



Austin City Council MINUTES

WORKSESSION
WEDNESDAY, NOVEMBER 19, 1997

CITIZENS COMMUNICATION: GENERAL

BOARD AND COMMISSION REPORTS

1. ELECTRIC UTILITY COMMISSION - Teresa Reel, Chair
Presentation given by Milton Lee.
2. RESOURCE MANAGEMENT COMMISSION - Peter Pfeiffer
Presentation given by Peter Pfeiffer.
3. MONTHLY ELECTRIC UTILITY MANAGEMENT REPORT
Presentation given by Milton Lee and Dave Casper.

READING OF CONSENT AGENDA

READING OF DISCUSSION AGENDA

CITIZENS COMMUNICATION: CONSENT AGENDA

ACTION ON CONSENT AGENDA

PREVIEW OF ITEMS FOR NEXT COUNCIL MEETING

4. Review of Proposed Agenda Items from the City Manager for December 4, 1997.
5. Review of Proposed Agenda Items from Council for December 4, 1997.

6. Discuss and identify consent and discussion agenda items for the November 20, 1997 Council meeting agenda. (Agenda for November 20, 1997 is attached and incorporated by reference.)
Consent items for November 20, 1997 are as follows: 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 33, 34, 35, 39, 40, 48, 49, 50, 51, 52, 53, 54, 55, 56, 67, 78, 69, 61, 62, 63, 92, 93, 94 and 95.
7. Set Time Certain, if necessary, for agenda items on the November 20, 1997 Agenda.

BRIEFINGS

8.
 - a. Airport Advisory Board Report
 - b. Austin-Bergstrom International Airport (ABIA)
 - c. Management Reserve/Financial Update
 - d. Discussion of ABIA Food and Beverage Concessionaire Recommendations
 - e. ABIA Ground Service Equipment Maintenance Facility
 - f. ABIA Airline Freight (Belly Freight) Facilities
 - g. Lease Agreement for the Renovation of Building 2900

ITEMS CONTINUED FROM PREVIOUS MEETINGS

9. Approve a resolution authorizing negotiation of a thirty year contract with WASTE MANAGEMENT OF TEXAS, INC., dba AUSTIN COMMUNITY LANDFILL, Austin, Texas, and the processing of recyclable materials collected by the City's recycling programs. (No fiscal impact.) Best proposal of four. No M/WBE Subcontracting opportunities were identified. (To be reviewed by Solid Waste Advisory Board on November 17, 1997)
Resolution No. 971119-9 approved
10. Approve a resolution authorizing negotiation of a thirty year contract with WASTE MANAGEMENT OF TEXAS, INC., dba AUSTIN COMMUNITY LANDFILL, Austin Texas, and with TEXAS DISPOSAL SYSTEMS LANDFILL, INC., Austin, Texas, for the disposal of municipal solid waste. (No fiscal impact.) Best proposals of three. No M/WBE Subcontracting opportunities were identified.) [To be reviewed by Solid Waste Advisory Board on November 17, 1997]
Resolution No. 971119-10 approved

Items 9 and 10 approved on, Mayor Pro Tem Garcia's motion, Councilmember Lewis' second, 7-0 vote.

Electric Utility

11. Approve a resolution authorizing execution of a contract with ROBERT JENTSCH

CONSTRUCTION, INC., Austin, Texas, for the site preparation, foundation construction and equipment placement for Hamilton Substation Unit 10-11-12 Addition, in the amount of \$405,061. (Funding was included in the 1997-98 Capital budget of the Electric Utility Department.) Low bid of four. 9.62% MBE, .46% WBE Subcontractor participation. (Recommended by Electric Utility Commission)

Resolution No. 971119-11 approved

12. Approve a resolution authorizing the purchase of a .041 acre tract of land on Hamilton Lane, Austin, Texas, from James H. Greenwood and James L. Cotton, in the amount of \$250,000. (Funding was included in the 1997-98 Capital budget of the Electric Utility Commission) [Recommended by Electric Utility Commission]

Resolution No. 971119-12 approved

13. Approve a resolution authorizing ratification of a modification of a contract with CERTIFIED ABATEMENT SYSTEMS, INC., (MBE/MH), Houston, Texas for asbestos abatement and reinsulation services at Holly Power Plant, in an amount not to exceed \$66,280, for a total contract amount not to exceed \$331,415. (Funding was included in the 1997-98 Capital budget of the Electric Utility Department.) 99.37% MBE Prime participation. .63% MBE, 0% WBE Subcontractor participation. (Recommended by Electric Utility Commission)

