



Austin City Council MINUTES

FEBRUARY 27, 1992 - 1:00 P.M.

MEETING CALLED TO ORDER - 1:00 P.M.

Mayor Todd called to order the meeting of the Council, noting that Councilmember Garcia and Mayor Pro Tem Urdy were not yet in the Council Chamber.

Councilmember Epstein left the meeting later in the day, due to illness.

MINUTES APPROVED

1. Approved Minutes for Regular Meeting of February 20, 1992 and Special Meetings of February 19, 20 and 21, 1992

On Councilmember Larson's motion, Councilmember Epstein's second, 5-0 Vote, Councilmember Garcia and Mayor Pro Tem Urdy absent.

CITIZEN COMMUNICATIONS: GENERAL

2. Mr. Henry Ratliff, to discuss water quality.
3. Mr. Richard Trachtenberg, to discuss the return of the "White Elephant."
4. Mr. F. Smock, to discuss crime prevention in the Windsor Park Neighborhood. Not present.
5. Ms. Pat Victor, to discuss crime in the Windsor Park Neighborhood.
6. Mr. Ron Sandford, to comment on drug activity and cooperative efforts of Police and property owners.
7. Mr. David Elliott, to discuss Austin's bad debt.
8. Ms. Claire K. Flynn, to provide an update on the City-funded Accreditation Training Project.

9. Ms. Rachel Cywinski, to update the Council of a toxic clean-up in the area bounded by Springdale Road, Lyons Road, Airport Boulevard and Bolm Road, and address concerns about City resources that have been allocated for that project.
10. Mr. Leonard Lyons, to discuss accountability.

CITIZEN COMMUNICATIONS: CONSENT AGENDA

Citizens will have a maximum of three (3) minutes to address the consent agenda.

ACTION ON CONSENT AGENDA

BOARD AND COMMISSION REPORTS

11. PET OVERPOPULATION TASK FORCE REPORT

Ed Piner, Task Force Chairman, presented the report.

ITEMS CONTINUED FROM PREVIOUS MEETINGS

12. Approved FIRST READING ONLY OF an ordinance implementing the first year of the Urban Watersheds Retrofit and Monitoring Business Plan by amending the 1991-92 Operating Budget as follows: (a) increasing the number of full-time positions by one (1) in the Department of Public Works and Transportation, by two (2) in the Law Department, and by six (6) in the Environmental and Conservation Services Department; and (b) reallocating \$5.0 million within the approved 1991-92 Drainage Utility Operating Budget as well as increasing expenditures and expense refunds by \$1,610,367 in the Environmental and Conservation Services Department Operating Budget and \$48,444 in the General Fund Operating Budget (for the Law Department). [Funding provided by the Drainage Utility Fund.]

Motion

Councilmember Garcia made a motion, seconded by Mayor Todd to approve the ordinance.

Substitute Motion

Councilmember Reynolds offered a substitute motion, seconded by Councilmember Larson, that "we approve those projects that are on the works, especially those that are in the erosion control". Councilmember Reynolds went on to say, "I have a print-out in front of me, it is the erosion control program with estimated cost, they are the different stream banks, everywhere from Little Walnut,

Tannehill, Port Branch, a total of \$1.3-million. We also have an EPA grant for a wet pond and a retrofit of \$134,900; and we also have a drainage project for the regional storm water program in CIP, which is \$966,000.00; for a total of \$2.4-million. Added to that we have the Convention Center wet pond expansion which is approximately \$140,000. So the total, and I would ask that this be read into the record. A substitute motion that would say that we would continue and finish these projects and allocate the expenditures of \$2,355,733, which is identified as I just now said, and then we take the staff proposal and Planning Commission proposal, Environmental Board proposal, and set up either a sub-committee of the Council to work diligently some of the concerns and implementing and setting some guidelines for staff as to the amount of allocation of construction expense as compared to monitoring, as compared to planning".

After discussion concerning the motion, Councilmember Reynolds stated: "There has been a small change, let me read it (the motion) again. It is to authorize the expenditure of \$1.454-million dollars in projects, which include mainly the erosion control program and also the Convention Center program. These are projects which we already have on the books and are in process or should be in process and I think they need to be continued. And then after that we would send, since there has been a good deal of concern as far as the parameters in which we want to work with the utility, then I ask that we set up a sub-committee of the Council or whatever the Council likes, but I would say a sub-committee of the Council to work on the parameters to give staff we are working with a utility plan".

