



The City Of
Pampa

Public Hearings/Special Meeting of the:

Pampa City Commission

December 6, 2021

4:00 p.m.

City of Pampa

201 W. Kingsmill

P.O. Box 2499

Pampa, Texas 79066-2499

Phone: 806-669-5750

Fax: 806-669-5767



**CITY OF PAMPA
CITY COMMISSION AGENDA
PUBLIC HEARINGS/SPECIAL MEETING**

Paul Searl, Commissioner Ward 1
Brian Doughty, Commissioner Ward 2
Jimmy Keough, Commissioner Ward 3
Bryan Fisher, Commissioner Ward 4

Lance DeFever, Mayor

Shane Stokes, City Manager
Karen Price, City Secretary
Bryan J. Guymon, City Attorney

Notice is hereby given of a **PUBLIC HEARINGS/SPECIAL MEETING** of the City Commission of the City of Pampa, Texas to be held on **MONDAY, DECEMBER 6, 2021, AT 4:00 P.M., CITY HALL – CITY COMMISSION CHAMBER, 3RD FLOOR, 201 W. KINGSMILL, PAMPA, TEXAS**, for the purpose of considering the following agenda items.

All agenda items are subject to action. The City Commission reserves the right to adjourn into Executive Session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

City Commission meetings are broadcast on YouTube. YouTube does provide closed captioning on the recorded video; it is not provided in real time. Live stream our meetings on www.cityofpampa.org, by clicking the Live Stream Channel link.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PLEDGE OF ALLEGIANCE TO TEXAS FLAG

PUBLIC COMMENTS:

Citizens who have signed a card to speak to the City Commission will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, Commission Members and City Staff are prevented from discussing the subject and may respond only with statements of factual information or existing City policy. Citizens are limited to three (3) minutes for their presentation to the City Commission.

PUBLIC HEARING:

Notice is hereby given that the City Commission of the City of Pampa, Texas will hold a Public Hearing on Monday, December 6, 2021 at 4:00 p.m. in the City Commission Chambers, City Hall 200 W. Foster Street, Pampa, Texas, to receive comments regarding the creation of the City of Pampa's "Tax Increment Reinvestment Zone #1– Downtown Pampa" (TIRZ 1), as required by Section 311.003 of the Texas Tax Code.

All interested parties are encouraged to attend the Public Hearing and will be given the opportunity to be heard regarding the proposed TIRZ 1. A map of the proposed TIRZ 1 and a listing of the properties included can be found at City Hall and at www.cityofpampa.org. If you cannot attend, you may submit comments in writing prior to the Public Hearing to the following:

**City Secretary
City of Pampa
P.O. Box 2499
Pampa, Texas 79066-2499**

The public is encouraged to attend this Public Hearing. Public comments on the TIRZ 1 are welcome and will be heard.

PUBLIC HEARING:

The City Commission of the City of Pampa will conduct a Public Hearing following the TIRZ 1 Public Hearing on December 6, 2021, at City Hall, 200 W. Foster, Pampa, Texas on the 3rd Floor, City Commission Chambers. This will be a Public Hearing for the purpose of receiving public comments concerning the following request:

Open Range Development LLC, application to rezone all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision to the City of Pampa, Texas, from Single Family 2 to Commercial. The applicant evidences a clear intent to sell the tract as Commercial Property.

The public is encouraged to attend this Public Hearing. Public comments on the proposed rezone are welcome and will be heard.

INTRODUCTION:

- New Finance/HR Director
- New Fire Chief

AUTHORIZATIONS BY CITY COMMISSION:

1. Consider adopting on second and final reading Ordinance No. 1758, an Ordinance of the City Commission amending the Code of Ordinances, Article 12.04 pertaining to Crosswalks and No Parking Zones.
2. Consider approving on first reading Ordinance No. 1759, an Ordinance of the City Commission of the City of Pampa, Texas designating a certain contiguous geographic area in the City as "Tax Increment Reinvestment Zone #1 – Downtown Pampa" (TIRZ 1); establishing a Board of Directors for such Reinvestment Zone; creating a Tax Increment Fund for the Zone; provide for an effective date and termination date for the Zone; and containing other provisions related thereto.
3. Consider approving on first reading Ordinance No. 1760, an Ordinance by the City Commission approving a rezoning request from Open Range Development, LLC to rezone from Single Family 2 to Commercial, all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision to the City of Pampa, Texas.

4. Consider approving on first reading Ordinance No. 1761, an Ordinance by the City Commission amending the Code of Ordinances, Section 1.07.007, rental fees and other charges, relative to the operation, use and fees for M. K. Brown Auditorium.

ADJOURN

CERTIFICATION

I certify that the above Agenda was posted on the outside officially designated bulletin board in front of City Hall, facing Kingsmill Street, a place convenient and readily accessible to the public at all times and said Agenda was posted on **FRIDAY, DECEMBER 3, 2021, BEFORE 4:00 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Karen L. Price, City Secretary

ACCESSABILITY STATEMENT

In compliance with the Americans with Disabilities Act, the City of Pampa will provide for reasonable accommodations for persons attending City Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Karen Price, City Secretary, at 669-5750. City Hall is wheelchair accessible. Entry is on the West side of the building.

AGENDA REMOVAL NOTICE

This public notice was removed from the official designated bulletin board at 201 W. Kingsmill Street, Pampa, Texas, City Hall on the following date and time:

Date: _____ Time: _____

By: _____



CITY OF PAMPA AGENDA INFORMATION SHEET

PUBLIC HEARING: TIRZ 1

MEETING DATE: December 6, 2021

DESCRIPTION PUBLIC HEARING: Notice is hereby given that the City Commission of the City of Pampa, Texas will hold a Public Hearing on Monday, December 6, 2021 at 4:00 p.m. in the City Commission Chambers, City Hall, 200 W. Foster Street, Pampa, Texas to receive comments regarding the creation of the City of Pampa's "Tax Increment Reinvestment Zone #1- Downtown Pampa" (TIRZ 1), as required by Section 311.003 of the Texas Tax Code.

All interested parties are encouraged to attend the Public Hearing and will be given the opportunity to be heard regarding the proposed TIRZ 1. A map of the proposed TIRZ 1 and a listing of the properties included can be found at City Hall and at www.cityofpampa.org. If you cannot attend, you may submit comments in writing prior to the Public Hearing to the following:

**City Secretary
City of Pampa
P.O. Box 2499
Pampa, Texas 79066-2499**

The public is encouraged to attend this Public Hearing. Public comments on the TIRZ 1 are welcome and will be heard.

STAFF CONTACT: Shane Stokes, City Manager
Bryan Guymon, City Attorney



CITY OF PAMPA AGENDA INFORMATION SHEET

PUBLIC HEARING: REZONING EDWIN PARK SUBDIVISION

MEETING DATE:

December 6, 2021

DESCRIPTION

PUBLIC HEARING: The City Commission of the City of Pampa will conduct a Public Hearing following the TIRZ 1 Public Hearing on December 6, 2021, at City Hall, 200 W. Foster, Pampa, Texas on the 3rd Floor, City Commission Chambers. This will be a Public Hearing for the purpose of receiving public comments concerning the following request:

Open Range Development LLC, application to rezone all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision to the City of Pampa, Texas, from Single Family 2 to Commercial. The applicant evidences a clear intent to sell the tract as Commercial Property.

The public is encouraged to attend this Public Hearing. Public comments on the proposed rezone are welcome and will be heard.

STAFF CONTACT:

**Sharod Harris, Engineer-In-Training
Gary Turley, Director Public Works**



**CITY OF PAMPA
AGENDA INFORMATION SHEET**

STAFF INTRODUCTIONS:

MEETING DATE:

December 6, 2021

DESCRIPTION

**Introduce New Finance/HR Director
Introduce New Fire Chief**

STAFF CONTACT:

Shane Stokes, City Manager



CITY OF PAMPA AGENDA INFORMATION SHEET

AGENDA ITEM: 1

ITEM/PROJECT:	ORDINANCE NO. 1758 – AMENDING CROSSWALKS AND NO PARKING ZONES
MEETING DATE:	December 6, 2021
DESCRIPTION	Consider adopting on second and final reading Ordinance No. 1758, an Ordinance of the City Commission amending the Code of Ordinances, Article 12.04 pertaining to Crosswalks and No Parking Zones.
STAFF CONTACT:	Gary Turley, Director Public Works
FINANCIAL IMPACT:	N/A
SOURCE OF FUNDS:	N/A
START/COMPLETION SCHEDULE:	Ordinance No. 1758 will be effective upon its adoption by the Commission and shall be enforceable ten (10) days after its publication as provided by law.
RECOMMENDED ACTION:	Staff recommends the Commission adopt Ordinance No. 1758 on second and final reading, amending Article 12.04 of the Code of Ordinance pertaining to Crosswalks and No Parking Zones.
RECOMMENDED MOTION:	I make a motion to adopt on second and final reading Ordinance No. 1758 as read.
BACKGROUND/ ADDITIONAL INFORMATION:	Copy of Ordinance No. 1758 attached.

