Regular Meeting of the:

Pampa City Commission
December 11, 2012
4:00 p.m.

City of Pampa
201 W. Kingsmill St.
P.O. Box 2499
Pampa, Texas  79066-2499
Phone: 806-669-5750
Fax: 806-669-5767
PLEDGE OF ALLEGIANCE TO TEXAS FLAG

“HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE; TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.
CITY OF PAMPA
CITY COMMISSION AGENDA
REGULAR MEETING

John Studebaker, Commissioner Ward 1
Chris Porter, Commissioner Ward 2
Robert Dixon, Commissioner Ward 3
Karen McLain, Commissioner Ward 4
Brad Pingel, Mayor
Richard Morris, City Manager
Karen Price, City Secretary
Leland Waters, City Attorney
Shane Stokes, Asst. City Manager

Notice is hereby given of a REGULAR MEETING of the City Commission of the City of Pampa, Texas to be held on TUESDAY, DECEMBER 11, 2012 at 4:00 p.m. at City Hall -- City Commission Chamber, Third 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.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PLEDGE 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, the City Staff and City Commission Members 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.

PRESENTATIONS:

► Service Awards – Richard Morris and Shane Stokes

AUTHORIZATIONS BY CITY COMMISSION:

1. Consider approving the minutes of the November 27, 2012 regular City Commission Meeting as presented.


3. Consider approving on first reading Ordinance No. 1585, an Ordinance of the City of Pampa amending the 2011-2012 Operating Budget.

4. Consider approving on first reading Resolution No. R12-021, a Resolution of the City of Pampa approving a grant in the amount of $250,000.00 to the City of Pampa from the Pampa Economic Development Corporation.

5. Consider adopting Resolution No. R12-022, a Resolution of the City of Pampa, Texas suspending the effective date for ninety days in connection with the rate increase filing of Southwestern Public Service Company.


7. EXECUTIVE SESSION – The City Commission of the City of Pampa, Texas will convene into closed session in accordance with Texas Government Code Subchapter D, Section 551.074 - PERSONAL MATTERS to discuss:

► Appoint/reappoint member to the PEDC’s Board of Directors

RECONVENE
ADJOURNMENT

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 general public at all times and said Agenda was posted on Friday, December 7, 2012 before 5:00 p.m. and remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Karen L. Price
Karen L. Price, City Secretary

ASSESSIBILITY 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: ___________________________________
AGENDA ITEM NO. 1

ITEM/PROJECT: MINUTES

MEETING DATE: December 11, 2012

DESCRIPTION: Consider approving the minutes of the November 27, 2012 regular City Commission Meeting as presented.

STAFF CONTACT: Karen Price

FINANCIAL IMPACT: N/A

SOURCE OF FUNDS: N/A

START/COMPLETION SCHEDULE: N/A

RECOMMENDED ACTION: Approve minutes as presented.

BACKGROUND/ADDITIONAL INFORMATION: Minutes attached.
CALL TO ORDER: Mayor Brad Pingel at 4:05 p.m.

PRESENT: Brad Pingel Mayor
          John Studebaker Commissioner
          Chris Porter Commissioner
          Robert Dixon Commissioner
          Karen McLain Commissioner

ABSENT: None

STAFF: Richard Morris City Manager
       Shane Stokes Asst. City Manager
       Leland Waters City Attorney
       Karen Price City Secretary
       Donny Hooper Public Works Director
       Robin Bailey Finance Director
       Gayla Pickens Asst. Finance Director
       Jil Arias Engineer in Training
       Kevin Webb IT Manager
       Colby Brown Lieutenant
       Misty Guy Librarian
       Douglas Stawarski Building Official
       Cary Rushing Code Enforcement Officer
       Jackie Harper Sanitarian
       Donna Darling Administrative Assistant
       Daly Mendoza Code Enforcement Clerk
       Randy Dunham Deputy Fire Chief
       Chad Ewing Training Officer

VISITORS: Lynn Hancock Briarwood Church
          Clay Rice PEDC

NEWS MEDIA: Mike Ehrle KGRO
             Tim Howsare Pampa News

INVOCATION: Lynn Hancock City Commission Chaplain

PLEDGE OF ALLEGIANCE

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PUBLIC COMMENTS: NONE

AUTHORIZATIONS BY COMMISSION:

PRESENTATION:

► City Demolition Project – Donny Hooper

1. Consider approving the minutes of the November 13, 2012 regular City Commission Meeting as presented.

A motion was made by Commissioner Dixon and Seconded by Commissioner McLain to approve the minutes of the November 13, 2012 regular City Commission Meeting as presented, with each Commission Member voting AYE, the motion carried.
2. Excuse the absence of Commissioner John Studebaker from the November 13, 2012 regular City Commission Meeting.

