



Austin City Council MINUTES

WORKSESSION
WEDNESDAY, APRIL 2, 1997

Mayor Todd called the meeting to order at 1:25 p.m., Councilmembers Mitchell and Griffith arrived at 1:45 p.m., Mayor Pro Tem Garcia, Councilmembers Goodman, Slusher and Reynolds temporarily absent.

11:30 A.M. - BRIEFINGS

1. ANIMAL SHELTER MASTER PLAN
Presentation given by Steve Williams, Joe Sealy, Mary Stewart and Kalpana Sutaria.
2. WORKFORCE DIVERSITY
*Electric
Presentation given by Ruth Ann Edwards, Jim Burke, Milton Lee and Cathy Kirwin.
3. QUARTERLY FINANCIAL REPORT
 - a. Solid Waste Services
 - b. Housing
Postponed

1:00 P.M. CITIZENS COMMUNICATION: GENERAL

4. Mr. David Blakely, to discuss a lean beef.
Absent/to speak on Thursday
5. Mr. Phil Arnold, to discuss "Yes, no and delay."

READING OF CONSENT AGENDA

READING OF DISCUSSION AGENDA

CITIZENS COMMUNICATION: CONSENT AGENDA

ACTION ON CONSENT AGENDA

1:00 P.M. - PREVIEW OF ITEMS FOR NEXT COUNCIL MEETING

6. Review of Proposed Agenda Items from the City Manager for April 10, 1997.
7. Review of Proposed Agenda Items from Council for April 10, 1997.
8. Discuss and identify consent and discussion agenda items for the April 3, 1997 Council meeting agenda. (Agenda for April 3, 1997 is attached and incorporated by reference.)
9. Set time certain, if necessary, for agenda items on the April 3, 1997 agenda.
Item #7 set for time certain at 8:00 p.m.
Item #27 set for time certain at 6:30 p.m.

ITEMS CONTINUED FROM PREVIOUS MEETINGS

One Texas Center (Items 10-12)

10. Approve third reading to amend Ordinance No. 960910-A, the 1996-97 Capital budget of the Financial and Administrative Services Department, by increasing the appropriation by \$ 18.4 million for the purchase of One Texas Center and creating a project known as One Texas Center.
Postponed to April 7, 1997
11. Authorize action on Lease/Right of First Refusal on One Texas Center including action on any budget amendments and reimbursement resolutions required.
Postponed to April 7, 1997
12. Adopt a state expressing official intent to reimburse payments for the exercise of the Right of First Refusal and purchase of One Texas Center, at such time as obligations to finance the purchase are issued.
Postponed to April 7, 1997
13. Approve a resolution authorizing the issuance of a Letter of Intent and a rebate in the amount of \$150,000 to MOTOROLA, INC., for the installation of premium efficiency motors, fluorescent lighting system, water-cooled centrifugal chillers and variable frequency drives which operate the electric motors at 3501 Ed Bluestein Boulevard in Austin. Installation of this equipment will save an estimated 1,163 kilowatts at a cost of \$129 per kilowatt saved. (Funding is available in the 1996-97 operating budget of the Conservation Rebates and Incentives Fund.)
[Recommended by Resource Management Commission]
Approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 6-1 vote, Councilmember Mitchell voting "NO".
14. Approve a resolution authorizing the issuance of a Letter of Intent and a rebate in the amount of \$47,250 to JPI MULTI-FAMILY, INC., for the installation of high-efficiency air conditioning equipment at the Jefferson at Commons at Parke Green II Apartments. Energy improvements qualifying for this rebate will save an estimated 196 kilowatts at a program cost of \$241 per kilowatt saved. Each high efficiency air conditioner will save the residents between \$68 and

\$135 per cooling season in energy costs. (Funding is available in the 1996-97 operating budget of the Conservation Rebates and Incentives Fund.) [Recommended by Resource Management Commission]

Approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 6-1 vote, Councilmember Mitchell voting "NO".

15. Approve a resolution authorizing the issuance of a Letter of Intent and a rebate in the amount of \$67,025 to JPI MULTI-FAMILY, INC., for the installation of high-efficiency air conditioning equipment at the Jefferson at Walkers Bluff Apartments. Energy improvements qualifying for this rebate will save an estimated 218 kilowatts at a program cost of \$307 per kilowatt saved. Each high efficiency air conditioner will save the residents between \$68 and \$135 per cooling season in energy costs. (Funding is available in the 1996-97 operating budget of the Conservation Rebates and Incentives Fund.) [Recommended by Resource Management Commission]

Approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 6-1 vote, Councilmember Mitchell voting "NO".