ORDINANCE NO. 1758

AN ORDINANCE OF THE CITY OF PAMPA, TEXAS, AMENDING CODE OF ORDINANCES, ARTICLE 12.04, TRAFFIC-CONTROL DEVICES, SECTION 12.04.003 CROSSWALKS, SAFETY ZONES BY REPEALING SECTION 12.04.003(b)(3)(5) AND ARTICLE 12.10, STOPPING, STANDING AND PARKING, SECTION 12.10.072 PARKING PROHIBITED BY REPEALING THE REFERENCE TO RUSSELL STREET IN SECTION 12.10.072(1); PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Pampa, Texas has previously passed Section 12.04.003 of the Pampa Code of Ordinances which regulates the designation and maintenance of crosswalks and safety zones within the City; and

WHEREAS, the locations for Pampa Middle School and St. Vincent de Paul School where these crosswalks were installed are no longer being used as schools; and

WHEREAS, the City Commission of the City of Pampa, Texas has previously passed Section 12.10.072 of the Pampa Code of Ordinances, which prohibits parking in designated locations within the City; and

WHEREAS, this is no longer a bus station at the Russell Steet location and accordingly, there no longer a need to prohibit parking in this section; and

WHEREAS, the City Commission believes it is in the best interest of the citizens of Pampa to repeal and delete Section 12.04.003(b)(3), Section 12.04.003(b)(5), and the reference to Russell Street in Section 12.10.072(1) of the Pampa Code of Ordinances;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS:

SECTION I

- A. Section 12.04.003(b)(3) of the Pampa Code of Ordinances is hereby repealed and deleted.
- B. Section 12.04.003(b)(5) of the Pampa Code of Ordinances is hereby repealed and deleted.
- C. The reference to "Russell Street, east side, from Atchison Avenue to Foster Avenue," in Section 12.10.072(1) of the Pampa Code of Ordinances is hereby repealed and deleted.

SECTION II

Repealer. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

SECTION III

Severability. The provisions of this ordinance are declared to be severable. If any section, sentence, clause or phrase of the ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance, but they shall remain in full force and effect; it being the legislative intent that this ordinance shall remain in effect notwithstanding the validity of any part.

SECTION IV

Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Commission and publication as may be required by governing law.

SECTION V

Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapter 551, Gov't. Code.*

Section 2.

This ordinance shall be effective upon its final passage and enforceable ten (10) days after its publication.

PASSED AND APPROVED on its first reading this 22nd day of November 2021.

PASSED AND ADOPTED on its second and final reading this _____ day of December 2021.

CITY OF PAMPA, TEXAS

By: _____
Lance DeFever, Mayor

ATTEST:

Karen L. Price, City Secretary

APPROVED AS TO FORM:

Bryan J. Guymon, City Attorney

Removal of No Parking





**CITY OF PAMPA
AGENDA INFORMATION SHEET**

AGENDA ITEM: 2

ITEM/PROJECT:	ORDINANCE NO. 1759 – CREATING A TAX INCREMENT REINVESTMENT ZONE
MEETING DATE:	December 6, 2021
DESCRIPTION	Consider approving on first reading Ordinance No. 1759, an Ordinance of the City Commission of the City of Pampa, Texas designating a certain contiguous geographic area in the City as “Tax Increment Reinvestment Zone #1 – Downtown Pampa” (TIRZ 1); establishing a Board of Directors for such Reinvestment Zone; creating a Tax Increment Fund for the Zone; provide for an effective date and termination date for the Zone; and containing other provisions related thereto.
STAFF CONTACT:	Shane Stokes, City Manager Bryan Guymon, City Attorney
FINANCIAL IMPACT:	N/A
SOURCE OF FUNDS:	N/A
START/COMPLETION SCHEDULE:	Ordinance No. 1759 will be effective upon its adoption by the Commission and shall be enforceable ten (10) days after its publication as provided by law.
RECOMMENDED ACTION:	Staff recommends Commission approve on first reading Ordinance No. 1759 creating a Tax Increment Reinvestment Zone #1 in Downtown Pampa.
RECOMMENDED MOTION:	I make a motion to approve on first reading Ordinance No. 1759 as read.
BACKGROUND/ ADDITIONAL INFORMATION:	Copy of Ordinance No. 1759 attached.

ORDINANCE NO. 1759

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS DESIGNATING A CERTAIN CONTIGUOUS GEOGRAPHIC AREA IN THE CITY AS "TAX INCREMENT REINVESTMENT ZONE #1 – DOWNTOWN PAMPA" (TIRZ 1); ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE; CREATING A TAX INCREMENT FUND FOR THE ZONE; PROVIDING FOR AN EFFECTIVE DATE AND TERMINATION DATE FOR THE ZONE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Commission (the "Commission") of the City of Pampa, Texas, (the "City") desires to promote the development of a certain contiguous geographic area in the City, which is depicted by map and described by boundary description in Attachment "A" and more specifically described by property tax identification number(s) in Attachment "B", by the creation of a reinvestment zone (the "Zone") as authorized by and in accordance with the Tax Increment Financing Act (the "Act"), Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated; and

WHEREAS, in compliance with the Act, the City has conducted a public hearing to consider the creation of the Zone and its benefits to the City and property in the Zone and provided reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries, or the concept of tax increment financing in general and (ii) owners of real property in the Zone to protest the inclusion of their property in the Zone, as required by Sections 311.003(c) and (d) of the Act; and

WHEREAS, pursuant to Section 311.003 (c) of the Act, notice of such public hearing was published on Saturday, November 20, 2021, in the Pampa News, a newspaper of general circulation in the City with publication of the notice occurring not later than the seventh day before the public hearing; and

WHEREAS, attached hereto as Attachment "C", the City has prepared a Preliminary Project and Financing Plan for the Zone in accordance with Section 311.003 (b) of the Act; and

WHEREAS, the Commission hereby recognizes that there is no guarantee that the value of property in the Zone will increase, that any increases in value are dependent upon many factors which are not in the City's control, and that there is no guarantee of any tax increment, as that term is defined in the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS:

Section 1. Findings

That after reviewing all information before it regarding the establishment of the Zone and after conducting a public hearing regarding the creation of the Zone and its benefits to the City and to property in the Zone and affording a reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries or the concept of tax increment financing and (ii) owners of real property in the Zone to protest inclusion of their property in the Zone, the City Commission hereby determines:

- 1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct. Therefore, the City has met the notice and procedural requirements set forth in Chapter 311 of the Texas Tax Code for creation of a reinvestment zone thereunder.
- 1.2 Development or redevelopment of the property in the Zone as a whole is not likely to occur solely through private investment in the reasonably foreseeable future.
- 1.3 Improvements in the Zone, including without limitation those previously outlined to the City Commission, will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City, its residents and property owners.
- 1.4 The Zone is a contiguous geographic area wholly within the corporate limits of the City.
- 1.5 Among other things, areas within the Zone include property that substantially arrests and impairs the sound growth of the City in its present condition and use because of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures, the predominance of defective or inadequate sidewalks or street layouts and the deterioration of site or other improvements. Therefore, the area within the Zone meets the criteria for designation as a reinvestment zone and satisfies the requirements of Section 311.005 of the Act.
- 1.6 Excluding property that is publicly owned, property in the Zone that is used for residential purposes (defined as any property occupied by a house having fewer than five living units) does not exceed thirty percent (30%) of the property in the Zone.
- 1.7. According to the most recent appraisal rolls of the City, the total appraised value of all taxable real property in the Zone does not exceed fifty percent (50%) of the

total appraised value of taxable real property in the City and in the industrial districts created by the City, if any.

Section 2. Designation of Zone

The Commission hereby designates the Zone depicted by map, described by boundary description, and listed by Property Tax Identification numbers, both attached hereto as Attachment's "A" and "B" and made a part of this Ordinance for all purposes, as a reinvestment zone pursuant to and in accordance with Chapter 311 of the Texas Tax Code. This reinvestment zone shall be known as "Tax Increment Reinvestment Zone #1 – Downtown Pampa. (TIRZ 1)"

Section 3. Board of Directors

A board of directors ("Board") for the Zone is hereby created. The Board shall consist of seven (7) members who shall serve for terms of two (2) years each. The Board shall be appointed as follows:

- 3.1 Of the seven (7) Board members, Commission shall appoint five (5) members and contingent upon Gray County becoming a participating taxing unit, Gray County may, but is not required to, appoint two (2) members. The initial board of directors shall be appointed by resolution within sixty (60) days of the passage of this Ordinance. Commission shall appoint members as is necessary to fill the remaining positions, if Gray County does not become a participating taxing unit or does not appoint their allotment. All members appointed to the Board shall meet the eligibility requirements as set forth in Section 311.009 of the Texas Tax Code. Such members may be members of the City Commission.
- 3.2 Commission shall annually designate a member of the Board to serve as chairperson of the Board, and the Board shall elect from its members a vice chairperson or other officers as it considers appropriate.
- 3.3 The Board shall make recommendations to Commission concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a final project and financing plan for the Zone and submit such to the City for final approval.
- 3.4 The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issue bonds, (ii) impose taxes or fees, (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project and financing plan.
- 3.5 The Board shall have the authority to establish and administer economic development programs, including the power to make loans and grants from

collected tax increment, to the same extent as is authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants occur, their intent must fulfill the public purposes of developing and diversifying the economy, eliminating unemployment/underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ; however, such authority shall be expressly limited according to TIF Project Submission Guidelines (to be created and approved by the Board and Commission at a later date). TIF Project Submission Guidelines will limit the Board's authority with respect to making loans and grants by defining a maximum amount that may be disbursed by the Board without requiring final approval by Commission.