A motion was made by Commissioner Porter and Seconded by Commissioner Dixon to excuse Commissioner John Studebaker from the November 13, 2012 regular City Commission Meeting, with each Commission Member voting AYE, the motion carried.

3. Consider adopting on second and final reading Ordinance No. 1581, an Ordinance of the City of Pampa, Texas amending its Code of Ordinances, Article 4.06, relating to Peddlers, Solicitors and Vendors.

**ORDINANCE NO. 1581**

AN ORDINANCE OF THE CITY OF PAMPA, TEXAS, PROVIDING THAT ITS CODE OF ORDINANCES BE AMENDED BY REVISISING ARTICLE 4.06 PEDDLERS, SOLICITORS AND VENDORS, TO MAKE IT UNLAWFUL FOR SOLICITATION BY PEDESTRIANS EXCEPT FOR SOLICITATION OF CHARITABLE CONTRIBUTIONS UPON APPROVAL OF APPLICATION AND PROOF OF LIABILITY INSURANCE IN THE AMOUNT OF AT LEAST ONE MILLION DOLLARS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Porter and Seconded by Commissioner McLain to adopt on second and final reading Ordinance No. 1581, an Ordinance of the City of Pampa, Texas amending its Code of Ordinances, Article 4.06, relating to Peddlers, Solicitors and Vendors, with each Commission Member voting AYE, the motion carried.

4. Consider adopting on second and final reading Ordinance No. 1583, an Ordinance of the City of Pampa, Texas amending its Code of Ordinances, Chapter 12, prohibiting electronic messaging while driving upon public streets.

**ORDINANCE NO. 1583**

AN ORDINANCE OF THE CITY OF PAMPA, TEXAS, PROVIDING THAT IT’S CODE OF ORDINANCES BE AMENDED BY REVISISING CHAPTER 12 TRAFFIC AND VEHICLES, TO PROHIBIT ELECTRONIC MESSAGING WHILE DRIVING UPON PUBLIC STREETS, PROVIDING FOR A PENALTY FOR VIOLATION, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Dixon and Seconded by Commissioner Studebaker to adopt on second and final reading Ordinance No. 1583, an Ordinance of the City of Pampa, Texas amending its Code of Ordinances, Chapter 12, prohibiting electronic messaging while driving upon public streets, with each Commission Member voting AYE, the motion carried.

5. Consider adopting on second and final reading Ordinance No. 1584, an Ordinance of the City of Pampa, Texas amending the existing gas franchise agreement with ATMOS Energy Corporation.
ORDINANCE NO. 1584

AN ORDINANCE AMENDING THE EXISTING GAS FRANCHISE BETWEEN THE CITY AND ATMOS ENERGY CORPORATION, (A TEXAS AND VIRGINIA CORPORATION, WITH ITS PRINCIPAL OFFICE IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS), TO PROVIDE FOR A DIFFERENT CONSIDERATION; PROVIDING FOR ACCEPTANCE BY ATMOS ENERGY CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner McLain and Seconded by Commissioner Porter to adopt on second and final reading Ordinance No. 1584, an Ordinance of the City of Pampa, Texas amending the existing gas franchise agreement with ATMOS Energy Corporation, with each Commission Member voting AYE, the motion carried.

12-158


A motion was made by Commissioner Dixon and Seconded by Commissioner McLain to adopt the Lovett Memorial Library 2013 through 2018 Long Range Plan, with each Commission Member voting AYE, the motion carried.

12-159


A motion was made by Commissioner Dixon and Seconded by Commissioner McLain to approve the List of Disbursements dated October 31, 2012 with total Disbursements being $2,092,170.85 and the amount after balance sheet and income accounts being $1,158,626.02, with each Commission Member voting AYE, the motion carried.

ADJOURNMENT

There being no further business on the agenda, the meeting was adjourned at 4:30 p.m. by Mayor Brad Pingel.

Karen L. Price, City Secretary Brad Pingel, Mayor
AGENDA ITEM NO.  2

ITEM/PROJECT:  PEDC 2012 ANNUAL REPORT

MEETING DATE:  December 11, 2012


STAFF CONTACT:  Gary Sutherland

FINANCIAL IMPACT:  N/A

SOURCE OF FUNDS:  N/A

START/COMPLETION SCHEDULE:  N/A

RECOMMENDED ACTION:

BACKGROUND/ADDITIONAL INFORMATION:  Information attached. Packet delivered to Commission members.
December 11, 2012

Honorable Mayor Pingel and City Commission
200 W. Foster
Pampa, Texas 79065


Dear Mayor and City Commissioners;

Enclosed, please find the Pampa EDC Annual Report. Information in the report is a compilation of most of our major activities for the past fiscal year.

