



Austin City Council MINUTES

For JULY 13, 1983 - SPECIAL CALLED MEETING
4:00 P.M.

Council Chambers, 301 West Second Street, Austin, Texas

City Council

Ron Mullen
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Mark Rose
Roger Duncan
Sally Shipman
Mark E. Spaeth
Charles E. Urdy

Nicholas M. Meiszer
City Manager

Elden Aldridge
Acting City Clerk

Memorandum To:

Mayor Mullen called to order the Special Called Meeting of the Council, noting the presence of all Councilmembers.

MUNICIPAL OFFICE COMPLEX

Mayor Mullen opened the public hearing set for 4:00 P.M. on the Municipal Office Complex.

Mr. Richard Ridings, Director of Public Works, stated "On June 14, 1983, we presented to City Council in a work shop session the Municipal Office Complex financial development and procedure alternatives. At that time the recommendation of the staff was that the City Council authorize the staff to initiate the selection process for the architectural and financial consultant and to approve the design development approach as a basis for issuance of an RFP to construct a municipal office complex. We have recommended that a mixed use development occur on the area on the site the City Council has selected in the annex area. We would have 2½ to 3 square blocks for buildings and 1 to 1½ square blocks for open space for plazas. If the City Hall facility is built it would be a maximum of 120 feet or a moderate construction of ten stories that would have perhaps 1/2 to 2 square blocks for private buildings which would include plazas that would give us about 300,000 square feet, for the municipal office 600,000 square feet, for the private development in terms of ownership and financing we'd recommended that the City retain full ownership of the annex site and perhaps enter into a ground lease for the private development of the remaining property. In terms of development we again recommended the design/development process. In terms of technical assistance we recommended that the Council authorize us to proceed with hiring a local architect to assist us in putting together the RFP for the design/development as well as a financial management consultant to work with us on reviewing the RFP. In terms of management project it would go through our standard management process of constructing City facilities

COMPLEX - (Continued)

through our department. As I mentioned, the recommendation of the staff at the time still remains to be that you allow us to initiate the selection process for the local architect and financial consultants to approve the design development approach as the basis for issuing an RFP."

Dr. Alan Taniguchi, member of the Downtown Revitalization Task Force, said they feel the new City Hall should symbolize the specialness of Austin and keep a level of excellence. He then discussed the selection of a developer through use of an RFP.

A man who did not identify himself said three tracts should be used for private industry and one tract for the municipal building.

Karen McGraw said the process should be used to accomplish design goal and the surrounding development should compliment City Hall.

Bob Bogazali told Council the new City Hall should "be really something".

George Page of Page, Southerland, Page Architects, does not advise having a competition because the building will not get built if there is no budget. He pointed out that the best buildings have not resulted from competition and he favors a local architect be used.

Richard Cille, Page, Southerland, Page, thinks the City Hall should be set on the north bank of Town Lake and look toward the south.

Fred Day, Justin and Associates, Architects, thinks the proposal to select an architectural firm to work with staff is very good. He is opposed to open competition for everyone in the country.

Joe Pfluger, president, Austin Chapter of AIA, encouraged the use of a local architect.

Martha Cotera told Council to "get on with it and get a new City Hall". She also suggests that it should be on the bank of Town Lake looking south.

Bob Landis, architect, urged the use of a local architectural firm.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Duncan's second, voted to close the public hearing. (7-0 Vote)

Mayor Mullen asked that this item be put on the August 11, 1983 agenda for a vote.

Councilmember Shipman requested a report from the Downtown Task Force for August 4, 1983.

COMPLEX - (Continued)

ELIGIBLE BLIGHTED AREA

Mayor Mullen opened the public hearing set for 5:00 p.m. on the designation of an area located between Brazos and the Congress Avenue between East 7th Street and the midpoint of the 800 block of Brazos as an "eligible blighted area" pursuant to Article 5190.6, V.T.C.S., The Development Corporation Act of 1979.

Mr. Scheps, Director of Finance, told Council this is the Perry Brooks Building and the applicant is asking for an inducement resolution.

No one appeared to be heard.

Motion

The Council, on Councilmember Duncan's motion, Mayor Mullen's second, closed the public hearing and adopted a resolution designating an area as an "Eligible Blighted Area" pursuant to Art. 5190.6, V.T.C.S., The Development Corporation Act of 1979, for Perry Brooks, Joint Venture. (7-0 Vote)

Motion To Recess

The Council, on Mayor Pro Tem Trevino's motion, Mayor Mullen's second, approved a motion to recess at 5:05 p.m. (7-0 Vote)

Meeting Resumed for Adjournment

The meeting was resumed at 5:35 and adjourned for a work session.