Section 4. Effective Date and Termination Date of Zone

The Zone shall take effect upon the adoption of this Ordinance and terminate on the earlier of (i) December 31, 2046 (with final year's tax to be collected by September 30, 2047) or, (ii) at an earlier termination date designated by a subsequent ordinance adopted after the effective date of this Ordinance, or (iii) the date on which all project costs, tax increment bonds and interest on those bonds have been paid in full.

Section 5. Determination of Base Year Value

The tax increment base for the Zone is \$15,400,000.00 as of January 1, 2021, which is the total appraised value of all taxable real property located in the reinvestment zone based on the 2021 tax roll.

Section 6. Tax Increment Fund

A tax increment fund for the Zone ("TIF Fund") is hereby created and established by the City. The TIF Fund may be divided into such accounts as may be authorized by subsequent resolution or ordinance of the City Commission or for administrative convenience by the City Finance Director. The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each participating taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, plus (ii) one-hundred percent (100%) of the City's tax increment, as defined by Section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment. The TIF Fund shall be maintained in an account at a depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or part from the tax increments; (ii) revenues from the sale of any property acquired as part of a

tax increment financing plan adopted by the Board; and (iii) other non-bond revenues dedicated to and used in the Zone may be deposited into the TIF Fund. TIF Funds will be used solely in accordance with Section 311.014 of the Texas Tax Code.

Section 7. Tax Increment Agreements

That, pursuant to Sections 311.008 and 311.013 of the Texas Tax Code, the City Manager and City Attorney are hereby authorized to execute and deliver, for and on behalf of the City, tax increment participation agreements with other taxing units that levy real property taxes in the Zone and choose to participate by pledging a portion of the increment going to them.

Section 8. Severability

That if any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 9. Effective Date

That the establishment of the Tax Increment Reinvestment Zone #1 – Downtown Pampa shall take effect on the date of the final passage of this Ordinance.

This Ordinance shall be of full force and effect upon its passage and publication as required by law.

INTRODUCED AND PASSED by the City Commission of the City of Pampa, Texas on first reading on this 6th day of December 2021 and **PASSED AND APPROVED** on second and final reading on this the _____day of December 2021.

Lance DeFever, Mayor

ATTEST:

Karen Price, City Secretary

APPROVED AS TO FORM:

Bryan J. Guymon, City Attorney

Attachment "A"

Tax Increment Reinvestment Zone #1 – Downtown Pampa Boundary



Tax Increment Reinvestment Zone #1 – Downtown Pampa Boundary Description

BEGINNING at the intersection of W. Browning Avenue and N. Ward Street;

THENCE Easterly along W. Browning Avenue to its intersection with N. Cuyler Street;

THENCE Northerly along N. Cuyler Street to its intersection with E. Sunset Drive;

THENCE Easterly along E. Sunset Drive to its intersection with N. Crest Avenue;

THENCE Southerly along N. Crest Avenue to its intersection with E. Browning Avenue;

THENCE Easterly along E. Browning Avenue to its intersection with N. Starkweather Street;

THENCE Southerly along N. Starkweather Street and S. Starkweather Street to its intersection with S. Barnes Street;

THENCE Southerly along S. Barnes Street to its intersection with E. Frederick Avenue/U.S. Highway 60;

THENCE Westerly along E. Frederick Avenue/U.S. Highway 60 to its intersection with S. West Street;

THENCE Northerly along S. West Street, cross railroad tracks, to S. Ward Street;

THENCE Northerly along S. Ward Street and N. Ward Street to the POINT OF BEGINNING at the intersection of N. Ward Street and W. Browning Street.

Attachment "B"

Parcels Included in Tax Increment Reinvestment Zone #1 – Downtown Pampa

(By GCAD Property ID Number)

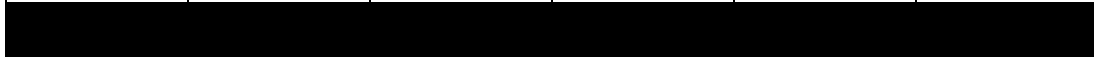
Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
80	6801	6843	6907	6955	6995
2597	6802	6844	6908	6956	6996
2598	6803	6845	6911	6957	6997
2599	6804	6846	6912	6958	7000
2616	6806	6847	6913	6959	7001
4020	6807	6849	6914	6960	7003
4021	6808	6850	6915	6961	7004
4022	6809	6851	6917	6962	7005
4023	6810	6853	6919	6963	7006
4024	6811	6854	6920	6964	7007
4025	6812	6855	6921	6965	7008
4026	6813	6856	6922	6966	7009
4027	6814	6857	6925	6967	7012
4028	6815	6858	6926	6968	7013
4029	6817	6859	6927	6969	7014
4030	6818	6882	6928	6970	7015
4031	6818	6883	6929	6971	7016
4320	6819	6884	6930	6972	7017
4321	6820	6885	6933	6973	7018
4322	6821	6886	6934	6974	7019
4323	6822	6887	6935	6975	7020
4324	6823	6888	6936	6976	7022
4325	6824	6889	6937	6977	7023
4326	6825	6890	6938	6978	7024
4327	6826	6891	6939	6979	7025
4328	6828	6892	6940	6980	7026
4329	6829	6893	6941	6981	7027
4332	6830	6894	6942	6982	7028

4333	6831	6895	6943	6983	7029
6788	6832	6896	6944	6984	7030
6789	6833	6897	6945	6985	7031
6790	6834	6898	6946	6986	7046
6791	6835	6899	6947	6987	7047
6794	6836	6900	6948	6988	7048
6795	6837	6901	6949	6989	7049
6796	6838	6902	6950	6990	7050
6797	6839	6903	6951	6991	7051
6798	6840	6904	6952	6992	7052
6799	6841	6905	6953	6993	7053
6800	6842	6906	6954	6994	7054



Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
7056	7101	8550	8595	8640	10059
7057	7102	8551	8596	8641	10060
7058	7103	8552	8597	8642	10061
7059	7104	8553	8598	8643	10062
7061	7105	8556	8599	8645	10063
7062	7106	8557	8600	8648	10064
7063	7107	8558	8601	8650	
7064	7108	8559	8602	8653	
7065	7109	8560	8603	8654	
7066	7110	8561	8604	8655	
7067	7111	8562	8605	8656	
7068	7112	8563	8606	8657	
7069	7115	8564	8607	8658	
7070	8276	8565	8608	8659	
7071	8277	8566	8609	8660	
7072	8279	8567	8610	8687	
7073	8280	8568	8611	8688	
7074	8282	8570	8612	8689	

7076	8526	8571	8613	8690	
7077	8527	8572	8614	8713	
7078	8528	8573	8615	8800	
7079	8529	8574	8616	8802	
7082	8530	8575	8619	8803	
7083	8531	8576	8620	8804	
7084	8532	8577	8621	8805	
7085	8533	8578	8622	9691	
7086	8534	8579	8623	9695	
7087	8535	8580	8624	10026	
7088	8536	8583	8625	10027	
7089	8537	8584	8626	10029	
7089	8538	8585	8627	10032	
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7098	8546	8592	8637	10056	
7099	8548	8593	8638	10057	
7100	8549	8594	8639	10058	



Attachment "C"

Preliminary Project and Financing Plan for the TIRZ #1 – Downtown Pampa

Downtown Tax Increment Reinvestment Zone
Preliminary Project & Financing Plan

City of Pampa, Texas
November 8, 2021

City of ★ **PAMPA** ★ TEXAS

Prepared by



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Section 1 – Project Plan

Overview

The City of Pampa, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund a portion of the infrastructure and maintenance costs associated with redeveloping Downtown Pampa. The proposed new zone would be named the TIRZ #1 – Downtown Pampa (TIRZ 1).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are in Chapter 311 of the State of Texas Tax Code.

This preliminary feasibility study and project plan is required by state law. However, to assist Pampa and other taxing entities in understanding the overall financing plan, TXP has included preliminary revenue projections assuming other entities participate in the TIRZ.

Existing Tax Increment Financing Districts in the City of Pampa

There are no existing TIRZs in Pampa. According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new TIRZ (excluding publicly-owned property) is used for residential purposes at the time of designation. The proposed TIRZ 1 complies with these state rules.

Description of the Tax Increment Reinvestment Zone 1

The proposed TIRZ 1 will cover approximately 242.2 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$15.4 million. See the appendices for the list of properties within the TIRZ and description of the area.

Table 1: Existing Land Use of Proposed TIRZ 1 (2021)

Land Use	Est. Parcel Count	Acreage	City of Pampa Taxable Value
A - Single Family	102	18.95	\$2,341,550
B – Multifamily	3	1.27	\$496,020
C – Vacant Lots	82	23.75	\$492,480
F – Commercial	198	55.51	\$11,575,010
J – Utilities	4	2.13	\$445,520
XVC – Exempt	17	5.22	\$0
XVF – Exempt	40	16.03	\$0
Total	446	122.86	\$15,350,580

Source: Gray County Appraisal District; TXP, Inc.