As you can see by the report, the staff and board have been very busy during this past year.

We have continued to see progress in our first full year as owners of Pampa Energy Center. Tenants at the site are Flogistix and Enbridge. We have an option with Pampa Fuels for a Methanol plant at the site.

In June Pampa Energy Center purchased Red Deer Creek Crossing (formerly Coronado Shopping Center) now Las Pampas Square.

We have enclosed reports on Las Pampas Square and PEC for your consideration.

With these three entities we hope to bring new industrial and retail business to Pampa, and to be able to support the City with Community projects as well.

Not mentioned on the list of projects due to the funding date in the new fiscal year are Cinema IV and Hidden Hills Golf Course.

Thank you for your support.

[Signature]
Gary Sutherland
President
Pampa EDC
Pampa EDC Annual Report
2011-2012
Index

1. Cover Letter
2. Pampa EDC Annual Report
3. Strategic Plan Report
   a. Map of PEC
4. Funded Projects
5. Leading EDG Program Report
6. Renewal of Board Members
   a. Attendance Log
7. Pampa Energy Center Report
8. Las Pampas Report
PAMPA ECONOMIC DEVELOPMENT CORPORATION

ANNUAL REPORT

OCTOBER 2011 – SEPTEMBER 2012

Board of Directors
- Gary Sutherland  President
- Kenneth May  Vice President
- Robert Williams  Board Member
- Bill Bridges  Assistant Treasurer
- Cay Warner  Secretary
- Bill Roy  Assistant Secretary
- Glennette Goode  Treasurer

Staff
Clay Rice  Executive Director
Kathy Cota  Associate Director
Debbie Winegeart  Administrative Assistant

The Pampa EDC Board of Directors had 16 meetings this year. Attached is the attendance log.

Community Project
- Rodeo Celebration at Las Pampas Square
- Working with young leaders of the Community
- Christmas on Main
- Chamber of Commerce Country Fair
- United Way
- Chamber of Commerce Banquet
- Annual Tri State Seniors Golf Tournament

Memberships
- Downtown Business Association, Kathy is a Board Member
- Texas Wind Energy Clearinghouse Sweetwater
- Pampa Chamber of Commerce
- Rotary
- Class 4 Winds and Renewables, Clay is a Board Member
- Gold Coats
- World Economic Development Alliance
- Texas Economic Development Council
- High Ground of Texas
- American Wind Energy Association
Events

October
Clay attended TEDC Annual Meeting in Fort Worth
Clay attended the Solar Power International Tradeshow in Dallas along with High Ground
Clay attended the NIRE Advisory Board Meeting and reception in Lubbock

November
Clay attended the Class 4 Winds Solar, Storage and Policy meeting in Amarillo.

December
Clay attended the High Ground Annual Meeting in Amarillo
Clay attended the Sales Tax Workshop in Austin
Clay attended the TPRDC meeting in Amarillo

January
Clay attended the Transmission Summit in Sweetwater

February
Clay attended the Class 4 Winds and Renewals Seminar Amarillo

March
Clay, Gary, Glennette, and Kathy attended a meeting in Lubbock concerning NIRE
Clay attended the National Institute for Renewal Energy Symposium

April
Clay attended the High Ground Annual Spring Meeting in Lubbock

May
Clay attended the TPRDC meeting in Amarillo

June
Purchased Red Deer Creek Crossing
Debbie, Kathy, Gary, and Bill attended the Wind Power Show in Atlanta, Ga.

July
Clay attended the TEDC Summer Meeting in Lubbock
Gary Sutherland and Vanessa Buzzard attended the Sales Tax Workshop

August
Clay attended the TPRDC meeting in Amarillo
Clay attended the High Ground of Texas Forward Planning Meeting in Arlington

September
Clay attended the Class 4 Winds and Renewable Conference
Clay attended the Southwest Economic Development Forum in Lubbock
Clay attended Community Leadership Meeting
Speaking engagements and interviews

- KGRO/KOMX Radio, Rice, McElhannon of Leading EDG
- Channel 7 News
- The Pampa News
- Clarendon College
- Rotary
- Desk and Derrick

Bookkeeping
Kathy took over the bookkeeping responsibility from the City of Pampa in October, in January we added payroll. It was clear we would need help with the additions of Pampa Energy Center and Las Pampas Square. We contracted with David Dickerson of Paraclete Enterprises in July. David is in the office on Friday's.