16. Approve third reading of an ordinance to authorize negotiation and approval of a wholesale wastewater contract between Davenport Ranch Municipal Utility District No. 1 and the City of Austin, and approve an amendment to the Consent Agreement to authorize this wastewater service. (Mayor Bruce Todd and Councilmember Jackie Goodman)
Postponed to April 3, 1997

ORDINANCES/RESOLUTIONS

Water and Wastewater

17. Approve an ordinance authorizing issuance by Northtown Municipal Utility District of its Unlimited Tax and Revenue Bonds, Series 1997, in an amount not to exceed \$995,000; approving a substantial draft of the Bond Order, Notice of Sale, Bid Instructions, Form of Bid, and the Preliminary Official Statement. (No fiscal impact. The City is not obligated for payment on District bonds unless District is annexed and dissolved. A portion of the proceeds will pay for a high flow lift station to be constructed by the City.) [Recommended by Water and Wastewater Commission]

Ordinance No. 970402-A approved

18. Approve a resolution authorizing execution of a twelve month supply agreement with HERSEY METERS, Cleveland, North Carolina, for the purchase of various repair parts for Hersey water meters, in an amount not to exceed \$89,000 with two twelve month extension options in an amount not to exceed \$89,000 per extension, for a total contract amount not to exceed \$267,000. (Funding in the amount of \$44,500 was included in the 1996-97 operating budget of the Water and Wastewater Utility. Funding for the remainder of the contract and the extension options is contingent upon available funding in future budgets.) Sole source. No M/WBE Subcontracting opportunities were identified. (Recommended by Water and Wastewater Commission)

Approved

19. Approve a resolution authorizing execution of a twelve month supply agreement with ACT PIPE AND SUPPLY, INC., for the purchase of water meter lids and boxes used in emergency or routine maintenance, in an amount not to exceed \$57,189 with two twelve month extension options in an amount not to exceed \$57,189 per extension, for a total contract amount not to exceed \$171,567. (Funding in the amount of \$28,595 is available in the 1996-97 operating budget of the Water and Wastewater Utility. Funding for the remainder of the contract and the extension options is contingent upon available funding in future budgets.) Low bid of two meeting specifications. No M/WBE Subcontracting opportunities were identified. (Recommended by Water and Wastewater Commission)

Approved

20. Approve a resolution authorizing execution of a twelve month supply agreement with EAGLEBROOK, INC., Alamo, Texas, for the purchase of liquid ferric sulfate used in the water treatment process, in an amount not to exceed \$270,300 with two twelve month extension options in an amount not to exceed \$270,300 per extension, for a total contract amount not to exceed \$810,900. (Funding in the amount of \$135,150 was included in the 1996-97 operating budget of the Water and Wastewater Utility. Funding for the remainder of the contract and the extension options is contingent upon available funding in future budgets.) Low bid of two. No M/WBE Subcontracting opportunities were identified. (Recommended by Water and Wastewater Commission)

Approved

21. Approve a resolution authorizing negotiation and execution of an Amendment to the Professional Services Agreement with WESTIN ENGINEERING, INC., Spicewood, Texas, for construction phase engineering services and software configuration services for the City wide Water Distribution Control System project, in the amount of \$1,070,818, for a total amount not to exceed \$2,225,818. (Funding in the amount of \$270,818 was included in the 1991-92 Capital budget of the Water and Wastewater Utility; \$800,000 was included in the 1994-95 Capital budget of the Water and Wastewater Utility.) 12.79% MBE, 5.13% WBE Subconsultant participation. (Recommended by Water and Wastewater Commission)

Approved

22. Approve a resolution authorizing negotiation and execution of an Agreement with NORTHWEST TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT No. 1, NORTHWEST AUSTIN MUNICIPAL UTILITY DISTRICT No. 1, and William J. Berry and wife Sherry, or their successor-in-interest, to provide terms for pass-through wastewater service to two residential lots comprising a 2.45 acre tract in 620 Oaks Subdivision at the intersection of Foundation and Boulder Lane, not to exceed two Living Unit Equivalents. (No fiscal impact. All cost of connection to be paid by customer. The Utility would receive Capital Recovery Fees and annual wastewater revenue of approximately \$550. This estimated revenue was not included in the 1996-97 budget.) [Recommended by Water and Wastewater Commission]

Approved

23. Approve a resolution authorizing Temporary Out-of-District Water and Wastewater Service by Northwest Travis County Municipal Utility District No. 1 to an 11.04 acre tract at 9111 Old Lampassas Trail owned by William Sanchez, not to exceed two Living Unit Equivalents. (The City will receive approximately \$770 in additional wholesale water and wastewater revenues

each year from Northwest Travis County MUD No. 1.) [Recommended by Water and Wastewater Commission]