Figure 1: Proposed Downtown TIRZ Geographic Boundary

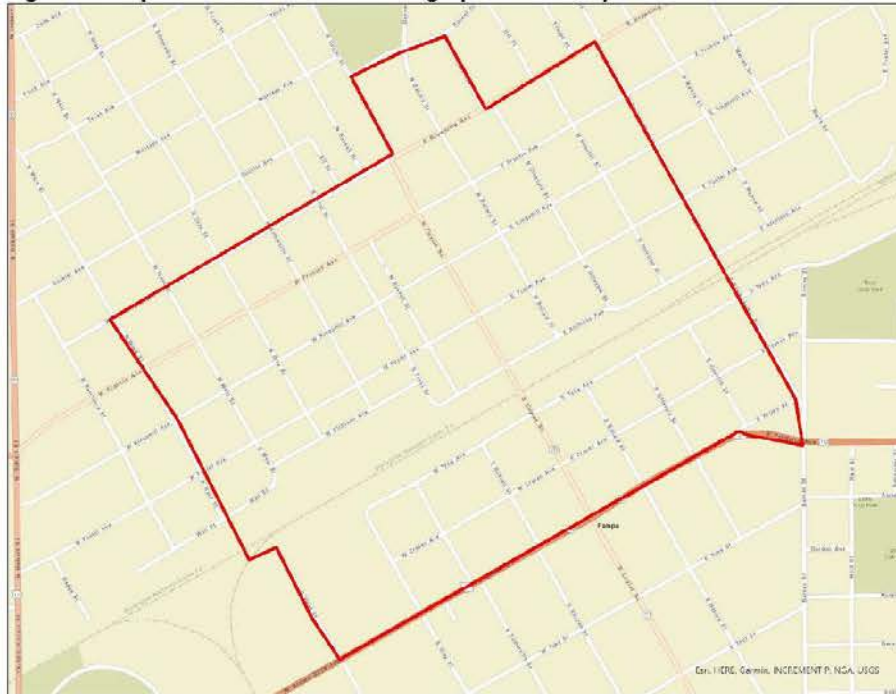
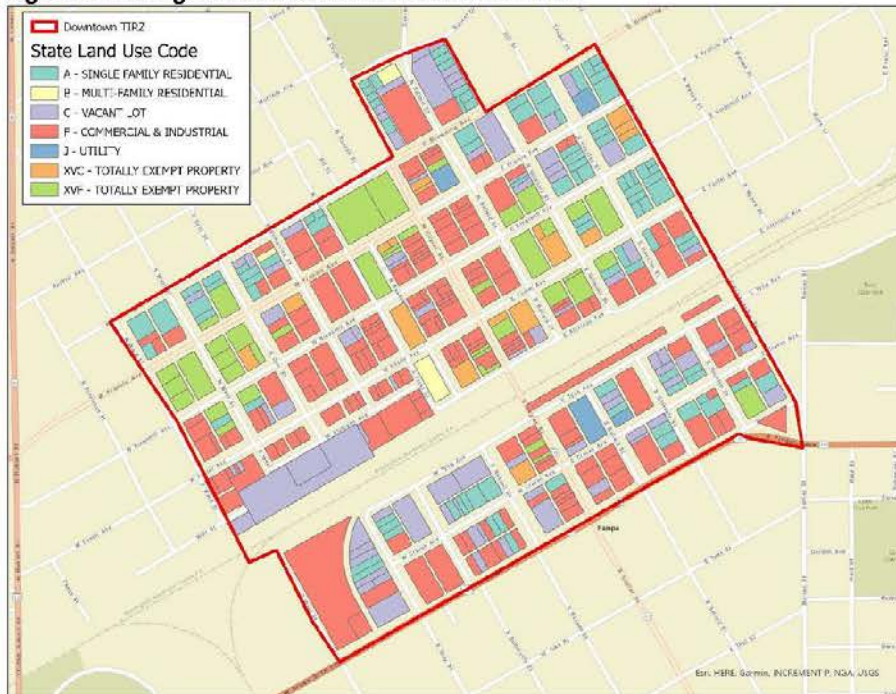


Figure 2: Existing Land Use within the Downtown TIRZ





Existing Zoning and Land Use Guidelines Applicable to TIRZ 1

Existing City of Pampa land use, zoning guidelines, and policies would apply to all properties within the city limits.

Taxing Jurisdictions Applicable to TIRZ

The proposed TIRZ 1 is located within the following taxing jurisdictions:

- City of Pampa
- Gray County
- County Road District
- County Water District
- Clarendon College
- Pampa Independent School District

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.



Section 2 – Project Plan Improvements

TIRZ 1 will provide support for catalytic infrastructure and economic development projects that will facilitate the redevelopment of properties within Downtown Pampa. The boundary for the TIRZ is the same as the Downtown Reinvestment Zone that was approved in 2019.

Public infrastructure investment is required to redevelop the Downtown area. This is the priority area of TIRZ 1. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. The anticipated project costs are divided into five major categories.

Eligible Project Costs

1. Parks & Streetscape Enhancements

This category includes gateway features, linear parks, corridor landscaping, public plazas, etc.

2. Infrastructure Improvements

This category includes water, sanitary sewer and storm water improvements, roadway and street intersection enhancements, public transportation, relocation of aboveground utilities, public sidewalks, public buildings, etc.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in creating the tax base that facilitates implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Non-Project Costs

It is not possible to quantify other non-project costs at this time, other than to say that they are anticipated.

5. Administration & Implementation

Administration costs, including reasonable charges for time spent by City of Pampa employees, will be eligible for reimbursement as project costs.

Section 3 – Financing Plan

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

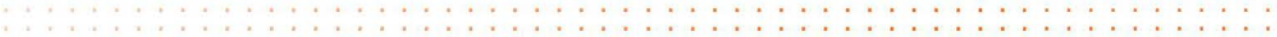
Public Sector Entities Participating in TIRZ 1

All project costs will be paid through the contribution of incremental property taxes collections. This preliminary plan assumes that the City of Pampa and other taxing entities except the school district and college district will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years.

Table 2: Taxing Jurisdictions within the Downtown TIRZ 1

Entity	Property Tax Rate per \$100 (2021)
City of Pampa	\$0.73000
Gray County	\$0.58362
Water District	\$0.10200
Road District	\$0.06724

Source: TXP, Inc.



Financial Forecast Assumptions

- **TIRZ Duration** – TXP has assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – TXP has assumed the City of Pampa and other taxing entities will contribute a portion of their total incremental tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$15.4 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 2.5 percent per year.
- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patterns** – To provide an order of magnitude estimate, TXP has conservatively assumed \$100,000 per year in new taxable real property value will be built. This translates into \$2.5 million of new real property values over 25 years. For 2022 and 2023, TXP has projected the property tax impact of two existing projects under construction within the TIRZ.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022 (total 2022 value less 2021 baseline value). Note, 2022 taxes are not due until January 2023.

Table 3: Preliminary TIRZ 1 Taxable Property Value

Year	Period	City of Pampa	Gray County	Water District	Road District
2021	0	\$15,350,580	\$15,385,180	\$15,325,180	\$15,385,180
2022	1	\$17,734,345	\$17,769,810	\$17,708,310	\$17,769,810
2023	2	\$22,177,703	\$22,214,055	\$22,151,017	\$22,214,055
2024	3	\$22,832,146	\$22,869,406	\$22,804,793	\$22,869,406
2025	4	\$23,505,449	\$23,543,641	\$23,477,412	\$23,543,641
2026	5	\$24,198,148	\$24,237,295	\$24,169,410	\$24,237,295
2027	6	\$24,910,791	\$24,950,916	\$24,881,335	\$24,950,916
2028	7	\$25,643,942	\$25,685,070	\$25,613,749	\$25,685,070
2029	8	\$26,398,181	\$26,440,338	\$26,367,234	\$26,440,338
2030	9	\$27,174,105	\$27,217,316	\$27,142,384	\$27,217,316
2031	10	\$27,972,326	\$28,016,617	\$27,939,812	\$28,016,617
2032	11	\$28,793,475	\$28,838,873	\$28,760,148	\$28,838,873
2033	12	\$29,638,198	\$29,684,731	\$29,604,038	\$29,684,731
2034	13	\$30,507,161	\$30,554,858	\$30,472,147	\$30,554,858
2035	14	\$31,401,049	\$31,449,938	\$31,365,160	\$31,449,938
2036	15	\$32,320,564	\$32,370,675	\$32,283,777	\$32,370,675
2037	16	\$33,266,429	\$33,317,793	\$33,228,723	\$33,317,793
2038	17	\$34,239,387	\$34,292,035	\$34,200,738	\$34,292,035
2039	18	\$35,240,202	\$35,294,166	\$35,200,587	\$35,294,166
2040	19	\$36,269,658	\$36,324,971	\$36,229,052	\$36,324,971
2041	20	\$37,328,561	\$37,385,257	\$37,286,940	\$37,385,257
2042	21	\$38,417,741	\$38,475,854	\$38,375,079	\$38,475,854
2043	22	\$39,538,049	\$39,597,616	\$39,494,321	\$39,597,616
2044	23	\$40,690,362	\$40,751,418	\$40,645,541	\$40,751,418
2045	24	\$41,875,579	\$41,938,161	\$41,829,638	\$41,938,161
2046	25	\$43,094,626	\$43,158,773	\$43,047,536	\$43,158,773

Source: TXP, Inc.

