scheduled for the September 24 meeting will be a public hearing on the Economic Development



Exemption and an ordinance to execute such. On the infrastructure extension, the Commission will need to authorize the projects in anticipation of issuing debt to pay for the improvements and proceed to authorize work to begin through the engineering work order on this agenda. On page 49 is the map of improvements followed by the estimated cost of the project. Please note that in prior discussions we referred to this as a \$1 million road project – with land acquisition and utility improvements the total estimate including a conservative margin for error is at about \$2 million. The debt issuance will come later, and we still have time to incorporate this into a capital improvement plan with other capital projects, if desired.

12. Ordinance designating main trafficway (p. 51)

For debt to be issued for the construction of the road, the City needs to update its official designation of main trafficways to include this extension. The City’s official list of main trafficways can be found in City Code, which is online here: <http://abileneks.citycode.net/index.html#!120>

13. Resolutions and Ordinance authorizing improvements (p. 55-62)

Without cash to cover the entire project, these are necessary to be able to reimburse the cash expenses incurred prior to debt issuance. This also helps establish the portion each City operating fund would be responsible for covering.

14. Approval of work order for engineering services (p. 63)

Included in the packet is the work order for engineering services, which provides comprehensive assistance for the 8th street extension project including administration, design, and inspection. The fee for the services is \$189,705.

15. Approval of issuing request for proposals for Land Bank holdings (p. 70)

Included in the packet is the RFP previously discussed at a study session. The aim is to leverage the momentum of the new jobs being created to determine if there is interest in someone buying and developing the Land Banks holdings at and around the Highlands Addition. At this point, staff would appreciate a vote confirming the Commission’s desire to proceed with this approach. With that commitment, staff will proceed to complete the document and issue the RFP. If/when a response is received, the Commission would need to act as the Land Bank – at this point, there is no commitment to any actual obligation, only providing formal direction on this approach.

OTHER INFORMATION

The additional reports are provided as information with each meeting agenda.

Thank you,
City Staff and Austin Gilley, City Manager
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