Discussion of who should be on the sub-committee followed.

Subcommittee Members

Members of the Subcommittee are Mayor Todd, Mayor Pro Tem Urdy and Councilmember Reynolds.

Motion Restated

Councilmember Reynolds stated: "My motion is to fund the erosion controls program that we have on the books for 1992 and get those done and not slow down the process and make sure that all that gets taken care of. That's my motion and then I, would also be glad to work with the Planning Commission, Environmental Board and also representatives of whoever wants to do that, as well as my colleagues, to try to come up with some good parameters from which we can work and give direction to staff."

Councilmember Epstein said, "I want to get clarification from the Clerk that the projects identified in the motion is the one

enumerated on this page entitled The Erosion Control Program Estimated Costs, from the Storm Water Management Division of the Engineering Section, Design and Studies Group. If this is made part of the motion, and I understand this motion includes 'no expenditure for positions'. If I could have some verification then I will be ready to vote."

Mayor Todd stated: "We'll submit that document with the record and that should clarify any difficulty". Councilmember Reynolds stated, "It also includes the \$140,000.00 for the Convention Center which is on this sheet but is not on the computer sheet". SEE ADDENDUM TO AGENDA.

Roll Call on Motion

4-3 Vote, Councilmembers Garcia, Nofziger and Mayor Todd voted No.

13. Approved selection of the following underwriter group, Senior Manager: Morgan Stanley, and Co-Managers; Dean Witter, Dillon Read, Smith Barney, Masterson, Rauscher Pierce, Pryor McClendon, and Southwest Capital Markets, in connection with the second phase issuance of \$690,000,000 in Combined Utility Systems Revenue Refunding Bonds.

On Councilmember Garcia's motion, Councilmember Reynolds' second, 5-0-1 Vote, Mayor Pro Tem Urdy absent, Councilmember Epstein abstained.

ORDINANCES

14. Approved second/third readings of an Ordinance amending Chapter 13-2 of the Austin City Code rezoning property locally known as 4403 Russell Drive, Case No. C14-91-0054, from "LO" Limited Office to "GR-CO", Community Commercial-Conditional Overlay. DR. MILTON BONIUK, by The Faust Group (Bill Faust). First reading on October 3, 1991; Vote 7-0. Council granted GR-CO zoning for the subject tract with conditions which excluded specific uses. However, the Law Department has advised that Family Home, Group Home, Class I (Limited) and Group Home Class 1 (General) should not be prohibited in order to avoid conflict with the Federal Fair Housing Act. Conditions met as follows: Conditional Overlay incorporates conditions imposed by Council. Street deed satisfying right-of-way dedication requirement has been executed. (Public hearing closed on October 3, 1991 - No Citizen Sign-Up)

On Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

15. Amended Chapter 6-5 of the Austin City Code regarding food establishments to provide exemption from permits for certain

cooperative-type residential facilities and to make technical corrections in the Code to meet Federal and State requirements. (No fiscal impact.)

On Councilmember Garcia's motion, Councilmember Reynolds' second, 5-0-1 Vote, Mayor Pro Tem Urdy absent, Councilmember Reynolds abstained. (This was part of the consent motion.)

16. Authorized the Second Amendment to the Wells Branch Municipal Utility District Consent Agreement to delete the requirement for collection of a special rate before annexation (pre-annexation surcharge).

On Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

17. Amended Ordinance No. 910912-A, 1991-92 Operating Budget by amending the Special Revenue Fund for the Department of Planning and Development by \$6,092 for the creation of four permanent full-time positions to administer Community Development Block Grant (CDBG) programs and Austin Housing Finance Corporation (AHFC) programs. (Funding in the amount of \$1,143 provided by current year CDBG funds and \$4,949 from AHFC funds.) [Action to follow Austin Housing Finance Corporation Meeting] Recommended by Housing Subcommittee.

On Councilmember Garcia's motion, Mayor Pro Tem Urdy's second, 6-0 Vote, Councilmember Epstein absent.