Table 4: Preliminary TIRZ 1 Taxable Property Value Increment

Year	Period	City of Pampa	Gray County	Water District	Road District
2021	0	\$0	\$0	\$0	\$0
2022	1	\$2,383,765	\$2,384,630	\$2,383,130	\$2,384,630
2023	2	\$6,827,123	\$6,828,875	\$6,825,837	\$6,828,875
2024	3	\$7,481,566	\$7,484,226	\$7,479,613	\$7,484,226
2025	4	\$8,154,869	\$8,158,461	\$8,152,232	\$8,158,461
2026	5	\$8,847,568	\$8,852,115	\$8,844,230	\$8,852,115
2027	6	\$9,560,211	\$9,565,736	\$9,556,155	\$9,565,736
2028	7	\$10,293,362	\$10,299,890	\$10,288,569	\$10,299,890
2029	8	\$11,047,601	\$11,055,158	\$11,042,054	\$11,055,158
2030	9	\$11,823,525	\$11,832,136	\$11,817,204	\$11,832,136
2031	10	\$12,621,746	\$12,631,437	\$12,614,632	\$12,631,437
2032	11	\$13,442,895	\$13,453,693	\$13,434,968	\$13,453,693
2033	12	\$14,287,618	\$14,299,551	\$14,278,858	\$14,299,551
2034	13	\$15,156,581	\$15,169,678	\$15,146,967	\$15,169,678
2035	14	\$16,050,469	\$16,064,758	\$16,039,980	\$16,064,758
2036	15	\$16,969,984	\$16,985,495	\$16,958,597	\$16,985,495
2037	16	\$17,915,849	\$17,932,613	\$17,903,543	\$17,932,613
2038	17	\$18,888,807	\$18,906,855	\$18,875,558	\$18,906,855
2039	18	\$19,889,622	\$19,908,986	\$19,875,407	\$19,908,986
2040	19	\$20,919,078	\$20,939,791	\$20,903,872	\$20,939,791
2041	20	\$21,977,981	\$22,000,077	\$21,961,760	\$22,000,077
2042	21	\$23,067,161	\$23,090,674	\$23,049,899	\$23,090,674
2043	22	\$24,187,469	\$24,212,436	\$24,169,141	\$24,212,436
2044	23	\$25,339,782	\$25,366,238	\$25,320,361	\$25,366,238
2045	24	\$26,524,999	\$26,552,981	\$26,504,458	\$26,552,981
2046	25	\$27,744,046	\$27,773,593	\$27,722,356	\$27,773,593

Source: TXP, Inc.

Table 5: Preliminary TIRZ 1 Taxable Revenue Increment @ 100% Contribution

Year	Period	City of Pampa	Gray County	Water District	Road District	Total
2021	0	\$0	\$0	\$0	\$0	\$0
2022	1	\$17,401	\$13,917	\$1,602	\$2,432	\$35,353
2023	2	\$49,838	\$39,855	\$4,590	\$6,965	\$101,248
2024	3	\$54,615	\$43,679	\$5,029	\$7,634	\$110,958
2025	4	\$59,531	\$47,614	\$5,482	\$8,322	\$120,948
2026	5	\$64,587	\$51,663	\$5,947	\$9,029	\$131,226
2027	6	\$69,790	\$55,828	\$6,426	\$9,757	\$141,800
2028	7	\$75,142	\$60,112	\$6,918	\$10,506	\$152,678
2029	8	\$80,647	\$64,520	\$7,425	\$11,276	\$163,869
2030	9	\$86,312	\$69,055	\$7,946	\$12,069	\$175,381
2031	10	\$92,139	\$73,720	\$8,482	\$12,884	\$187,224
2032	11	\$98,133	\$78,518	\$9,034	\$13,723	\$199,408
2033	12	\$104,300	\$83,455	\$9,601	\$14,586	\$211,941
2034	13	\$110,643	\$88,533	\$10,185	\$15,473	\$224,834
2035	14	\$117,168	\$93,757	\$10,785	\$16,386	\$238,097
2036	15	\$123,881	\$99,131	\$11,403	\$17,325	\$251,740
2037	16	\$130,786	\$104,658	\$12,038	\$18,291	\$265,774
2038	17	\$137,888	\$110,344	\$12,692	\$19,285	\$280,209
2039	18	\$145,194	\$116,193	\$13,364	\$20,307	\$295,058
2040	19	\$152,709	\$122,209	\$14,056	\$21,359	\$310,332
2041	20	\$160,439	\$128,397	\$14,767	\$22,440	\$326,043
2042	21	\$168,390	\$134,762	\$15,499	\$23,552	\$342,203
2043	22	\$176,569	\$141,309	\$16,251	\$24,697	\$358,825
2044	23	\$184,980	\$148,042	\$17,025	\$25,874	\$375,922
2045	24	\$193,632	\$154,969	\$17,822	\$27,084	\$393,507
2046	25	\$202,532	\$162,092	\$18,641	\$28,329	\$411,593
Total		\$2,857,247	\$2,286,332	\$263,009	\$399,585	\$5,806,173
NPV @ %5%		\$1,375,883	\$1,100,891	\$126,656	\$192,404	\$2,795,834

Source: TXP, Inc.



Conclusion

Based on the preliminary development concepts and activity zones within this area, anticipated tax revenue, and market demand projections, a TIRZ is economically and financially feasible. The TIRZ could generate significant revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate \$5.8 million in nominal TIRZ revenue. Using a 5.0 percent discount rate, the anticipated TIRZ could generate \$2.8 million.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix 1: Specific Properties within the Downtown TIRZ #1

Table 6.1: Properties within the Downtown TIRZ

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
80	6801	6843	6907	6955	6995
2597	6802	6844	6908	6956	6996
2598	6803	6845	6911	6957	6997
2599	6804	6846	6912	6958	7000
2616	6806	6847	6913	6959	7001
4020	6807	6849	6914	6960	7003
4021	6808	6850	6915	6961	7004
4022	6809	6851	6917	6962	7005
4023	6810	6853	6919	6963	7006
4024	6811	6854	6920	6964	7007
4025	6812	6855	6921	6965	7008
4026	6813	6856	6922	6966	7009
4027	6814	6857	6925	6967	7012
4028	6815	6858	6926	6968	7013
4029	6817	6859	6927	6969	7014
4030	6818	6882	6928	6970	7015
4031	6818	6883	6929	6971	7016
4320	6819	6884	6930	6972	7017
4321	6820	6885	6933	6973	7018
4322	6821	6886	6934	6974	7019
4323	6822	6887	6935	6975	7020
4324	6823	6888	6936	6976	7022
4325	6824	6889	6937	6977	7023
4326	6825	6890	6938	6978	7024
4327	6826	6891	6939	6979	7025
4328	6828	6892	6940	6980	7026
4329	6829	6893	6941	6981	7027
4332	6830	6894	6942	6982	7028
4333	6831	6895	6943	6983	7029
6788	6832	6896	6944	6984	7030
6789	6833	6897	6945	6985	7031
6790	6834	6898	6946	6986	7046
6791	6835	6899	6947	6987	7047
6794	6836	6900	6948	6988	7048
6795	6837	6901	6949	6989	7049
6796	6838	6902	6950	6990	7050
6797	6839	6903	6951	6991	7051
6798	6840	6904	6952	6992	7052
6799	6841	6905	6953	6993	7053
6800	6842	6906	6954	6994	7054

Source: TXP, Inc.

Table 6.2: Properties within the Downtown TIRZ

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
7056	7101	8550	8595	8640	10059
7057	7102	8551	8596	8641	10060
7058	7103	8552	8597	8642	10061
7059	7104	8553	8598	8643	10062
7061	7105	8556	8599	8645	10063
7062	7106	8557	8600	8648	10064
7063	7107	8558	8601	8650	
7064	7108	8559	8602	8653	
7065	7109	8560	8603	8654	
7066	7110	8561	8604	8655	
7067	7111	8562	8605	8656	
7068	7112	8563	8606	8657	
7069	7115	8564	8607	8658	
7070	8276	8565	8608	8659	
7071	8277	8566	8609	8660	
7072	8279	8567	8610	8687	
7073	8280	8568	8611	8688	
7074	8282	8570	8612	8689	
7076	8526	8571	8613	8690	
7077	8527	8572	8614	8713	
7078	8528	8573	8615	8800	
7079	8529	8574	8616	8802	
7082	8530	8575	8619	8803	
7083	8531	8576	8620	8804	
7084	8532	8577	8621	8805	
7085	8533	8578	8622	9691	
7086	8534	8579	8623	9695	
7087	8535	8580	8624	10026	
7088	8536	8583	8625	10027	
7089	8537	8584	8626	10029	
7089	8538	8585	8627	10032	
7090	8539	8586	8629	10033	
7091	8540	8587	8630	10034	
7094	8541	8588	8631	10051	
7095	8542	8589	8633	10052	
7096	8543	8590	8634	10054	
7097	8544	8591	8636	10055	
7098	8546	8592	8637	10056	
7099	8548	8593	8638	10057	
7100	8549	8594	8639	10058	

Source: TXP, Inc.