In November the Board of Directors engaged Doshier, Pickens and Francis, LLC to provide the consolidated financial audit to the Pampa EDC.

Strategic Plan
Pampa EDC presented the Strategic Plan to the Community March 2012. Several goals have been accomplished. Enclosed, please find a report.

Leading EDG
October 2011 Entrepreneur Alliance changed to Leading EDG, Spencer McElhannon and Mattie McLain opened up Leading EDG which provides the same services as E.A. This is the third year we have had Spencer in the office to assist clients with business needs. Spencer brings a wealth of knowledge and expertise to the table. Our policy is to have our applicants meet with Spencer before we bring a project to the Board. He helps them with a business plan and can guide them through the initial and startup phase of their business. Spencer also counsels potential start up and existing businesses.

Enclosed, please find a report submitted by Spencer.

Budget review (un-audited)

Projects funded: $523,875.00
(List attached)

Budget Utilized vs. Total Budget 2011 - 2012
Operating budget - $2,025,564.00
Expenditures $950,090.38
Budget vs. Expenditures - 47% Spent

The proposed budget had $825,000.00 to be used for PEC if needed. This amount was not used.
Budget Utilized vs. Revenue Received:

Revenue Received – $1,391,695.46
  • (expected total earnings $1,209,500.00)
Total Operating Expenditures - $950,090.38
Operating Expenditures vs. Revenue Received – 68% Utilized
Progress on the Implementation of the Strategic Plan

March 2012 Pampa EDC rolled out our comprehensive Strategic Plan. This plan incorporated the whole community. This report shows goals we have completed or may be ongoing with measured results to date.

Goal 1: PAMPA ENERGY CENTER - Redevelop the Pampa Energy Center

Strategy 1.1: Create a master plan to guide the development of the PEC.
- The PEC continues to work with Open Range Operating and Management to evaluate the site and develop a conceptual plan.
  - Map attached
- Met with industrial developers and individuals with expertise in the target sectors to discuss the PEC
  - Flogistix
  - Charles Bowers
  - G2X
  - Enbridge

Strategy 1.2: Develop a business plan for the PEC
- Budget for PEC and Open Range Operating and Management

Strategy 1.3: Raise awareness of the PEC among site consultants and target sectors.
- The Pampa EDC continues to forge relationships with site selection consultants and regional brokers and developers.
  - Wind Shows
  - Southwest Economic Forum
  - The High Ground of Texas
  - SEMA Trade Show
- Coordinate the marketing of the PEC with the target sector marketing campaign.
  - Web Site
  - Magazines
  - Marketing Material

Goal 2: Leverage Clarendon College- Pampa Center and coordinate workforce and leadership programs to expand the pool of skilled workers and young talent in Pampa

Strategy 2.1 Leverage Clarendon College-Pampa Center for workforce development.
- Continue to meet with local employers and developing customized training programs to support their needs.
  - National Oilwell Varco
  - Hunting
- Enhance and expand Clarendon College-Pampa Center’s existing partnership with Pampa ISD
  - Cielo Wind Scholarship
  - Dual Credit classes at PISD
• Continue to meet with Clarendon College–Pampa Center to communicate the economic development goals for Pampa.
  o Workforce Counselor Meeting
• Enhance and expand vocational training at Clarendon College – Pampa Center
  o Grant for Wind Program
  o SIM Man
  o Welding Program
  o EMT Program
  o Nursing Program

Strategy 2.2: Establish a process to build and maintain support for workforce development.
  • Continue visiting with existing employers to ensure they are made aware of workforce development incentives
    o National Oilwell Varco
    o Hunting
    o Cielo
    o Pampa Regional Medical Center
    o EMT

Strategy 2.3: Create opportunities for leadership training and civic engagement among young professionals in Pampa.
  • Continue to support the new Young Professionals group.
    o The Young Professional group meets quarterly

Strategy 2.4: Continue to support the startup of new businesses in Pampa.
  • Continue the Pampa EDC’s relationship with Leading EDG.
    o Renewed Contract with Leading EDG
    o Annual Report

Goal 3: Target Marketing

Strategy 3.1: Build local support for economic development and prepare leadership for marketing
  • Through speaking engagements
  • Media

Strategy 3.2: Develop a primary theme for marketing Pampa and the surrounding area.
  • Where the wheat grows, the oil flows and the wind blows
  • Ongoing

