



Austin City Council MINUTES

WORKSESSION
APRIL 9, 1997-1:30 P.M.

Mayor Pro Tem Garcia called the meeting to order, Mayor Todd out of the room, Councilmembers Mitchell and Slusher temporarily absent.

CITIZENS COMMUNICATION: GENERAL

READING OF CONSENT AGENDA

READING OF DISCUSSION AGENDA

CITIZENS COMMUNICATION: CONSENT AGENDA

ACTION ON CONSENT AGENDA

PREVIEW OF ITEMS FOR NEXT COUNCIL MEETING

1. Review of Proposed Agenda Items from the City Manager for April 24, 1997.
2. Review of Proposed Agenda Items from Council for April 24, 1997.
3. Discuss and identify consent and discussion agenda items for the April 10, 1997 Council meeting agenda. (Agenda for April 10, 1997 is attached and incorporated by reference.)
The following items were pulled for discussion: Items #'s 25, 29 and 31.
4. Set time certain, if necessary, for agenda items on the April 10, 1997 agenda.
The following items were pulled for time certain: Items #'s 24, set at 8:00 p.m., 26, 27 set at 3:00 p.m., 28 set at 5:00 p.m., 32, 45 set at 6:30 p.m.

BOARD AND COMMISSION REPORTS

5. ELECTRIC UTILITY COMMISSION - Teresa Reel, Chair
Presentation given by Teresa Reel and Jim O'Connell.

6. RESOURCE MANAGEMENT COMMISSION - Glee Ingram, Chair
Presentation given by Glee Ingram.
7. MONTHLY ELECTRIC UTILITY MANAGEMENT REPORT
Presentation given by John Moore.

BRIEFINGS

8. ISSUE PAPER: Public Safety
Postponed to May 14, 1997

ORDINANCES/RESOLUTIONS

Electric Utility

9. Approve a resolution authorizing execution of three year supply agreements with each of the following twelve firms: AMOCO ENERGY TRADING CORPORATION, Houston, Texas; AQUILA SOUTHWEST MARKETING CORPORATION, San Antonio, Texas; CONOCO, INC., Houston, Texas; DELHI GAS PIPELINE CORPORATION, Dallas, Texas; ENRON CAPITAL AND TRADE RESOURCES, Houston, Texas; ENSERCH ENERGY SERVICES, Dallas, Texas; LOUIS DREYFUS ENERGY CORPORATION, Wilton, Connecticut; NATIONAL ENERGY AND TRADE, LLC, Houston, Texas; NATURAL GAS CLEARINGHOUSE, Houston, Texas; PANENERGY TRADING AND MARKET SERVICES, LLC, Houston, Texas; UNION PACIFIC FUELS, Fort Worth, Texas; VITOL GAS AND ELECTRIC, Boston, Massachusetts, for the purchase of natural gas to provide fuel for the Electric Utility's generating plants, in an amount not to exceed \$115,478,045. (Funds will be provided through the Utility Fuel Charge revenue for the next three years.) Low bids of twenty-three. No MWBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)
Approved
10. Approve a resolution authorizing execution of a twelve month service agreement with GENERAL ELECTRIC COMPANY, Houston, Texas, for the maintenance, overhaul, and repair of Westinghouse steam turbine/generator and related equipment at Holly and Decker Power Plants, in an amount not to exceed \$717,293 with four twelve month extension options in an amount not to exceed \$717,293 per extension, for a total contract amount of \$3,586,465. (Funding in the amount of \$298,872 was included in the 1996-97 operating budget of the Electric Utility Department. Funding for the remainder of the contract and the extension options is contingent upon available funding in future budgets.) Low bid of five. 19.3% MBE, 15.4% WBE Subcontractor participation. (Recommended by Electric Utility Commission)
Approved
11. Approve a resolution authorizing an amendment of a twelve month service agreement with ASPLUNDH TREE EXPERT COMPANY, Willis, Texas, for tree trimming services for the south service area, in an amount not to exceed \$1,985,380, for a total contract amount of \$3,926,901. (Funding in

the amount of \$1,500,000 was included in the 1996-97 operating budget of the Electric Utility