18. Authorized acceptance of \$71,415 from the Texas Department of Health for the HIV Health and Social Services grant supplement for a total grant amount of \$428,491, to provide early intervention and treatment of persons with HIV infection; amend Ordinance No. 910912-A, the 1991-92 Operating Budget, amending the Special Revenue Fund for the Health and Human Services Department by appropriating \$71,415, increasing revenues and expenditures, and authorize one (1) grant funded full-time employee to coordinate health programs. (Related to Item 22)

19. Authorized acceptance of \$125,000 from the Texas Department of Health for the HIV Home and Community Based grant supplement, for a total grant amount of \$284,105, to provide home health aides, homemaker services, day treatment or partial hospitalization services, home intravenous drug therapy and routine diagnostics; amend Ordinance No. 910912-A, the 1991-92 Operating Budget, amending the Special Revenue Fund for the Health and Human Services Department by appropriating \$125,000, increasing revenues and expenditures. (Related to Item 23)

20. Amended the 1991-92 General Fund Operating Budget by increasing Health and Human Services appropriations by \$55,000, decreasing

Social Services Fund appropriations by \$55,000 to support the Community Action Network (CAN), formerly the Social Policy Advisory Committee (SPAC), and adding one (1) full-time employee to write grants. [Reviewed by Opportunities for Youth Subcommittee; Recommended by Community Action Network (CAN)] (Related to Item 24)

#18-20, on Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

21. Amended Ordinance No. 910912-A, the Operating Budget, by transferring \$55,000 from the General Fund Contingency Reserve to the Financial Services Department for performance of the 10 Year Performance Evaluation Report on Austin Cablevision, in an amount not to exceed \$55,000. (Related to Item 25) Recommended by the Council Subcommittee for cable Issues.

On Councilmember Nofziger's motion, Councilmember Garcia's second, 6-0 Vote Councilmember Epstein absent.

RESOLUTIONS

22. Approved amendments to three (3) contracts to reflect additional funding received from the Texas Department of Health, Health and Social Services grant; AIDS Services of Austin, in the amount of \$35,844, for a total contract amount of \$217,284; Child and Family Service, in the amount of \$6,120, for a total contract amount of \$11,995; and People's Community Clinic, in the amount of \$7,626, for a total contract amount of \$39,112. (Related to Item 18)
23. Approved amendments to two (2) contracts to reflect an extension of the Texas Department of Health, Home and Community-Based services grant, as follows: AIDS Services of Austin, in the amount of \$50,000, for a total contract amount of \$124,558, and Community Action, in the amount of \$8,750, for a total amount of \$8,750. (Related to Item 19)
24. Authorized negotiation and execution of an Interlocal Corporation Agreement with Travis County to co-locate certain Human Services Division staff of the Health and Human Services Department at the County Palm Square Building, located at 100 N. Interstate 35, and create a Community Action Network unit to improve the coordination and planning of social services provided by contract agencies. (Relocation expenses to be funded by Travis County) [Recommended by Community Action Network] (Related to Item 20)

#22-24, on Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

25. Approved negotiation and execution of a contract with the law firm of MOSS & BARNETT, Minneapolis, Minnesota, to perform the 10 Year Performance Evaluation Report on Austin Cablevision, in an amount not to exceed \$55,000. (Funding provided by the General Fund Contingency Reserve.) Best proposal of seven (7). The contractor was recommended by the Council Subcommittee for Cable Issues. The prime identified one area of subcontracting. OX M/WBE subcontractor participation. (Related to Item 21)

Approved the Resolution with a Friendly Amendment by Councilmember Garcia to request the City Manager to request staff to find a way to utilize \$10,000.00 for final negotiation for WBE/MBE. On Councilmember Nofziger's motion, Councilmember Garcia's second, 6-0 Vote, Councilmember Epstein absent.

