



Austin City Council MINUTES

WORKSESSION
WEDNESDAY, AUGUST 6, 1997

Mayor Watson called the meeting to order, Mayor Pro Tem Garcia out of the room, Councilmember Goodman temporarily absent.

CITIZENS COMMUNICATION: GENERAL

1. Ms. Jennifer McPhail, to discuss signing the voluntary compliance agreement with HUD.
2. Ms. Stephanie Thomas, to discuss signing the voluntary compliance agreement with HUD.
3. Mr. Sean Reusner, to discuss signing of a voluntary compliance agreement.
4. Mr. Freddy Gonzalez, to discuss signing of a voluntary compliance agreement.
5. Mr. Joseph Ritter
6. Mr. Richard Zapata
7. Ms. Lajuina Votau
8. Mr. Gene Rodgers, to discuss HUD.

BOARD AND COMMISSION REPORTS

9. TELECOMMUNICATIONS COMMISSION - Stuart Heady, Chair, to discuss the Telecommunity Partnership Initiative.
Presentation given by Stuart Heady and Reid Cramer.

READING OF CONSENT AGENDA

READING OF DISCUSSION AGENDA

CITIZENS COMMUNICATION: CONSENT AGENDA

ACTION ON CONSENT AGENDA

PREVIEW OF ITEMS FOR NEXT COUNCIL MEETING

10. Review of Proposed Agenda Items from the City Manager for August 14, 1997.
11. Review of Proposed Agenda Items from Council for August 14, 1997.
12. Discuss and identify consent and discussion agenda items for the August 7, 1997 Council meeting agenda. (Agenda for August 7, 1997 is attached and incorporated by reference.)
Item pulled for discussion are as follows: Item 16 and 19.
13. Set Time Certain, if necessary, for agenda items on the August 7, 1997 Agenda.
Items set for Time Certain: Item 19 @ 4:00 p.m.; Item 20 @ 5:00 p.m.; Item 15 @ 6:00 p.m.

Water and Wastewater

14. Approve an ordinance authorizing issuance by Northwest Austin Municipal Utility District No. 1 of its Unlimited Tax and Revenue Bonds, Series 1997, in an amount not to exceed \$1,400,000; approve a substantial draft of the proposed Bond Order and Preliminary Official Statement. (No fiscal impact. City is not obligated for payment on District bonds unless District is dissolved.) [Recommended by Water and Wastewater Commission]
Ordinance No. 970806-A approved on, Mayor Pro Tem Garcia's motion, Councilmember Spelman's second, 7-0 vote.
15. Approve a resolution authorizing negotiation and execution of an Agreement with Mitchel and Rose Wong for the construction of a 18-inch wastewater main and appurtenances to provide permanent wastewater service within and near Anderson Arbor Subdivision with City cost reimbursement, in an amount not to exceed \$175,000. (Funding is contingent upon appropriation approval in future budgets which will be offset by projected revenue.) [Recommended by Water and Wastewater Commission]
Pulled from agenda
16. Approve a resolution authorizing negotiation and execution of an Amendment to the Wastewater Service Agreement with City of Rollingwood to provide wastewater service to 2901 and 3001 Bee Caves Road. (The City will receive an increase in wholesale wastewater revenues from the City of Rollingwood of approximately \$428 monthly.) [Recommended by Water and Wastewater Commission]
Resolution No. 970806-16 approved on, Councilmember Spelman's motion, Councilmember Slusher's second, 6-0 vote, Mayor Pro Tem Garcia temporarily out of the room.
17. Approve a resolution authorizing execution of a construction contract with RGM CONSTRUCTORS, Pflugerville, Texas, for water and wastewater line improvements in East 12th Street, between San Bernard Street and Airport Boulevard, in the amount of \$2,199,221. (Funding was included in the 1991-92 Approved Capital budget of the Water and Wastewater Utility.) Low bid of six. 6.26% MBE, 2.14% WBE Subcontractor participation. [Recommended by Water and Wastewater Commission]
Resolution No. 970806-17 approved on, Councilmember Spelman's motion, Councilmember Goodman's second, 7-0 vote.

