



**City Council Questions and Answers for  
Thursday, January 23, 2014**

These questions and answers are related to the  
Austin City Council meeting that will convene at 10:00 AM on  
Thursday, January 23, 2014 at Austin City Hall  
301 W. Second Street, Austin, TX




**Mayor Lee Leffingwell  
Mayor Pro Tem Sheryl Cole  
Council Member Chris Riley, Place 1  
Council Member Mike Martinez, Place 2  
Council Member Kathie Tovo, Place 3  
Council Member Laura Morrison, Place 4  
Council Member William Spelman, Place 5**


*The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.*

## **QUESTIONS FROM COUNCIL**

1. Agenda Item # 31 - Authorize the conversion of City-owned land located at 4700 Winnebago Lane, managed by Austin Resource Recovery, to dedicated parkland and the execution of an instrument evidencing the conversion of the property to parkland for recordation in the official public records of Travis County, Texas. The property is approximately 9.41 acres of land out of Lot 1, Block E of the Missouri-Pacific Industrial Park, Section One, a subdivision situated in Travis County, Texas, acquired from Austin Resource Recovery.
  - a. QUESTION: Will staff please provide a map of the 9.4 acre property? Please identify any and all public access points to this property from the surrounding neighborhood and adjacent properties. COUNCIL MEMBER RILEY
  - b. ANSWER: The public can access this property via the 500 ft of street frontage identified on the map. See attachment.
2. Agenda Item # 32 Authorize execution of an amendment to the interlocal agreement with the Capital Area Council of Governments for the service and delivery of meals to Parks and Recreation Department facilities in the amount of \$110,500, for a total contract amount not to exceed \$292,500.
  - a. QUESTION: 1) During the FY 2014 budget process, City Council allocated \$70,000 for the creation of a congregate meals program at the Asian American Resource Center. Please indicate how soon the program will be able to start and describe any challenges staff will have to overcome to provide congregate meals at that site. 2) A group organizing an event at the AARC encountered difficulties securing a caterer because the facility does not include a commercial kitchen. Have groups reported that difficulty to AARC staff? 3) Please provide an estimate on the cost of upgrading to a commercial kitchen. COUNCIL MEMBER TOVO
  - b. ANSWER: See attachment.

## **END OF REPORT - ATTACHMENTS TO FOLLOW**

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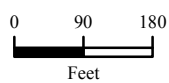




## Legend

 Proposed Acquisition

This map has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# Winnebago Proposed Acquisition

January 2014 RRS



### Council Question and Answer

Related To	Agenda Item # 32	Meeting Date	January 23, 2014
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### Additional Answer Information

**QUESTION:** 1) During the FY 2014 budget process, City Council allocated \$70,000 for the creation of a congregate meals program at the Asian American Resource Center. Please indicate how soon the program will be able to start and describe any challenges staff will have to overcome to provide congregate meals at that site. 2) A group organizing an event at the AARC encountered difficulties securing a caterer because the facility does not include a commercial kitchen. Have groups reported that difficulty to AARC staff? 3) Please provide an estimate on the cost of upgrading to a commercial kitchen. COUNCIL MEMBER TOVO

#### RESPONSE:

Shortly after Council approval, PARD engaged the services of the Environmental Health Services Division of the Austin/Travis County Health and Human Services Department (A/TCHHSD) as a first step toward implementation. The Division provided an inspection of the Asian American Resource Center (AARC) facility kitchen on October 29, 2013 which resulted in the following findings:

- A "Permit to Operate a Food Enterprise" is required to operate a Senior Congregate Meal service site, or to provide foods or beverages to the public on a regular basis.
- The existing kitchen facility does not meet the requirements to be permitted as a food establishment. Staff inquired about the design and construction phase to determine why the center did not have a commercial kitchen and was informed by former Project Manager, Daniel Oates, Flintco LLC that a commercial kitchen was a part of the original design but unfortunately, at one point was value-engineered out of the project. It should be noted that commercial designed kitchens have been a standard requirement for newly constructed PARD recreational facilities for some years, however this facility was not under the auspices of PARD at the time of final design and construction.

That being established, please be advised that a fully operating and sanctioned Senior Congregate Meal Program will have to be deferred until substantial funding for a commercial kitchen upgrade of the AARC can be identified and allocated. These kitchen upgrades will require significant plumbing changes that includes an indirect connection to sinks, installation of a grease trap approved by Industrial Waste Services of the Austin Water Utility, a commercial dishwasher with a sanitizing cycle, and a third hand sink with splash guards. Construction can begin only after the building's warranty has ended in June 2014.

#### Program Start:

Staff began limited service at the AARC effective in October 2013. This limited food service includes coffee, tea service and pre-packaged food (e.g. cookies, chips, etc.) for community events. AARC has also secured the necessary temporary food events permits for the grand opening and other facility renters have secured them as well. A standard food service for Congregate Meal Program participants cannot commence until a food enterprise permit is obtained.

#### Estimated Cost of Kitchen Retrofit:

The Department has no funding for the kitchen retrofit. A preliminary estimate on the total cost of converting the

AARC kitchen into a commercial kitchen is between \$400,000 to \$600,000.

**Customer Concerns:**

Some groups have reported challenges in catering events at the AARC without a commercial kitchen.