26. Approved negotiation and execution of a twelve (12) month contract with AUSTIN COMMUNITY COLLEGE, CHILD DEVELOPMENT DEPARTMENT, for the administration of the Child Care Accreditation Program, in an estimated amount of \$37,500. (Funding provided through the allocation of 16th Year Community Development Block grant funds.) Sole Proposal. The prime identified one area of subcontracting: OX M/WBE Subcontractor participation. Reference No. 920274.3B0.
27. Approved execution of a contract award with WAYEST SAFETY, INC., Dallas, Texas, for the purchase of replacement parts for Scott breathing air apparatus to meet Occupational Safety and Health Act (OSHA) and the National Fire Protection Association (NFPA) requirements, in an amount not to exceed \$33,038.48. (Funding included in the 1991-92 Operating Budget of the Fire Department.) Low bid of three (3). The prime did not identify any subcontracting opportunities. Reference No. 920317-1MN.
28. Approved execution of a twelve (12) month supply agreement with BAXTER HOSPITAL SUPPLY, Grand Prairie, Texas, for EKG back pads for use by Brackenridge Hospital Surgery and Anesthesia Departments, in an amount not to exceed \$46,168, including an option to extend thereafter for up to one (1) additional twelve (12) month period, in an amount not to exceed \$46,168, for a total amount not to exceed \$92,336. Single bid meeting specifications. The prime did not identify any subcontracting opportunities. Reference No. BS2-030.
29. Approved execution of a twelve (12) month supply agreement with OWENS & MINOR, Houston, Texas, for sutures to be used by Surgery, Labor and Delivery and Emergency Room of Brackenridge Hospital, in an amount not to exceed \$292,148, including an option to extend thereafter for up to one (1) additional twelve (12) month period, in an amount not to exceed \$292,148, for a total amount not to exceed \$584,296. (Funding in the amount of \$170,410 included in the 1991-92 Operating budget of Brackenridge Hospital, and \$121,738 will

be requested in the 1992-93 Operating budget.) Low bid of four (4) meeting specifications. The prime did not identify any subcontracting opportunities. Reference No. BS1-078.

30. Approved execution of a contract award to IRIS MEDICAL INSTRUMENTS, Mountain View, California, for the purchase of a diode laser for use by opthamologists to perform retinal ophthalmic surgeries at Brackenridge Hospital, in an amount not to exceed \$39,340. (Funding provided by the issuance of Contractual Obligations approved by Council on February 28, 1991.) Low bid of two (2). The prime did not identify any subcontracting opportunities. Reference No. BH2-021.
31. Approved negotiation and execution of a contract award to ACUSON CORPORATION, Mountain View, California, for the purchase of cardiac ultrasound equipment, in an amount not to exceed \$134,287, including delivery, installation and a one (1) year warranty. (Funding included in the 1991-92 Operating Budget of Brackenridge Hospital.) Best proposal of three (3). The prime did not identify any subcontracting opportunities. Reference No. BH2-067.
32. Approved negotiation and execution of a one (1) year service agreement with CORLEY AND CO., P.C., Waco, Texas, for accounts payable review services, for a fee based on a percentage of recovered funds, including the option to extend thereafter for up to two (2) twelve (12) month periods. (Expenses will be deducted from revenues.) Best proposal of two (2). 15% MBE, 0% WBE Subcontractor participation. Reference No. 920269-3LI.
33. Approved an Interlocal Agreement for one (1) year with Travis County for Weatherization Services for the economically disadvantaged, in an amount not to exceed \$97,200. (Funding provided by Brown and Root Conservation Funds - included in the 1991-92 Operating Budget of the Environmental and Conservation Services Department.)
34. Approved execution of ten (10) month contracts for weatherization services to elderly and disabled utility customers with the following: VALDEZ REMODELING, PRISM DEVELOPMENT, AUSTIN WEATHERIZATION, AVG CONSTRUCTION, and ALL WEATHER GROOMING, in an aggregate total amount not to exceed \$460,000, with no individual contract to exceed \$150,000. (Funding included in the 1991-92 Environmental and Conservation Services Department.) Lowest five (5) bids of twelve (12). Valdez Remodeling and Prism Development are certified MBEs. The prime contractors cannot determine subcontracting amounts at this time until the project progresses. Reference No. 920198-3SS.
35. Approved the negotiation and execution of a lease agreement with Teachers Realty Corporation for approximately 20,936 sq. ft. of office space located in Southpark Business Park, Building E, located

at 2100 East St. Elmo, for use by the Health and Human Services Department, in an amount not to exceed \$70,346. (Funding included in the 1991-92 Operating Budget of the Health and Human Services Department.) Related to Brackenridge Professional Building space needs.

36. Set a public hearing amending the Austin City Code of 1981, Chapter 13 (Land Development Code), Section 13-2-908 of the Sign Ordinance which would delete the requirement that sign contractors carry workers' compensation insurance. Date and time: March 19, 1992 at 4:30 p.m.