Appendix 2: TIRZ Boundary Description

BEGINNING at the intersection of W. Browning Avenue and N. Ward Street;

THENCE Easterly along W. Browning Avenue to its intersection with N. Cuyler Street;

THENCE Northerly along N. Cuyler Street to its intersection with E. Sunset Drive;

THENCE Easterly along E. Sunset Drive to its intersection with N. Crest Avenue;

THENCE Southerly along N. Crest Avenue to its intersection with E. Browning Avenue;

THENCE Easterly along E. Browning Avenue to its intersection with N. Starkweather Street;

THENCE Southerly along N. Starkweather Street and S. Starkweather Street to the intersection with S. Barnes Street;

THENCE Southerly along S. Barnes Street to its intersection with E. Frederick Avenue/U.S. Highway 60;

THENCE Westerly along E. Frederick Avenue/U.S. Highway 60 to its intersection with S. West Street;

THENCE Northerly along S. West Street, cross railroad tracks, to S. Ward Street;

THENCE Northerly along S. Ward Street and N. Ward Street to the POINT OF BEGINNING at the intersection of N. Ward Street and W. Browning Street.



Legal Disclaimer

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CITY OF PAMPA AGENDA INFORMATION SHEET

AGENDA ITEM: 3

ITEM/PROJECT:	ORDINANCE NO. 1760 – REZONING FROM SF-2 TO COMMERCIAL LOTS IN EDWIN PARK SUBDIVISION
MEETING DATE:	December 6, 2021
DESCRIPTION	Consider approving on first reading Ordinance No. 1760, an Ordinance by the City Commission approving a rezoning request from Open Range Development, LLC to rezone from Single Family 2 to Commercial, all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision to the City of Pampa, Texas.
STAFF CONTACT:	Sharod Harris, Engineer-In-Training Gary Turley, Director Public Works
FINANCIAL IMPACT:	N/A
SOURCE OF FUNDS:	N/A
START/COMPLETION SCHEDULE:	Ordinance No. 1760 will be effective upon its adoption by the Commission.
RECOMMENDED ACTION:	Staff recommends Commission approve on first reading Ordinance No. 1760 rezoning from SF-2 to Commercial all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision of the City of Pampa, Texas.
RECOMMENDED MOTION:	I make a motion to approve on first reading Ordinance No. 1760 as read.
BACKGROUND/ ADDITIONAL INFORMATION:	Copy of Ordinance No. 1760 and relevant documentations attached.

ORDINANCE NO. 1760

AN ORDINANCE OF THE CITY OF PAMPA, TEXAS, AMENDING SECTION 3 OF ORDINANCE NO. 690 (CHAPTER 14, EXHIBIT A TO THE CODE OF ORDINANCES, CITY OF PAMPA, TEXAS), PASSED AND APPROVED ON APRIL 8, 1969, CHANGING FROM A ONE-FAMILY DWELLING DISTRICT TWO (SF-2) DISTRICT AND PLACING IN A COMMERCIAL DISTRICT ALL OF LOTS TEN THROUGH 18 (10-18), IN BLOCK TWO (2) OF THE EDWIN PARK SUBDIVISION TO THE CITY OF PAMPA, GRAY COUNTY, TEXAS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission for the City of Pampa, Texas has jurisdiction under the constitution and laws of the State of Texas including, but not limited to, Article 11, Section 5 of the Texas Constitution as a home rule city and Texas Local Government Code Chapter 211, to set forth zoning ordinances and regulations for the public health, safety, morals, or general welfare, for protecting and preserving places and areas of historical, cultural, or architectural importance and significance and to promote a harmonious, convenient, workable relationship among land uses; and

WHEREAS, the City Commission of the City of Pampa, Texas has previously passed Ordinance 690, a comprehensive zoning ordinance, as amended and codified in Pampa Code of Ordinances Chapter 14, Exhibit A establishing, among other things, the zoning district boundaries including applicable definitions and the Zoning Map of the City of Pampa; and

WHEREAS, the owner of the following described parcel of land has requested that their property be changed from a One-Family Dwelling District Two (SF-2) District to a Commercial District:

All of Lots Ten through Eighteen (10-18), in Block Two (2) of the Edwin Park Subdivision to the City of Pampa, Gray County, Texas, according to the duly recorded map or plat thereof; and

WHEREAS, after giving proper notice the Planning and Zoning Commission conducted a public hearing on the respective property on December 3, 2021, to consider amending Pampa's Zoning Ordinance and having determined that it met the general rezoning criteria of the Pampa Code of Ordinances, at the conclusion of such hearing voted to recommend to the City Commission to amend the Zoning Ordinance as outlined herein; and

WHEREAS, notice of the time and place of a public hearing on the proposal before the City Commission was published in *The Pampa News* not earlier than fifteen (15) days nor later than ten (10) days prior to the date of the public hearing; and

WHEREAS, on December 6, 2021, the City Commission of the City of Pampa conducted a public hearing on the recommended zoning change at a special Commission meeting and all interested persons were given an opportunity to speak on such recommendation; and

WHEREAS, the City Commission of the City of Pampa finds that amending Ordinance 690 by changing from a One-Family Dwelling District Two (SF-2) District to Commercial District, the zoning of all of Lots Ten through Eighteen (10-18), in Block Two (2) of the Edwin Park Subdivision to the City of Pampa, Gray County, Texas, according to the

duly recorded map or plat thereof, to be reasonable and beneficial for the public health, safety, morals, general welfare and public interest of the citizens of Pampa and desires amend the ordinance and the Zoning Map of Pampa accordingly;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF PAMPA HEREBY ORDAINS THAT:

Section 1.

That Section 3 of Ordinance No. 690 passed and approved by the City of Pampa, Texas, the 8th day of April 1969 (Appendix A to the Code of Ordinances, City of Pampa, Texas) is hereby amended so that the following described property shall be, and it is hereby, changed from a One-Family Dwelling District Two (SF-2) District and placed in a Commercial District, to-wit:

All of Lots Ten through Eighteen (10-18), in Block Two (2) of the Edwin Park Subdivision to the City of Pampa, Gray County, Texas, according to the duly recorded map or plat thereof.

Section 2.

The Zoning Map of the City of Pampa as set forth in Article 14.03 Exhibit A, Sec. 3 of the Code of Ordinances, City of Pampa, be amended to reflect the above referenced change in zoning.

Section 3.

This ordinance shall be effective upon its final reading and passage as provided by law.

INTRODUCED, PASSED, and APPROVED on its first reading this 6th day of December 2021.

PASSED, APPROVED and ADOPTED on its second and final reading this ____ day of December 2021.

CITY OF PAMPA, TEXAS

By: _____
Lance DeFever, Mayor

ATTEST:

Karen L. Price, City Secretary

APPROVED AS TO FORM:

Bryan J. Guymon, City Attorney



**City of Pampa
City Commission
Agenda Briefing
December 6, 2021 Meeting**

AGENDA ITEM

Open Range Development LLC requests to change Edwin Park Subdivision all of Lots 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2, SF-2 (One-Family Dwelling District Two to be rezoned as Commercial.

EXPLANATION

Open Range, the owner, and applicant, has submitted a request to rezone Lots 10, through Lot 18, Block 2 Edwin Park Subdivision, to the City of Pampa, Texas

BACKGROUND/EXISTING CONDITIONS

The property in question is located at Edwin Park Subdivision to the City of Pampa, Texas more commonly known as Old Pampa Jr High School. The applicant is requesting this rezone for the purpose of increasing it marketing to sell. The property is currently vacant.

The rezone will allow property to be developed with addresses on W 23rd Ave and Charles for commercial properties.

FINDINGS

The proposed rezone meets the requirements of the City's Subdivision Regulations.

RECOMMENDATION

Approve the request from Open Range to rezone Lot 10, through Lot 18 Block 2, of Edwin Park Subdivision, to the City of Pampa, Texas; and make recommendation to the City Commission.

ATTACHMENTS

1. Aerial Map
2. Rezone submitted for approval

City of Pampa – Zoning Change Application



Request No. 2021-002

TO: City Commission

Date Received: 11-16-2021

Received by: Donna Darling

Filing Fee: \$125.00 CK# Paid 1643

ZONING CHANGE APPLICATION

Applicant: Open Range Development, LLC

(Applicant must be all who have a proprietary interest in the property. If Applicant is not the record owner, written proof of Applicant's proprietary interest must accompany this Application.)

Mailing Address: 217 N. Cuyler

Telephone: Home: _____

Office: 806-665-1115

Legal Description of Property (Please include street address, if any): _____

Exhibit "A" attached.

Present Zoning SF-2 (One-Family Dwelling District Two)

Zoning Change Request C (Commercial), correcting prior erroneous property description.

Reason for Zoning Change In 2011, the Pampa ISD made a Zoning Change Application for the Pampa Jr. High tract to be rezoned as Commercial. The Application evidences a clear intent to rezone and later sell the tract as Commercial. However, the property description used in the Application and in Ordinance #1545 erroneously omitted the portion of the property described on Exhibit "A".