Approved

24. Approve a resolution authorizing an Interlocal Agreement with the TEXAS DEPARTMENT OF TRANSPORTATION for the relocations of existing water and wastewater utilities as part of the South Congress Water and Wastewater Relocations, from Oltorf to Ben White Boulevard, in the amount of \$869,997. (Funding in the amount of \$600,707 was included in the 1996-97 Capital budget of the Water and Wastewater Utility; \$269,290 was included in the 1991-92 Capital budget of the Water and Wastewater Utility.) [Recommended by Water and Wastewater Commission]

Approved

25. Approve a resolution authorizing execution of Change Order #1 to the construction contract with J.C. EVANS CONSTRUCTION COMPANY, INC., Austin, Texas, for additional wastewater system work for the Mopac-Williamson Creek Lift Station Relief Main, increasing the contract in the amount of \$84,767.60, for a total contract amount of \$3,929,259.85. (Funding in the amount of \$84,767.60 was included in the 1996-97 Capital budget of the Water and Wastewater Utility.) 3.15% MBE, 5.26% WBE Subcontractor participation. (Recommended by Water and Wastewater Commission)

Approved

26. Approve a resolution authorizing negotiation and execution of a Professional Services Agreement with GEBHARD/SARMA GROUP, INC., (MBE/MA), Austin, Texas, for Phase I (preliminary engineering) services for the Water Reclamation Initiative, in the estimated amount of \$300,000. (Funding was included in the 1995-96 Capital budget of the Water and Wastewater Utility.) Best qualification statement of nine. 58.8% MBE Prime participation. 6.0% MBE, 18.2% WBE Subconsultant participation. (Recommended by Water and Wastewater Commission)

Approved

Housing

27. Set a public hearing on a proposed amendment to the City's 1996 Community Development Program and approve a revised Annual Consolidated Plan, and notify the community of the proposed amendment as provided for in the City's Citizen Participation Plan. (Suggested date and time: April 24, 1997 at 7:00 p.m.)

Approved

Items 17 through 27 approved on, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 5-0 vote, Councilmembers Griffith and Mitchell out of the room.

3:30 P.M. - BOARD OF DIRECTOR'S MEETING OF AUSTIN HOUSING FINANCE CORPORATION

The Mayor will recess the City Council meeting. A Board meeting of the Austin Housing Finance Corporation (AHFC) will be conducted. Following adjournment of the AHFC Board meeting, the City

Council will be reconvened. Items 28-29 are the AHFC items to be considered by the Austin Housing Finance Corporation's Board of Director's.

28. Set a public on issuance of \$15,000,000 of Austin Housing Finance Corporation 1997 Single Family Tax Exempt Bonds. (Suggested date and time: April 9, 1997 at 3:30 p.m.)
29. Set a public hearing on the issuance of up to \$8,515,000 of 501 (c) 3 multi-family bonds by the Austin Housing Finance Corporation, to finance the purchase and rehabilitation of the Woodland Heights Apartments by the Texas Council of the Foundation for Social Resources, Inc. (Suggested date and time: April 9, 1997 at 3:30 p.m.)

4:30 P.M. - CITIZEN COMMUNICATIONS OPEN FORUM

EXECUTIVE SESSION (No Public Discussion on These Items)

Executive session held at 2:30 p.m. to 4:40 p.m. on items #s 10, 11, 12, 30, 31, 32 and 33.

The City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation and personnel matters as specifically listed on this agenda. The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Pending Litigation - Section 551.071

30. Discuss Gail P. Freeman v. The City of Austin and Leonard Mann, III, Cause No. 94-08218, in the 250th District Court of Travis County, Texas.
31. Discuss W.W. Deerfield Ltd. v. City of Austin, Cause No. 96-13413, Travis County District Court.
32. Discuss City of Austin v. Southwest Travis County Water District, CA 96-13123, Travis County District Court.

Land Acquisition - Section 551.071

33. Discuss real property acquisition/sale/lease of land at Robert Mueller Municipal Airport and Austin-Bergstrom International Airport with the State of Texas, State Pooling Board, and the Texas Army National Guard.

ACTION ON EXECUTIVE SESSION ITEMS

34. Consider settlement proposal in Gail P. Freeman v. The City of Austin and Leonard Mann, III, Cause No. 94-08218, in the 250th District Court of Travis County, Texas.
Approve in an amount not to exceed \$82,052 on, Councilmember Goodman's motion, Councilmember Slusher's second, 4-0 vote, Mayor Todd, Councilmembers Mitchell and Reynolds absent.

ADJOURNED at 6:00 p.m.

Approved on this the 10th day of April, 1997, minutes of Regular Meeting of March 27, 1997 and April 2, 1997, minutes for Special Called Meeting of March 24, 1997, Regular Meetings of March 26 and April 3, 1997 postponed two weeks on, Mayor Pro Tem Garcia's motion, Councilmember Slusher's second, 6-0 vote, Councilmember Reynolds off the dais.