#26-36 on Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

37. Authorized the Planning Department to negotiate and execute an amendment to the City's audit contract with KPMG PEAT MARWICK, Austin, Texas, for the compilation and audit of Austin Housing Finance Corporation's (AHFC) 1991 financial statements, in an amount not to exceed \$40,000, and to negotiate and execute a contract with the AHFC for reimbursement of the cost of the amendment. (Action to follow Austin Housing Finance Corporation Meeting) Recommended by Housing Subcommittee.

On Councilmember Garcia's motion, Councilmember Larson's second, 6-0 Vote, Councilmember Epstein absent.

3:00 P.M. - MEETING OF THE AUSTIN HOUSING FINANCE CORPORATION

Council recessed from 4:43 to 4:54 P.M. for the meeting as Board of Directors of the Austin Housing Finance Corporation.

4:00 P.M. - ZONING HEARINGS AND APPROVAL OF ORDINANCES

ZONING DISTRICTS

To be heard by Planning Commission on February 27, 1992;
Recommendation to Follow

38. C14-92-0006 - BROWNE CHILDREN TRUST, by Jeffrey & Diane South, 601 West 18th Street, from GO to GO-MU.

Postponed to March 26, 1992 at the applicant's request.

39. C14-92-0008 - FEDERAL DEPOSIT INSURANCE CO., by Trilogy Group, 2600 W. Stassney Lane, from LR to GO. Planning Commission recommendation to grant GO. 9-0.

Ordinance - On Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Councilmember Epstein absent.

PUBLIC HEARINGS

40. 5:00 P.M. - Proposed 1992 Bond Election - completion of current projects and candidate projects.

Closed public hearing, on Councilmember Reynolds' motion, Councilmember Garcia's second, 4-0 Vote, Councilmember Larson and Mayor Pro Tem Urdy out of the room, Councilmember Epstein absent.

41. 6:45 P.M. - Extend certain provisions, procedures and regulations of the Comprehensive Watershed Ordinance, as amended on October 17, 1991, to all other watersheds within Austin's planning jurisdiction.

Closed public hearing, on Councilmember Reynolds' motion, Councilmember Garcia's second, 6-0 Vote, Councilmember Epstein absent.

6:00 P.M. - DINNER BREAK

FINAL CITIZEN COMMUNICATIONS

Sign-up will be taken during the Council meeting. No more than six (6) persons shall speak, and each person will be given three (3) minutes to speak. These speakers cannot have spoken during Citizen Communications Consent or Citizen Communications General. J. Heine, Al St. Louis, Mark Moore and Julie Wassermann spoke.

ITEMS FROM COUNCIL

42. Set a public hearing to discuss rules and procedures for Council meetings as adopted by Council on February 6, 1992. (Rules Subcommittee)

Public hearing set for April 9, 1992 at 5:00 P.M. on Councilmember Garcia's motion, Councilmember Reynolds' second, 6-0 Vote, Mayor Pro Tem Urdy absent.

Councilmember Reynolds announced the next meeting of the Rules Subcommittee will be on March 31, 1992 from 3:30 to 5:00 P.M. in the Third Floor Conference Room of the Municipal Building.

EXECUTIVE SESSION (No Public Discussion on These Items)

Mayor Todd announced that Council would go into Executive Session, pursuant to Article 6252-17, Texas Revised Civil Statutes Annotated to receive advice from Legal Counsel, to discuss matters of land

acquisition, litigation and personnel matters. No final action will be taken on any subject or matter unless specifically listed on the agenda for this meeting.

Pursuant to Article 6252-17, Paragraph 2f

43. Discussion of acquisition of lease space for the proposed North Austin Health Clinic in northeast Austin.

Council recessed its meeting from 6:39 to 6:57 for executive session.

ACTION ON THE FOLLOWING

44. Authorized the negotiation and execution of a lease for the proposed North Austin Health Clinic in northeast Austin. To negotiate for Springfield/183 site.

On Councilmember Garcia's motion, Mayor Pro Tem Urdy's second, 6-0 Vote, Councilmember Epstein absent.

ADJOURN - 7:15 P.M.