Strategy 3.3: Raise awareness and strengthen relationships throughout Texas and the Central U. S.
  • The High Ground of Texas
  • NIRE National Institute for Renewable Energy
  • TEDC Texas Economic Development Council
  • ISCS International Council Shopping Centers
- AWEA American Wind Energy Association
- Class 4 Winds & Renewables

Strategy 3.4: Initiate a direct marketing campaign to target sectors
- Ongoing with The High Ground of Texas
- Workforce Solutions
- Participate in trade events for the target sectors

Goal 4: Community Assets

Strategy 4.1: Support the Pampa Regional Medical Center
- Continue to support the expansion of healthcare-related programs at Clarendon College-Pampa Center
  - LVN and new RN Program
  - EMT Program

Strategy 4.2: Encourage redevelopment activities in Pampa
- Focus beautification efforts on main corridors leading into and running through Pampa.
  - Funded clean up and demo with the City of Pampa
  - DBA and City of Pampa working on grant for revitalization 2013

Strategy 4.3: Support the development of new workforce housing in Pampa.
- Hampton Village
- Revitalize older neighborhoods in Pampa
  - Ongoing clean up
  - Las Pampas Square

Strategy 4.4: Promote Pampa as a regional destination for tourists and retirees.
- Go Texan
- Tri State Senior Golf Tournament
- Cinema 4 Movie Theatre
- H2O Water Park
- Top O’ Texas Rodeo
- All summer activities
## Funded Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date Funded</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hidden Hills Golf Course</td>
<td>Jan-12</td>
<td>$9,975.00</td>
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<tr>
<td>Ford Family Chiropractic</td>
<td>Jan-12</td>
<td>$100,000.00</td>
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<tr>
<td></td>
<td></td>
<td>$88,900.00</td>
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<tr>
<td>Gray County - Airport</td>
<td>12-Apr</td>
<td>$300,000.00</td>
</tr>
<tr>
<td>Gray 4-H</td>
<td>12-Jul</td>
<td>$25,000.00</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$523,875.00</strong></td>
</tr>
</tbody>
</table>

In July we were able to forgive $20,000.00 of the $30,000.00 loan we gave to Jefferis Enterprises due to employees they hired throughout the year. They have hired 12 new employees.

### Jobs Created 2011-2012 fiscal year

<table>
<thead>
<tr>
<th>Pampa EDC</th>
<th>PEC</th>
<th>Las Pampas</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>54</td>
<td>33</td>
<td>107</td>
</tr>
</tbody>
</table>
Progress Report

To

Pampa EDC

LEADING EDG

Business Development Facilitation Project

Oct. 31, 2012


Contract days for period: 52 days

New Client Engagements: Oct 2011 - 4

Nov 2011 - 1

Dec 2011 - 4

Jan 2012 - 3

Feb 2012 - 2

Mar 2012 - 2

Apr 2012 - 2

May 2012 - 3

June 2012 - 4

July 2012 - 3

Aug 2012 - 9
Sept 2012 - 7

Total New Client Engagements: 44

Projected Job Creation Through Sept 2012:

Of the 44 engagements 9 produced jobs. Of the 6 businesses that produced jobs the breakdown is as follows:

- 3 Business produced 1 job = 3 jobs
- 3 Business produced 2 jobs = 6 jobs

Total jobs produced = 9 jobs

Average jobs produced per engagement 9/44 = .20 jobs/engage.

The business purpose for the 44 engagements breaks out as follows:

- Business ownership transfer - 4 businesses
- New Business Startup - 26 businesses
- Existing Business Assistance - 14 businesses

Total direct consulting hours - 118.5 hours

Ave. hours engaged per contract day - 2.7 hours

Respectfully Submitted,

Spencer McElhannon

Business Development Facilitator

Leading EDG, LLC
May 16, 2011 Pampa Economic Development Corporation obtained Pampa Energy Center LLC., from Babcock and Brown, LLC. Although the Pampa EDC Board of Directors looked at several different sites, the Celanese Site west of town was a perfect location for an industrial park. The infrastructure along with the rail made this site very desirable. We had the opportunity to purchase the LLC for 3 million dollars. We took out a loan for 2.5 million dollars from local lenders; we used $500,000.00 from cash reserves toward the purchase price, and used $600,000.00 for operating and administrative expenses.

Pampa Energy Center hired Open Range Operating and Management to manage the site. This included day to day operations and maintenance, security, bookkeeping, and showing and providing information about the site to prospective tenants. The PEC Board of Directors and OROM met 28 times, enclosed please find an attendance log. We are in daily contact with OROM working out logistics on the management of the site. PEC has engaged the services of Buzzard Law Firm to provide legal assistance for the PEC.