I (We) hereby certify that the above information is true to the best of my knowledge and belief. I (We) also grant permission to the members of the Planning & Zoning Commission and any other City official or representative to enter and inspect the property for purposes related to this application.

Date: November 13, 2021

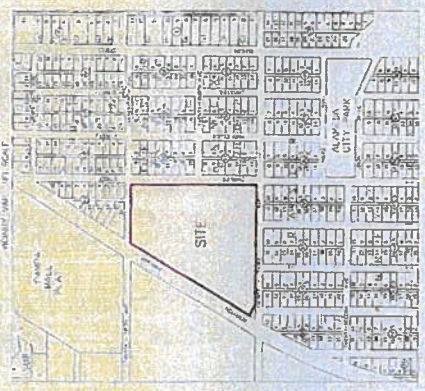
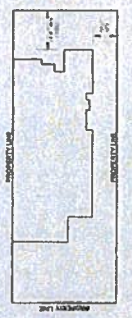
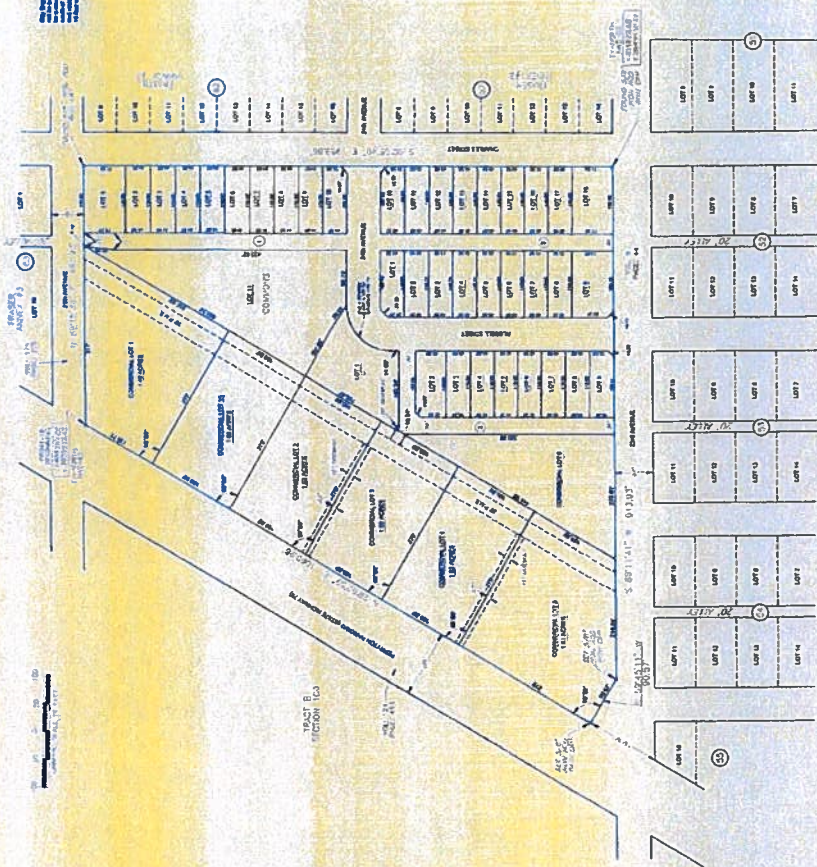
Ronald E. Nelson

Signature of Applicant

Member

(Capacity if Applicant a partnership or corporation)

**RE-PLAT OF
EDWIN PARK SUBDIVISION
AN ADDITION TO THE CITY OF DALLAS
PORTION OF THE W/2 OF SECTION 100
BLOCK 3, I & C.N. SURVEY,
GRAY COUNTY, TEXAS**



DESCRIPTION
All that certain tract of land situated in Block 3, Section 100, Gray County, Texas, as shown on the plat of Gray County, Texas, and more particularly described as follows:

Block 3, Section 100, Gray County, Texas, and more particularly described as follows: Block 3, Section 100, Gray County, Texas, and more particularly described as follows: Block 3, Section 100, Gray County, Texas, and more particularly described as follows:

2-17-14
2-17-14

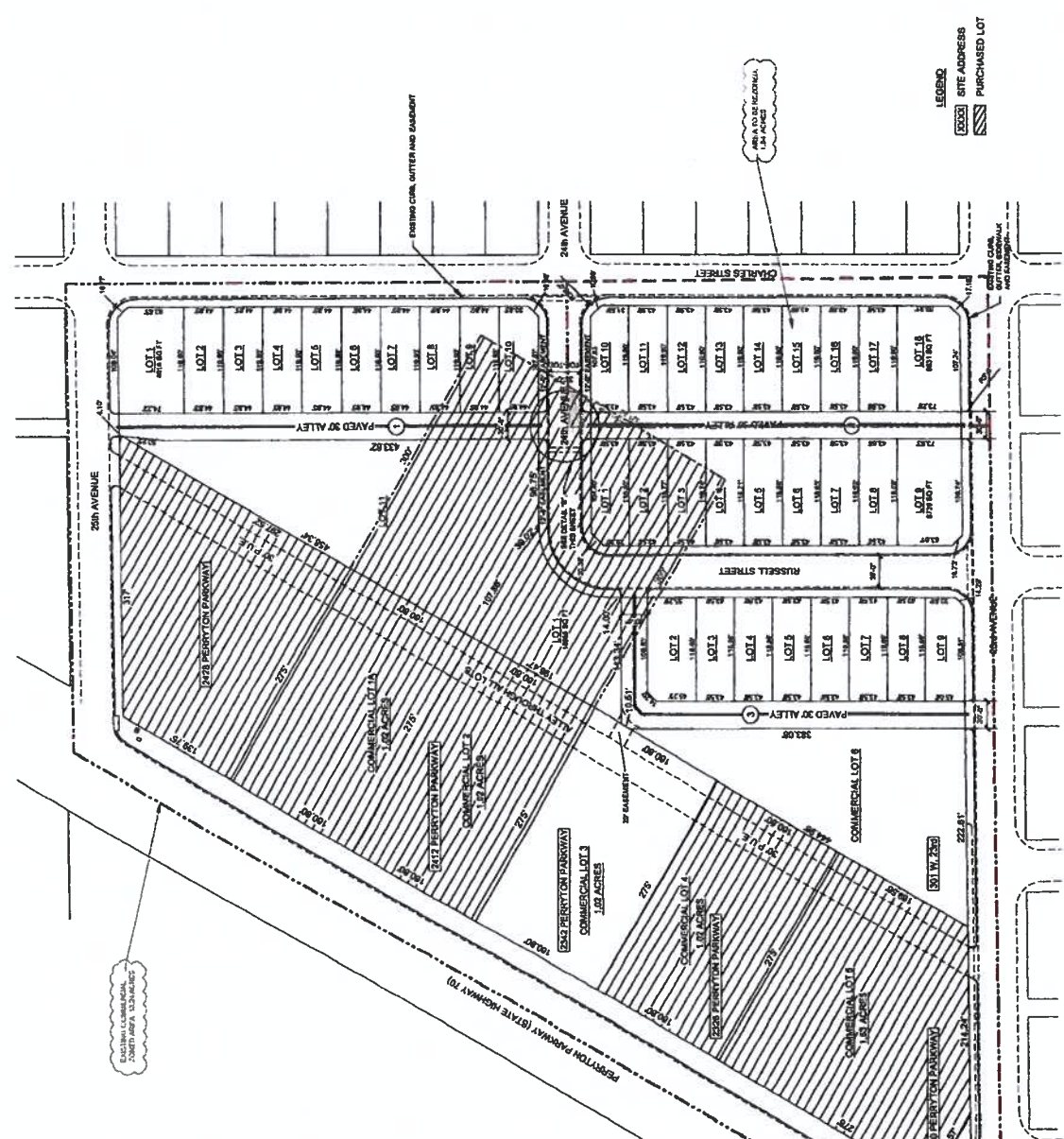
PREPARED FOR
COUNTY OF DALLAS

APPROVED FOR RECORD
COUNTY CLERK
COUNTY CLERK

NO.	DATE	DESCRIPTION

TOPOGRAPHIC
SURVEYING & ENGINEERING
1411 W. CAMP STREET
DALLAS, TEXAS 75201
TEL: 972-437-2800
WWW.TOPOGRAFICSURVEYING.COM

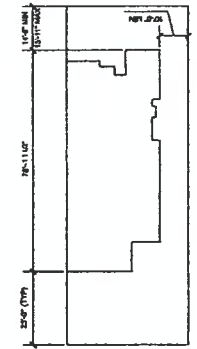
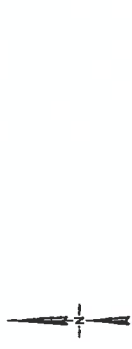




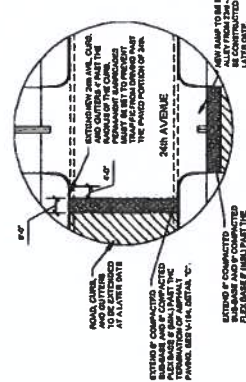
LEGEND
 [Symbol] SITE ADDRESS
 [Symbol] PURCHASED LOT