Resolution No. 971119-13 approved

14. Approve a resolution authorizing execution of a contract with EFACEC ENERGY, Ontario, Canada, for the purchase of a mobile substation, in the amount of \$1,354,422. (Funding was included in the 1997-98 Capital budget of the Electric Utility department.) Low bid of three. No M/WBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)

Resolution No. 971119-14 approved

15. Approve a resolution authorizing execution of a contract with ASSOCIATED ENGINEERING COMPANY, c/o T.F. SEARS COMPANY, Dallas, Texas, for 30 single phase potential transformers, in the amount of \$156,000. (Funding was included in the 1997-98 Capital budget of the Electric Utility Department.) Low bid of five. No M/WBE Subcontracting opportunities were identified. [Recommended by Electric Utility Commission]

Resolution No. 971119-15 approved

16. Approve a resolution authorizing execution of a contract with PAUWELS CANADA, Carthage, Texas, for the purchase of Federal Pacific Electric Transformer tap changer replacement parts, in the amount of \$42,380. (Funding was included in the 1997-98 operating budget of the Electric Utility department.) Low bid of two. No M/WBE Subcontracting opportunities were identified. [Recommended by Electric Utility Commission]

Resolution No. 971119-16 approved

17. Approve a resolution authorizing amendment of a contract for lead abatement services with CANNON SLINE, Houston, Texas, and CST ENVIRONMENTAL, INC., Houston, Texas, in an amount not to exceed \$815,000, each or combined, for a total contract amount not to exceed

\$1,065,000 each or combined.. (Funding was included in the 1997-98 Capital budget of the Electric Utility department.) No M/WBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)

Resolution No. 971119-17 approved

18. Approve a resolution authorizing the execution of a twelve month service agreement with BROWNING-FERRIS INDUSTRIES, INC., Del Valle, Texas, for management of municipal non-hazardous and industrial non-hazardous waste, in an amount not to exceed \$116,360 with four twelve month extension options in an amount not to exceed \$116,360 per extension, for a total contract amount not to exceed \$581,800. (Funding was included in the 1997-98 operating budget of the Electric Utility department. Funding for the extension options is contingent upon available funding in future budgets.) Single bid. No M/WBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)

Resolution No. 971119-18 approved

Planning, Environmental and Conservation Services

19. Approve a resolution authorizing the issuance of a Letter of Intent and a rebate to THE VILLAS OF QUAIL CREEK APARTMENT COMPLEX, located at 9036 North Lamar Boulevard, for the installation of high-efficiency heat pumps, attic insulation and solar screens, in the amount of \$121,169. Energy improvements qualifying for this rebate will save an estimated 255 kilowatts at a program cost of \$475 per kilowatt saved. Each high efficiency heat pump will save the residents between \$170 and \$340 per cooling season in energy costs. The comparable cost of a gas turbine is \$1,239 per kW, including fuel, operation, and maintenance. (Funding is available in the 1997-98 operating budget of the Conservation Rebates and Incentives Fund.) [Recommended by Resource Management Commission]

Resolution No. 971119-19 approved

Items 11 through 19 approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 7-0 vote.

20. Approve a resolution authorizing execution of a licensing agreement with BLACK DOG PRODUCTIONS, Houston, Texas, for the production of the "Our House" energy conservation television program series, in the amount of \$100,000. (Funding is available in the 1997-98 operating budget of the Planning, Environmental and Conservation Services Department.) [Recommended by Resource Management Commission]

Postponed to December 3, 1997

Aviation

21. Approve a resolution authorizing execution of a construction contract with PRISM DEVELOPMENT, INC., (MBE/MH), Austin, Texas, for improvements to the pedestrian canopies at Robert Mueller Municipal Airport, in the amount of \$42,500. (Funding was included in the 1995-96 Capital budget of the Aviation Department.) Low bid of five. 32.8%

MBE Prime participation. 2.0% MBE, 6.6% WBE Subcontractor participation.
[Recommended by Aviation Advisory Board]
Resolution No. 971119-21 approved