Department; \$485,380 is available in the 1996-97 Capital budget of the Electric Utility Department.)
14.10% MBE, 15% WBE Subcontractor participation. (Recommended by Electric Utility Commission)
Approved

12. Approve a resolution authorizing an amendment of a twelve month service agreement with ASPLUNDH TREE EXPERT COMPANY, Willis, Texas, for tree trimming services for the north service center, in an amount not to exceed \$1,984,683, for a total contract amount of \$3,923,414. (Funding in the amount of \$1,500,000 was included in the 1996-97 operating budget of the Electric Utility Department; \$484,683 is available in the 1996-97 Capital budget of the Electric Utility Department.) 14.10% MBE, 15% WBE Subcontractor participation. (Recommended by Electric Utility Commission)
Approved

13. Approve a resolution authorizing execution of a contract with MTI TECHNOLOGY CORPORATION, Anaheim, California, for an upgrade to an existing automated tape backup system used for Digital Equipment Corporation cluster servers used to run databases located at Town Lake Center, in an amount not to exceed \$63,720. (Funding was included in the 1996-97 Capital budget of the Electric Utility Department.) Sole source. No M/WBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)
Approved

Items 9 through 13 approved on, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 5-0 vote, Councilmember Griffith out of the room, Mayor Todd absent.

14. Approve a resolution authorizing a twelve month service agreement with each of the following two firms: CANNON SLINE, INC., Houston, Texas, and CST ENVIRONMENTAL, INC., Houston, Texas, for lead abatement services, in an amount not to exceed \$250,000 with two twelve month extension options in an amount not to exceed \$250,000 per extension, for a total contract amount not to exceed \$750,000. (Funding in the amount of \$104,167 was included in the 1996-97 operating budget of the Electric Utility Department. Funding for the remainder of the contract and the extension options is contingent upon available funding in future budgets.) Best proposal of three. No M/WBE Subcontracting opportunities were identified.
Approved Cannon Sline, Inc. and postponed approval of CST Environmental and bring CST back with staff report to a later meeting on, Mayor Pro Tem Garcia's motion, Mayor Todd's second, 4-0 vote, Councilmembers Griffith, Mitchell and Reynolds absent.

15. Approve a resolution authorizing execution of a contract with QEI, INC., Springfield, New Jersey, for the purchase of six remote terminal units to interface with a Harris minicomputer to provide communications for supervisory control and data acquisition to the Utility's substations, including training, engineering protocol development and spare parts, in an amount not to exceed \$139,159, with four twelve month extension options, in an amount not to exceed \$90,942 per extension option, for a total contract amount not to exceed \$502,927. (Funding was included in the 1996-97 Capital Budget for the Electric Utility Department; funding for the extension options is contingent upon available funding in future budgets.) Low bid of three. No M/WBE Subcontracting opportunities were identified. (Recommended by Electric Utility Commission)
Approved on, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 6-0 vote, Councilmember Mitchell out of the room.
Planning, Environmental and Conservation Services

16. Approve a resolution authorizing the issuance of a Letter of Intent and a rebate in the amount of \$44,800 to GABLES RESIDENTIAL TRUST for the installation of high-efficiency air conditioning equipment at the Gables Bluffstone Apartments, a 256-unit complex currently under construction located at 8701 Bluffstone Cove. Energy improvements qualifying for this rebate will save an estimated 174 kilowatts at a program cost of \$258 per kilowatt saved. The comparable cost of a gas turbine is \$1,239 per kilowatt, including fuel, operation, and maintenance. Each high efficiency air conditioner will save the residents between \$90 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, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 4-1 vote, Councilmember Mitchell voting "NO".