EXISTING COMMERCIAL LOT 18 (1.0 ACRES)

EXISTING CIVIL UTILITY AND EASEMENT



1 STANDARD GARDEN HOME
 14'-0" (MIN)
 18'-11/2"



2 ROAD EXTENSION DETAIL
 14'-0" (MIN)
 18'-11/2"



Open Range Development LLC requests to change Edwin Park Subdivision all of Lots 10, through Lot 18, Block 2, SF-2 (One-Family Dwelling District Two to be rezoned as Commercial. The Application evidences a clear intent to rezone later sell the tract as Commercial.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

General Warranty Deed

Date: May 3, 2021

Grantor: Open Range Development, LLC, a Texas limited liability company

Grantee: T.W. Bartlett Lumber, Inc., a Texas corporation

Grantee's Mailing Address:

P. O. Box 67
Canadian, TX 79014

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 2.214 Acre Tract in the Replat of Edwin Park Subdivision, an Addition to the City of Pampa, Gray County, Texas, recorded in the office of the County Clerk of Gray County, Texas, and being more particularly described as follows:

BEGINNING at the Northeasterly corner of Commercial Lot 1A of Edwin Park Subdivision, an Addition to the City of Pampa, Gray County, Texas, according to the Re-Plat of said Subdivision of record in the office of the County Clerk of Gray County, Texas;

THENCE Southwesterly along the easterly boundary of said Commercial Lot 1A and Commercial Lot 2, a distance of 321.46 feet to the Southeasterly corner of Commercial Lot 2;

THENCE Southeasterly, parallel with the Northerly boundaries of Commercial Lot 1A and Commercial Lot 2, a distance of 300.0 feet to a point for the Southeasterly corner of this tract;

THENCE Northeasterly, parallel with the Easterly boundaries of Commercial Lot 1A and Commercial Lot 2, a distance of 321.46 feet to a point for the Northeasterly corner of this tract;

THENCE Northwesterly, parallel with the Southerly boundary of Commercial Lot 1A and Commercial Lot 2, a distance of 300.0 feet to the POINT OF BEGINNING, and containing 2.214 acres, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

This deed is subject to all validly existing easements, rights-of-way, and prescriptive rights, of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2021, which Grantee assumes and agrees to pay.

Conveyance:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Open Range Development, LLC, a Texas limited liability company, by:

Ronald Nelson, President

STATE OF TEXAS)

COUNTY OF GRAY)

This instrument was acknowledged before me on this ____ day of May, 2021, by Ronald Nelson, President of Open Range Development, LLC.

Notary Public, State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:

Gray County Title Co., Inc.
P.O. Box 418
Pampa, TX 79066-0418



City of Pampa
P. O. Box 2499
Pampa, Texas 79066-2499
www.cityofpampa.org

Mayor and Commission,

The Planning and Zoning Commission met the morning of Friday, December 3, 2021, for consideration and recommendation to the City Commission for the following item:

Open Range Development LLC, application to rezone all of Lots 10 through 18, Block 2 of the Edwin Park Subdivision to the City of Pampa, Texas from Single Family 2 to Commercial

After careful review, the Planning & Zoning Commission voted

6 to 0

in favor of/against said request.

This vote came after careful consideration to ensure that the request was not unreasonable and would not negatively affect the health, safety, morals, and general welfare of the surrounding area.

Sincerely,

Harold Price, Chairman
Planning & Zoning Commission



CITY OF PAMPA AGENDA INFORMATION SHEET

AGENDA ITEM: 4

ITEM/PROJECT:	ORDINANCE NO. 1761 – AMENDING RENTAL FEES AND OTHER CHARGES FOR M.K. BROWN AUDITORIUM
MEETING DATE:	December 6, 2021
DESCRIPTION	Consider approving on first reading Ordinance No. 1761, an Ordinance by the City Commission amending the Code of Ordinances, Section 1.07.007, rental fees and other charges, relative to the operation, use and fees for M. K. Brown Auditorium.
STAFF CONTACT:	Dustin Miller, Community Services Director
FINANCIAL IMPACT:	New Fees Listed in Ordinance
SOURCE OF FUNDS:	Fees paid by customers renting M. K. Brown Auditorium.
START/COMPLETION SCHEDULE:	Ordinance No. 1761 will be effective upon its adoption by the Commission and shall be enforceable ten (10) days after its publication as provided by law.
RECOMMENDED ACTION:	Staff recommends Commission approve on first reading Ordinance No. 1761 amending rental fees and other charges relative to the operation, use and fees for M. K. Brown Auditorium.
RECOMMENDED MOTION:	I make a motion to approve on first reading Ordinance No. 1761 as read.
BACKGROUND/ ADDITIONAL INFORMATION:	Ordinance No. 1761 attached.

ORDINANCE NO. 1761

AN ORDINANCE OF THE CITY OF PAMPA, TEXAS, AMENDING CODE OF ORDINANCES, ARTICLE 1.07, AUDITORIUM, SECTION 1.07.007, RENTAL FEES AND OTHER CHARGES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Pampa, Texas has previously passed an Ordinance regulating Rental Fees and other charges for the M. K. Brown Memorial Civic Auditorium, as detailed in Article 1.07 of the Pampa Code of Ordinances; and

WHEREAS, it is necessary to amend certain provisions of Section 1.07.007 of the Pampa Code of Ordinances related to the rental fees and other charges for use of the Auditorium; and

WHEREAS, the City Commission believes it is in the best interest of the citizens of Pampa to Amend Section 1.07.007 of the Pampa Code of Ordinances;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS:

SECTION I

That Section 1.07.007 of the Code of Ordinances of the City of Pampa be amended so that Section 1.07.001 *Rental Fees and other charges* reads as follows:

The following fees and rentals shall be charged, except as otherwise specifically provided:

- (1) Standard use: auditorium (including foyer):
 - (A) ~~\$200.00~~ 250.00 for each day, or part thereof, except for a defined holiday. Defined holiday: \$500.00 for each day or part thereof.
 - (B) Rehearsal use only: \$50.00 for each day, or part thereof, except for a defined holiday. Defined holiday: \$100.00 for each day or part thereof.
- (2) Nonprofit organization: auditorium (including foyer):
 - (A) ~~\$100.00~~ 125.00 for each day or part thereof, except for a defined holiday. Defined holiday: ~~\$200.00~~ 250.00 for each day or part thereof.
 - (B) Rehearsal use only: \$25.00 for each day, or part thereof, except for a defined holiday. Defined holiday: \$50.00 for each day or part thereof.
- (3) Standard use: banquet room ("Heritage Room"): ~~\$100.00~~ 200.00 for each day, or part thereof, except for a defined holiday. Defined holiday: ~~\$200.00~~ 400.00 for each day or part thereof.
- (4) Nonprofit organization: banquet room ("Heritage Room"): ~~\$50.00~~ 100.00 for each day, or part thereof, except for a defined holiday. Defined holiday: ~~\$100.00~~ 200.00 for each day or part thereof.
- (5) Foyer of auditorium only: \$50.00 for each day or part thereof except for a defined holiday. Defined holiday: \$100.00 for each day or part thereof.
- (6) Parking lot only: \$150.00 for each day or part thereof.

~~(7) Place setting (plates, glasses, flatware and/or serving pieces or any part thereof): \$1.00 per place setting.~~

~~(8) (7) Personnel:~~

~~(A) Sound and lighting technician \$30.00 per hour for each with a 1-hour minimum*~~

~~(B) Ushers \$9.00 10.00 per hour for each with a 2-hour minimum per person~~

~~(C) Dishwasher (minimum of 2 required) \$9.00 per hour per person **~~

~~(D) (B) City representative (required at all times building is in use) \$15.00 per hour **~~

~~(E) (C) Security officer (a minimum of 2 required for all functions where alcoholic beverages are in use) \$35.00 40.00 per hour per person***~~

* Sound and lighting technician will be required at any time stage lights and sound equipment are used.

~~** Required at any time city-owned place settings are used.~~

** Charged anytime the doors are open except during normal working hours (8:00 a.m. to 5:00 p.m., Monday through Friday, excluding defined holidays).

*** Security personnel may be required at other events if the manager determines such proposed use needs security to protect the premises.

(8) The City Manager or his/her designee is authorized to establish, modify, or eliminate other rental fees and charges for the use of the Auditorium or part thereof.

SECTION II

Repealer. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

SECTION III

Severability. The provisions of this ordinance are declared to be severable. If any section, sentence, clause or phrase of the ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance, but they shall remain in full force and effect; it being the legislative intent that this ordinance shall remain in effect notwithstanding the validity of any part.

SECTION IV

Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Commission and publication as may be required by governing law.

SECTION V

Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapter 551, Gov't. Code.*

Section 2.

This ordinance shall be effective upon its final passage and enforceable ten (10) days after its publication.

PASSED AND APPROVED on its first reading this 6th day of December 2021.

PASSED AND ADOPTED on its second and final reading this ____ day of December 2021.

CITY OF PAMPA, TEXAS

By: _____
Lance DeFever, Mayor

ATTEST:

Karen L. Price, City Secretary

APPROVED AS TO FORM:

Bryan J. Guymon, City Attorney