22. Amend Ordinance 970917-A, the 1997-98 Operating Budget of the Airport Capital Fund, by increasing the transfers out by \$5,000,000 to the Austin-Bergstrom International Airport Capital budget; amend Ordinance 970915-A, the 1997-98 Austin-Bergstrom International Airport Capital Budget by increasing appropriations by \$5,000,000 for change orders and to increase the contingency fund for the East Runway System; [Recommended by Airport Advisory Board] **(Related to Item 23)**
Ordinance No. 971119-A approved

23. Approve a resolution authorizing an increase to the contingency fund for the construction contract with SUNDT CORPORATION, INC., Tucson, Arizona, for construction change orders for the East Runway System Construction Project at Austin-Bergstrom International Airport (ABIA), in the amount of \$4,720,592, for a total contract amount not to exceed \$39,338,266. (Funding was included in the 1997-98 amended Capital budget of the Aviation department.) 5.45% MBE, 31.66% WBE Subcontractor participation. [Recommended by Airport Advisory Board] **(Related to Item 22)**
Resolution No. 971119-23 approved

Items 21 through 23 approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 7-0 vote.

24. Approve a resolution authorizing the execution of a contract with AUSTIN BRIDGE & ROAD, INC., Austin, Texas, for construction of the State Highway 71/McWhirk Boulevard Connector Road project at Austin-Bergstrom International Airport, in the amount of \$387,260.10, plus a contingency fund of \$38,739.90, for a total amount not to exceed \$426,000. (Funding was included in the 1997-98 Capital budget of the Aviation department.) Low bid of two. 40% DBE Subcontractor participation: 0% MBE, 40% WBE. [Recommended by Airport Advisory Board]
Resolution No. 971119-24 approved

25. Approve a resolution authorizing execution of an Interlocal Agreement with the TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) for provision of a Right-of-Entry and Right-of-Way for addition of a frontage road along State Highway 71 east of Presidential Boulevard. (No fiscal impact.) [Recommended by Airport Advisory Board]
Resolution No. 971119-25 approved

Items 24 and 25 approved on, Councilmember Slusher's motion, Councilmember Spelman's second, 6-0 vote, Mayor Pro Tem Garcia off the dais.

26. Approve a resolution authorizing execution of a twelve month supply agreement with OLD WORLD INDUSTRIES, Northbrook, Illinois, for de-icing/anti-icing materials for the runways and taxiways at Robert Mueller and Austin-Bergstrom International Airports, in an amount not

to exceed \$123,090 with two twelve month extension options in an amount not to exceed \$123,090 per extension, for a total amount not to exceed \$369,270. (Funding in the amount of \$30,000 was included and \$72,575 is available in the 1997-98 operating budget of the Aviation department. Funding for the remaining two months of the original 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 Airport Advisory Board)

Resolution No. 971119-26 approved

27. Approve a resolution authorizing execution of a twelve month supply agreement with VAN WATERS AND ROGERS, Austin, Texas, for de-icing/anti-icing materials for the runways and taxiways at Robert Mueller and Austin-Bergstrom International Airports, in an amount not to exceed \$81,150 with two twelve month extension options in an amount not to exceed \$81,150 per extension, for a total amount not to exceed \$243,450. (Funding in the amount of \$30,000 was included and \$37,625 is available in the 1997-98 operating budget of the Aviation department. Funding for the remaining two months of the original 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 Airport Advisory Board)

Resolution No. 971119-27 approved

Items 26 and 27 approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 7-0 vote.

28. Approve a resolution authorizing negotiation and execution of a Lease Agreement with Austin Airmotive, Inc., for use of Hangar 1610 and Building 1612, and related ground space at Austin Bergstrom International Airport for operation of an FAA approved repair station. (\$220,013 less improvement credit revenue to the City.) [Recommended by Airport Advisory Board]

Postponed to December 3, 1997

29. Approve a resolution authorizing negotiation and execution of a Concession Lease Agreement with LANDMARK ORGANIZATION, Austin, Texas, for the renovation of Building 2900 (Donut) at Austin-Bergstrom International Airport, to a 200 room Hilton luxury hotel. (This is a revenue producing contract at no expense to the City. Revenue in the amount of \$78,408+ per year will be budgeted in future years.) [Recommended by Airport Advisory Board]