Solid Waste Services

17. Approve an ordinance authorizing acceptance of \$37,770 in grant funds from the Texas Natural Resource Conservation Commission for enhancement of the City's used oil recycling program; amend Ordinance 960910-G, the 1996-97 operating budget, amending the Special Revenue Fund by appropriating \$37,770 in grant funds for the Solid Waste Services Department. (A City match is not required.)
Ordinance No. 970408-A approved on, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 6-0 vote. Councilmember Mitchell out of 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 18-22 are the AHFC items to be considered by the Austin Housing Finance Corporation's Board of Director's.

18. Approve the minutes of the January 30, 1997 meeting.
19. Public hearing and approval of a resolution for the issuance, sale and delivery of Austin Housing Finance Corporation Single Family Mortgage Revenue Bonds, Series 1997, in an amount not to exceed an aggregate principal amount of \$15,000,000, the form and substance of a trust indenture, an origination, sale and servicing agreement, purchase contracts and an offering document, and other documents and instruments necessary or convenient to carry out the transaction, including matters relating to the public hearing, and making certain findings and determinations in connection with the transaction to assist persons of low and moderate income with the cost of acquiring and owning decent, safe and sanitary housing in the City of Austin. (All fees and costs of issuance to be derived from the sale of the bonds.) [Recommended by Audit and Finance Committee]

FINANCE CORPORATION

20. Public hearing and approval of a resolution for the issuance of Austin Housing Finance Corporation Multifamily Housing Revenue Bonds (Woodland Heights Apartment Project), Series 1997, in an amount not to exceed an aggregate principal amount of \$8,515,000, the form and substance of a trust

indenture, a loan agreement, a regulatory agreement with respect to the project, and other matters in connection with the transaction, including matters relating to the public hearing, as requested by Texas Council of the Foundation for Social Resources, Inc., a 501(c) Texas non-profit corporation, to finance the acquisition and rehabilitation of the Woodland Heights Apartments located at 8312 North IH 35. [All fees are to be paid by requester or out of bond proceeds. Austin Housing Finance Corporation (AHFC) will receive a financing fee of .5% of the amount of the bonds from bond proceeds at closing. This financing fee revenue will not exceed \$42,575 and will increase the 1996-97 sources of funds for the AHFC.]

21. Authorize an assumption agreement and consent to transfer the ownership of the Cypress Hill Apartments, a Bond Financed Project, from BRW Real Estate Operating Company to Clifford Housing Partnership II, L.P. , a Delaware Limited partnership; and authorize the General Manager or his designee, to execute the necessary agreement and other documents on behalf of the Corporation. (This agreement will require all fees and costs to be paid by seller or purchaser. \$1,200 annual monitoring fees were included in the 1996-97 Amended Operating Budget of the AHFC.)
22. Approve making an election to issue Mortgage Credit Certificates in lieu of Single Family Mortgage Revenue Bonds, in an amount not to exceed \$8,281,100 establishing the Mortgage Credit Certificate Program, Series 1997, issuing Mortgage Credit Certificates pursuant to such Program, and publishing notice of the Mortgage Credit Certificate Program as required by federal law, and authorize a contract with a program administrator to operate the Mortgage Credit Certificate Program. (Pending final structuring of the program, it is envisioned that administration cost will be paid from MCC fees collected at time of application or at closing of each transaction. (Recommended by Audit and Finance Committee)

ITEMS FROM COUNCIL

23. Approve a resolution supporting the efforts of the Electric Utility Department to promote the use of electric lawnmowers as an alternative to gas powered mowers to help protect the environment. (Councilmember Jackie Goodman)
Approved on, Councilmember Goodman's motion, Mayor Pro Tem Garcia's second, 6-0 vote, Councilmember Mitchell out of the room.

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 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.

Land Acquisition - Section 551.072

24. 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.

ADJOURNED at 5:15 p.m.

Approved on this the 24th day of April, 1997 on, Mayor Pro Tem Garcia's motion, Councilmember Slusher's second, 7-0 vote.