Board of Directors is:
- Ken May               President
- Gary Sutherland      Vice President
- Glennette Goode      Vice President
- Clay Rice            Vice President
- Kathy Cota           Secretary/Treasurer

OROM site manager is James Scroggins.

Significant projects at the site are as follows

<table>
<thead>
<tr>
<th>Date</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>05-2011</td>
<td>Started Clean up and sale of scrap metal to date</td>
<td>$593,358.00</td>
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<tr>
<td>10-2011</td>
<td>Flogistix leased building</td>
<td>$46,000.00</td>
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<tr>
<td>12-2011</td>
<td>Enbridge purchased pipeline, leased liquid terminals</td>
<td>$5,300,000.00</td>
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<tr>
<td>01-2012</td>
<td>Bowers purchased 40 acres in our agri-plex</td>
<td>$40,000.00</td>
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<tr>
<td>03-2012</td>
<td>Cielo Wind purchase of permit</td>
<td>$150,000.00</td>
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<td>03-2012</td>
<td>Cielo Wind grant to Clarendon College Pampa Center</td>
<td>$75,000.00</td>
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<tr>
<td>03-2012</td>
<td>Hired Universal Wrecking to demo</td>
<td>$555,000.00</td>
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<tr>
<td>04-2012</td>
<td>Celanese purchased demin unit</td>
<td>$225,000.00</td>
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<tr>
<td>06-2012</td>
<td>Renewed lease of ag land</td>
<td>$3,450.00</td>
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<tr>
<td>07-2012</td>
<td>Option with G2X for methanol plant</td>
<td>25,000.00</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$7,012,808.00</strong></td>
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In April 2012 we were fortunate to pay our loan off in the amount of $2,518,611.00

In June 2012 Pampa Energy Center purchased Red Deer Creek Crossing for $1,700,000.00. This move secured Enbridge jobs at their new location at the Center. The name was changed to Las Pampas Square, and the renovation of the Square has started.
June 2012 Pampa Energy Center signed an option with Pampa Fuels for $100,000.00 during a 12 month period. To date we have received $50,000.00. The option is to study the site for a methanol production unit. They have an air permit in hand for the build out of the first phase, and they are hiring employees for the site and have hired a site manager. They expect to be in production during the latter half of 2013. They have plans for expansion at the site following commencing operations on the current unit. There are significant upsides to capital investment and employment at the site over the next three years.

Pampa Energy Center continues to seek new companies that have an interest in the site, working closely with Open Range Operating and Management. ORO&M continue to work diligently to provide managerial services at PEC bringing a wealth of knowledge and professionalism to our organization.

It has been a pleasure to see the abandoned Celanese plant come to life again as our industrial site. This is only the beginning. We expect the future to be very bright for the Pampa Energy Center and the Community.

Universal Wrecking should be complete with the demolition of the site during the 2nd quarter of 2013, at which time we will receive the balance of $2,000,000.00.

Ken May
President
Pampa Energy Center
<table>
<thead>
<tr>
<th>Date</th>
<th>May</th>
<th>Cota</th>
<th>Goode</th>
<th>Rice</th>
<th>Sutherland</th>
<th>Meeting Time</th>
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<td>5:00-7:02</td>
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<td>12:20-1:30</td>
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Las Pampas Square, LLC, was formed by Pampa Energy Center to purchase Red Deer Creek Crossing for $1,700,000.00, May 2012. A loan in the amount of $3,670,000.00 was made with First Bank Southwest to remodel the Square.

Board of Directors is:
- Ken May          President
- Gary Sutherland  Vice President
- Glenna Goode     Vice President
- Clay Rice        Vice President
- Kathy Cota       Secretary/Treasurer

Enclosed is a Board Meeting attendance log.

The plan is to remodel the Square, attract new business and continue to make the Square attractive and prosperous for the community.

We hired Open Range Operating and Management to manage the Square. Open Range has done an excellent job and will work on the facilities as our management team. They will continue to remodel the Square as new tenants are brought in. In the months to come you will see changes at the Square that will upgrade the condition of the buildings and surroundings and increase the appeal to the area.

We are currently working on adding new awnings that will wrap around most of the Square. We have improved the lighting along walkways and the parking lot; we continue to work on improving drainage and sewer upgrades, along with renovating a substantial portion of the electrical power infrastructure. We remediated asbestos containing materials at the former Dunlap’s store. We are in the process of replacing worn out roofing and air conditioning systems. To date, capital investment has been almost $2 million dollars.