Postponed to December 3, 1997

30. Approve the selection and authorize negotiation and execution of a twenty year agreement with GSEMPORT DEVELOPMENT, LLC, Austin, Texas, for the nonexclusive right to design, finance, construct, manage, market, and operate Ground Service Equipment Maintenance Facilities at the Austin-Bergstrom International Airport. (There is not cost to the City for this contract. The Aviation Fund will receive ground rental fees of approximately \$682,322.24 during the initial 20 year term. Revenue from this source will be budgeted in future years.) DBE Participation: 30% (29.16% MBE, .29% WBE) [Recommended by Airport Advisory Board] (Related to Item 31)

Postponed to December 3, 1997

31. Approve the selection and authorize negotiation and execution of a 20 year agreement with one five year extension option with AUSTIN BELLYPORT DEVELOPMENT, LLC, Austin, Texas, for the nonexclusive right to design, finance, construct, manage, market and operate Ground Service Equipment Maintenance (GSEM) facilities at the new Austin-Bergstrom International Airport. (There is no cost to the City for this contract; the Aviation Fund will receive ground rental fees of approximately \$682,322.24 during the initial 20-year term. Revenue from this source will be budgeted in future years.) DBE Participation: 31% (30.7% MBE, .27% WBE) [Recommended by Airport Advisory Board.] [Related to Item 30]
Postponed to December 3, 1997
32. Approve the award of five revenue producing agreements to the following: CA ONE, Buffalo, New York; HARLONS B-B-QUE, Houston, Texas (DBE/MB); AUNTIE ANNIE'S, Round Rock, Texas (FR); ARMADILLO RESTAURANT, Austin, Texas (FH); WALK-N-ROLL, New York, New York (FA), to operate food/beverage and newsstand concessions at Austin-Bergstrom International Airport. (These revenue operating concession agreements are expected to generate approximately \$10.5 million in City revenues during the seven year term.) Armadillo Cafe: 4.45% DBE Participation; Wok-n-Roll: 9.11% DBE Participation; Aunty Annie's: 5.13% DBE Participation; CA One: 41.27% DBE Participation (18.11% MBE, 0% WBE); Harlon's BBQ: 16.51% DBE Participation (4.76% MBE, 0% WBE) [Recommended by Airport Advisory Board]
Approved on, Mayor Pro Tem Garcia's motion, Councilmember Griffith's second, 7-0 vote.

ITEMS FROM COUNCIL

33. Approve a resolution authorizing execution of a contract with F & W ELECTRICAL CONTRACTORS, INC., Floresville, Texas, for the purchase and installation of ball field lighting at the following parks: Garrison, Oak Hill Youth Sports, Civitan, Delwood Northeast Optimist, Northwest Recreational, Jefferson, Dove Springs, Montopolis Recreation Center, Williams, and Bechtel Harper & Humane, in the amount of \$1,589,590. Low bid of two. No M/WBE Subcontracting opportunities were identified. (Mayor Kirk Watson, Mayor Pro Tem Gus Garcia, and Councilmember Willie Lewis) [Recommended by Electric Utility Commission]
Resolution No. 971119-33 approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 7-0 vote.

4:30 P.M. - PUBLIC HEARING AND APPROVAL OF RESOLUTION

34. Public hearing on the Project Area Survey for the area east of I.H. 35, including East 11th and 12th Street commercial corridors; approve a resolution declaring the area a slum area, a blighted area or both, and designating the area as appropriate for an urban renewal project. (No fiscal impact.)
Motion to close public hearing on, Councilmember Slusher's motion, Councilmember Spelman's second, 7-0 vote.

Motion to approve on, Councilmember Lewis' motion, Mayor Pro Tem Garcia's second, 7-0

vote.

EXECUTIVE SESSION (No Public Discussion on These Items)

Executive session held at 1:40 p.m. to 2:20 p.m. on items 9, 10, 30 and 31.

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 go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

ADDENDUM

NOVEMBER 19, 1997

Items from Council

35. Approve a resolution supporting the use of sustainable bidding guidelines for all construction at the new airport, including monitoring of private contractors and developing sustainable guidelines for operation and maintenance of site improvements. (Councilmember Jackie Goodman)
Resolution No. 971119-35 approved on, Mayor Pro Tem Garcia's motion, Councilmember Goodman's second, 7-0 vote.

ADJOURNED at 6: 27 p.m. on, Councilmember Griffith's motion, Councilmember Spelman's second, 7-0 vote.

Approved on this the _____ day of _____, 1997 on, Councilmember Goodman's motion, Councilmember Slusher's second, 6-0, Mayor Watson absent.