STORMWATER MANAGEMENT DIVISION
ENGINEERING SECTION, DESIGN AND STUDIES GROUP
ESTIMATED 1992 EXPENDITURES

ADDENDUM TO MINUTES

2/27/92

EROSION CONTROL PROGRAM ESTIMATED COSTS FOR PROJECTS IN URBAN WATERSHEDS

PROJECT NAME	SURVEY	REAL ESTATE	PROJECT MANAGEMENT	DESIGN CONSULTANT	REVIEW FEES	C. I. (BID)	C. I. CONSTRUCT	SUBTOTALS
BROADMOOR	\$0	\$0	\$0	\$0	\$0	\$500	\$900 \$15,000	\$16,400
CRESTMONT	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0 \$10,000	\$12,000
SHOAL INVERT	\$2,000	\$0	\$0	\$2,000	\$0	\$0	\$0 \$10,000	\$14,000
EASTWOODS PARK	\$6,400	\$5,000	\$0	\$1,300	\$0	\$2,000	\$6,600 \$110,000	\$131,300
POQUITO	\$1,500	\$0	\$0	\$0	\$0	\$333	\$1,800 \$30,000	\$33,633
ALEXANDER	\$2,100	\$0	\$0	\$0	\$0	\$333	\$1,500 \$25,000	\$28,933
WEST ANNIE	\$3,500	\$0	\$0	\$0	\$0	\$333	\$1,200 \$20,000	\$25,033
CUMBERLAND	\$1,500	\$0	\$0	\$0	\$0	\$333	\$600 \$10,000	\$12,433
GROVER	\$2,000	\$0	\$0	\$0	\$0	\$333	\$900 \$15,000	\$18,233
AVENUE C	\$2,000	\$0	\$0	\$0	\$0	\$333	\$1,200 \$20,000	\$23,533
RAY AVE.	\$2,500	\$1,500	\$0	\$0	\$0	\$333	\$900 \$15,000	\$20,233

EROSION CONTROL MASTER PLANS:

LITTLE WALNUT	\$0	\$0	\$500	\$80,000	\$0	\$0	\$0	\$0	\$80,500
TANNEHILL	\$0	\$0	\$500	\$35,000	\$0	\$0	\$0	\$0	\$35,500
FORT BRANCH	\$0	\$0	\$500	\$35,000	\$0	\$0	\$0	\$0	\$35,500
MISC. PROJECTS	\$0	\$0	\$500	\$70,000	\$0	\$0	\$0	\$0	\$70,500

E.C.P. PACKAGE #3	\$15,100	\$0	\$0	\$0	\$0	\$2,000	\$8,100 \$135,000	\$160,200
SHIPE PARK	\$2,500	\$0	\$0	\$0	\$1,500	\$2,000	\$6,000 \$100,000	\$112,000
WALLER @ EAST FIRST	\$2,000	\$0	\$0	\$0	\$0	\$2,000	\$12,000 \$200,000	\$216,000

SUBTOTALS \$43,100 \$6,500 \$2,000 \$225,300 \$1,500 \$10,833 \$41,700 \$715,000 \$1,045,933 *

EROSION CONTROL PROGRAM ESTIMATED COSTS FOR PROJECTS IN VARIOUS WATERSHEDS

PROJECT NAME	SURVEY	REAL ESTATE	PROJECT MANAGEMENT	DESIGN CONSULTANT	REVIEW FEES	C. I. (BID)	C. I. CONSTRUCT	SUBTOTALS
S. FIRST	\$1,200	\$0	\$0	\$0	\$0	\$500	\$1,800 \$30,000	\$33,500
CHIPPEWAY	\$1,000	\$0	\$0	\$0	\$0	\$500	\$1,500 \$25,000	\$28,000
VALLECITO	\$0	\$0	\$0	\$0	\$0	\$500	\$900 \$15,000	\$16,400
SPRINGMEADOW	\$2,500	\$0	\$0	\$2,000	\$0	\$0	\$0 \$10,000	\$14,500
CHERRY CREEK	\$1,500	\$5,000	\$0	\$2,000	\$0	\$0	\$0 \$5,000	\$13,500
SHOAL @ WEST AVE	\$2,000	\$0	\$0	\$0	\$0	\$2,000	\$9,000 \$150,000	\$163,000
SUBTOTALS	\$8,200	\$5,000	\$0	\$4,000	\$0	\$3,500	\$13,200 \$235,000	\$268,900 *
TOTAL	\$51,300	\$11,500	\$2,000	\$229,300	\$1,500	\$14,333	\$54,900 \$950,000	\$1,314,833