New tenants at the square are:

Enbridge
- The new Enbridge offices are state of the art, with a complete remodel of the inside of the building for approximately 60 employees and the potential for 30 more.

Steele’s
- Steele’s is owned by Stage Stores, the same company that owns Bealls. Steele’s opened June 2012, and is the top selling Steele’s Store in the U. S.

Pampa Sleep Source
- Pampa Sleep Source opened in July 2012. It is a family owned mattress store. We are very pleased to have them as our newest tenant.

Negotiations are underway for 5 new tenants at the square.
We currently take in $53,000.00 a month from tenants.

It is our goal to revitalize the square and make it a hub for new businesses to come to the area. This will not happen overnight as there is ample work to be done with limited funds. But with the help of Open Range Operating and Management, and the Community we are committed to the challenge.

Ken May
President
Las Pampas Square
<table>
<thead>
<tr>
<th>Date</th>
<th>May</th>
<th>Cota</th>
<th>Goode</th>
<th>Rice</th>
<th>Sutherland</th>
<th>Meeting Time</th>
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AGENDA ITEM NO. 3

ITEM/PROJECT: ORDINANCE NO. 1585 – BUDGET AMENDMENT

MEETING DATE: December 11, 2012

DESCRIPTION: Consider approving on first reading Ordinance No. 1585, an Ordinance of the City of Pampa amending the 2011-2012 Operating Budget.

STAFF CONTACT: Robin Bailey

FINANCIAL IMPACT:

SOURCE OF FUNDS: Operating Budget

START/COMPLETION SCHEDULE: This Ordinance will be effective upon its adoption.

RECOMMENDED ACTION:

BACKGROUND/ADDITIONAL INFORMATION: Ordinance attached.
ORDINANCE NO. 1585


BE IT ORDAINED BY THE CITY OF PAMPA, TEXAS:

Section 1

That the funds listed below are amended from the original revenue to the amended appropriation as follows:

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<thead>
<tr>
<th>Fund</th>
<th>Original Budget</th>
<th>Current Revised Budget</th>
<th>Revised Budget</th>
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<tbody>
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<td>$0</td>
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<td>67-00-33300</td>
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<td>$13,512</td>
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</table>

Section 2

That the funds listed below are amended from the original appropriations to the amended appropriation as follows:

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<thead>
<tr>
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<th>Original Budget</th>
<th>Current Revised Budget</th>
<th>Revised Budget</th>
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</thead>
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PASSED AND APPROVED on first reading this the 11th day of December, 2012.

PASSED, APPROVED AND ADOPTED on second and final reading this the _____ day of January, 2013.
ATTEST:

________________________
Karen L. Price, City Secretary

CITY OF PAMPA, TEXAS

By:

________________________
Brad Pingel, Mayor

APPROVED AS TO FORM:

________________________
Leland W. Waters, City Attorney
AGENDA ITEM NO. 4

ITEM/PROJECT: RESOLUTION NO. R12-021 – GRANT FROM PEDC TO CITY OF PAMPA FOR DEMOLITION PROGRAM

MEETING DATE: December 11, 2012

DESCRIPTION: Consider approving on first reading Resolution No. R12-021, a Resolution of the City of Pampa approving a grant in the amount of $250,000.00 to the City of Pampa from the Pampa Economic Development Corporation.

STAFF CONTACT: Donny Hooper

FINANCIAL IMPACT: $250,000.00

SOURCE OF FUNDS: PEDC 2012-2013 Operating Budget

START/COMPLETION SCHEDULE: Grant will be effective following adoption and all public hearing requirements.

RECOMMENDED ACTION: Resolution attached.

BACKGROUND/ADDITIONAL INFORMATION: Resolution attached.
RESOLUTION NO. R12-021

A RESOLUTION APPROVING A GRANT BY THE PAMPA ECONOMIC DEVELOPMENT CORPORATION TO THE CITY OF PAMPA FOR DEMOLITION OF BLIGHTED AND CONDEMNED RESIDENTIAL HOUSING INCLUDING PURCHASE OF A USED EXCAVATOR

WHEREAS, the Pampa Economic Development Corporation (“Pampa EDC”) has presented a request to grant $250,000 to the City of Pampa for demolition of blighted and residential housing, including the purchase of a used excavator, with the demolition program to be targeted toward highly visible areas around thoroughfares and parks;

AND WHEREAS, the Pampa EDC will hold a public hearing on December 20, 2012;

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

That the grant of $250,000 by the Pampa EDC to the City of Pampa for demolition of blighted and condemned residential housing and for the purchase of a used excavator be and it is hereby APPROVED.