Neighborhood Housing and Development

18. Approve a resolution to adopt the 1997-98 Community Development Program (CAP) as required by Chapter 373, Local Government Code and the Annual Consolidated Plan (ACP) which serves as the application for and acceptance of four entitlement grants from the U.S. Department of Housing and Urban Development (HUD) The grants included in the ACP are: The Community Development Block Grant (CDBG), in the amount of \$8,259,000; the HOME Investment Partnerships Program (HOME), in the amount of \$2,719,000; the Emergency Shelter Grant (ESG) in the amount of \$218,000; and Housing Opportunities for Persons with AIDS (HOPWA) in the amount of \$704,000, for a total amount of \$11,900,000. (These funds will be included in the 1997-98 proposed budget. In addition, the 1997-98 proposed budget will include: \$237,148 of anticipated CDBG 1997-98 program income; \$307,000 of uncommitted CDBG funds appropriated in prior years; \$248,460 of anticipated HOME 1997-98 program income; \$312,275 of General Fund Local match; and \$150,000 of uncommitted HOME funds appropriated in prior years.) (Recommended by Community Development Commission)
Resolution No. 970806-18 approved on, Mayor Pro Tem Garcia's motion, Councilmember Lewis' second, with a friendly amendment by Councilmember Slusher to adopt CDC recommendation to adjust the Transitional Housing from \$150,000 to \$367,000 and Developer Assistance (rental housing) from \$1,707,914 to \$1,490,914, friendly amendment accepted by maker and seconder, 7-0 vote.

19. Approve a resolution authorizing negotiation and execution of a contract extension with the United Cerebral Palsy Association for the Home Maintenance Program, in an amount not to exceed \$170,350, for a total contract amount not to exceed \$854,738. (Funding was included in the 1996-97 Operating Budget Special Revenue Fund of the Neighborhood Housing and Community Development Office, 19th, 20th, 21st, and 22nd year Community Development Block Grant funds.)
Resolution No. 970806-19 approved on, Mayor Pro Tem Garcia's motion, Councilmember Spelman's second, 7-0 vote.

20. Approve a resolution authorizing negotiation and execution of a contract extension with the Austin Area Urban League for the Home Maintenance Program, in an amount not to exceed \$232,250, for a total contract amount not to exceed \$1,307,714. (Funding was included in the 1996-97 Operating Budget Special Revenue Fund of the Neighborhood Housing and Community Development Office, 22nd Year Community Development Block Grant funds.)
Resolution No. 970806-20 approved on, Mayor Pro Tem Garcia's motion, Councilmember Lewis's second, 7-0 vote.

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

Board of Director's meeting of Austin Housing Finance Corporation held at 4:15 p.m. to 4:40 p.m.

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. Item 21 is the AHFC items to be considered by the Austin Housing Finance Corporation's Board of Directors.

21. Approve a resolution authorizing the assumption of regulatory agreement and consent to

transfer the ownership of the Stassney Woods Apartments, a bond financed project from America First Austin REIT, Inc., affiliated with Texas Corporation and wholly owned subsidiary of Mid America Apartment Communities, Inc., to a to be created Texas Limited Partnership that will be a wholly owned subsidiary of Mid America Apartment Communities, Inc., and authorize the General Manager or his designee to execute the necessary agreement and other documents on behalf of the Corporation. (The new limited partnership will pay all legal fees as well as a transfer fee to AHFC of \$12,900 at closing.)

Resolution No. 970806-21 approved on, Boardmember Goodman's motion, Vice President Garcia's second, 7-0 vote.

ITEMS FROM COUNCIL

22. Discuss the budget process; schedule further worksessions on the budget; propose Council committee sessions with department and budget staff; and approve a resolution to set budget public hearings. (Suggested dates and times: August 20, 1997 at 6:00 p.m. and September 3, 1997 at 6:00 p.m.) [Councilmembers Daryl Slusher and Beverly Griffith, and Mayor Kirk Watson]

Schedule approved as follows:

August 13, 1997 staff presentation

August 20, 1997 Worksession beginning at 9:00 a.m.

delete August 27, 1997 Worksession

September 3, 1997 Worksession

September 8, 1997 Public hearing from 3:00 p.m. to 9:00 p.m.

September 10, 1997 Optional Worksession

The following Monday, Tuesday and Wednesday for approval of budget on, Councilmember Slusher's motion, Councilmember Spelman's second, 7-0 vote.

4:30 P.M. - CITIZENS COMMUNICATION OPEN FORUM EXECUTIVE SESSION (No Public Discussion on These Items)

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 matter specifically listed on this agenda. The City Council may also announce it will Executive Session, if necessary, to receive advice from Legal Counsel regarding other item on this agenda.

ADDENDUM

Wednesday, August 6, 1997

ITEMS FROM COUNCIL

23. Discussion and action regarding the conduct of City Council worksessions and the related creation of subcommittees as addressed at the City Council retreat on June 27-29, 1997. (Mayor Kirk Watson, Councilmember Daryl Slusher and Mayor Pro-Tem Gus Garcia)
Discussion held no action taken.

ADJOURNED at 5:45 p.m.

Approved on this the 14th day of August, 1997 on, Councilmember Goodman's motion, Councilmember Lewis' second, 5-0 vote, Councilmembers Griffith and Spelman off the dais.