INTRODUCED, READ and APPROVED on its first reading this the 11th day of December, 2012.

READ, APPROVED and ADOPTED on its second and final reading on this the _____ day of January, 2013.

CITY OF PAMPA, TEXAS

By: ________________________________
Brad Pingel
Mayor

ATTEST:

_______________________________
Karen L. Price
City Secretary

APPROVED AS TO FORM:

_______________________________
Leland W. Waters
City Attorney
AGENDA ITEM NO. 5

ITEM/PROJECT: RESOLUTION NO. R12-022 SPS’s RATE INCREASE FILING

MEETING DATE: December 11, 2012

DESCRIPTION: Consider adopting Resolution No. R12-022, a Resolution of the City of Pampa, Texas suspending the effective date for ninety days in connection with the rate increase filing of southwestern Public Service Company.

STAFF CONTACT: Richard Morris

FINANCIAL IMPACT: N/A

SOURCE OF FUNDS: N/A

START/COMPLETION SCHEDULE: This Resolution will be effective upon its adoption.

RECOMMENDED ACTION: Resolution and other information attached.

BACKGROUND/ADDITIONAL INFORMATION:
RESOLUTION NO. R12-022

A RESOLUTION DENYING THE APPLICATION OF SOUTHWESTERN PUBLIC SERVICE COMPANY FOR APPROVAL OF ITS STATEMENT OF INTENT AND APPLICATION FOR AUTHORITY TO CHANGE RATES

WHEREAS, the City Commission of the City of Pampa, Texas makes the following findings of facts:

1. On November 15, 2012, Southwestern Public Service Company ("SPS") filed its Statement of Intent and Application for Authority to Change Rates ("Application") with the City. The Application seeks authority for new base rate tariffs.

2. The City Commission has reviewed SPS’s Application. On December 11, 2012, the City held a hearing at which it considered SPS’s Application.

3. SPS’s proposed tariffs should be considered on a Texas retail service territory-wide basis.

Consequently, based upon these findings of facts,

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

That SPS’s Application is denied in order to enable an appeal that will result in a decision establishing uniform system-wide rates throughout SPS’s Texas retail service territory.

PASSED AND APPROVED this 11th day of December, 2012.

CITY OF PAMPA, TEXAS

By: ________________________________
Brad Pingel
Mayor

ATTEST:

___________________________________
Karen L. Price
City Secretary

APPROVED AS TO FORM:

___________________________________
Leland W. Waters
City Attorney
AGENDA ITEM NO. 6

ITEM/PROJECT: CANCEL DECEMBER 25, 2012 COMMISSION MEETING

MEETING DATE: December 11, 2012

DESCRIPTION: Consider cancelling the December 25, 2012 regular City Commission Meeting.

STAFF CONTACT:

FINANCIAL IMPACT: N/A

SOURCE OF FUNDS: N/A

START/COMPLETION SCHEDULE: Effective upon approval by Commission.

RECOMMENDED ACTION: Cancel December 25, 2012 Commission meeting.

BACKGROUND/ADDITIONAL INFORMATION:
AGENDA ITEM NO. 7

ITEM/PROJECT: EXECUTIVE SESSION

MEETING DATE: December 11, 2012

DESCRIPTION: EXECUTIVE SESSION – The City Commission of the City of Pampa, Texas will convene into closed session in accordance with Texas Government Code, Subchapter D, Section 551.074 – PERSONAL MATTERS to discuss: Appoint/reappoint members to the PEDC’s Board of Directors.

STAFF CONTACT: Gary Sutherland

FINANCIAL IMPACT:

SOURCE OF FUNDS:

START/COMPLETION SCHEDULE:

RECOMMENDED ACTION:

BACKGROUND/ADDITIONAL INFORMATION: Information attached. Packet delivered to Commission members.
December 11, 2012

Mayor Pingel and Pampa City Commissioners
P. O. Box 2499
Pampa, Texas 79066

Re: Pampa EDC Board Member renewals

Dear Mayor and Commissioners,

The Pampa EDC Board of Directors would like to submit the following names for a two year renewal to the Board. We greatly appreciate the time and dedication it takes to serve on the Board. The current Board has met 16 times this past fiscal year.

Glennette Goode
Bob Williams
Ken May

Enclosed in this packet is an attendance log.

If you have any questions please call.

Sincerely,

[Signature]

Gary Sutherland
President
Pampa EDC
# Pampa EDC Board of Directors
## Attendance Log
### October 2011 - September 2012

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**Meeting Times**

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