



**Austin City Council
MINUTES**

**WORK SESSION
WEDNESDAY, June 11, 2003**

The City Council of Austin, Texas convened in a Work Session on Wednesday, June 11, 2003 at One Texas Center, 505 Barton Springs Road, 3rd Floor Training Room, Austin, Texas.

Mayor Garcia called the meeting to order at 10:14 a.m.

BRIEFINGS

7. Report by the Downtown Commission on its goals and accomplishments.
The presentation was made by Chris Riley, Vice Chair of the Planning Commission; Joan Ternus, Hispanic Chamber of Commerce; Perry Lorenz, Vice Chair of the Design Commission; Teresa Ferguson, Music Commission; Beatrice Fincher, Women's Chamber of Commerce; and Robert Craig Nasso, Downtown Resident.
8. Briefing on the recent conference of the International Council for Local Environmental Initiatives by the Mayor with an update of local activities.
The presentation was removed from the agenda indefinitely.
9. Briefing on proposed code amendments derived from May 2000, Council-adopted Downtown Austin Design Guidelines meant to improve quality of downtown development.
The presentation was made by Lisa Gordon, Assistant City Manager; Austan Librach, Director of Transportation, Planning and Sustainability Department; and Jana McCann, Urban Design Officer for Transportation, Planning and Sustainability Department.

Children's Hospital Of Austin Proposal

2. Approve an ordinance on second/third readings authorizing the City Manager to negotiate and execute an amendment to the lease of Brackenridge Hospital with the Daughters of Charity Health Services of Austin, d/b/a Seton Healthcare Network, relating to Seton's request to move Children's Hospital to the former Robert Mueller Municipal Airport site and other issues regarding the lease agreement. (Related Items 1, 3, 4, 5, 6)

The second reading of the ordinance was approved on Council Member Slusher's motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman abstained.

4. Approve an ordinance on second/third readings to Amend Ordinance No. 020909-02 the 2002-2003 Capital Budget of the Economic Growth & Redevelopment Services Department by appropriating \$7,250,000 to a new project, the "Catellus - Seton Site Development Contingency" project. (\$7,250,000 will be funded through the issuance of future debt.)(Related Items 1, 2, 3, 5, 6)

The second reading of the ordinance was approved on Council Member Slusher's motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman abstained.

5. b.) Adopt on second/third readings an Ordinance waiving the requirements of Section 25-9-39, of the City Code relating to the posting of fiscal security; waiving the requirements of Section 25-9-61, of the City Code relating to facilities eligible for cost reimbursement; waiving the requirements of Section 25-9-63, of the City Code relating to the amount of cost reimbursement; waiving the requirements of Section 25-9-67, of the City Code relating to cost reimbursement payments. (Funding in the amount of \$683,100.00 is available in Fiscal Year 2002-2003 Amended Capital Budget of the Water and Wastewater Utility) (Recommended by the Water and Wastewater Commission)(Related Items 1, 2, 3, 4, 6)

The second reading of the ordinance was approved on Council Member Slusher's motion, Council Member Dunkerley's second on a 6-0 vote. Mayor Pro Tem Goodman abstained.

6. C814-03-0079 - RMMA Phase I - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3600 Manor Road, located approximately 1,200 feet east of IH-35 North and 600 feet south of East 51st Street and comprising approximately 49 acres of land, more or less, out of Abstract 346, Thomas Hawkins Survey #9, and all or portions of Lots 20-33, Ridgetop Gardens Subdivision, Travis County, Texas (East Boggy Creek and Tannehill Creek Watersheds) from aviation services (AV) district zoning to planned unit development (PUD) district zoning. First reading on June 5, 2003. Vote: 7-0. Conditions met as follows: Ordinance incorporates the conditions imposed by Council on first ordinance reading. Applicant: City of Austin. Agent: Economic Growth and Redevelopment Services Office (Pam Hefner, A.S.L.A.). City Staff: Greg Guernsey, 974-2387. (Related Items 1, 2, 3, 4, 5)

The second reading of the ordinance was approved on Council Member Slusher's motion, Council Member Thomas' second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.

3. Approve a resolution authorizing the City Manager, or designee, to negotiate and execute with Catellus Development Corporation, or a related entity: (a) a Purchase and Sale Agreement for approximately 32 acres at the former Robert Mueller Municipal Airport site (RMMA); (b) a Purchase and Sale Agreement for rights-of-way surrounding and providing access to the 32 acres; (c) a Hospital Site Developer Agreement; (d) an Escrow Agreement; and (e) a resolution declaring intent to reimburse \$7,250,000 in costs related to the Catellus-Seton Site Development Project. (RMMA Commission recommends that the City Council adopt the RMMA Redevelopment/Reuse Plan

prepared by ROMA. The Planning Commission approved Planned Unit Development zoning.)(Related Items 1, 2, 4, 5, 6)

This item was postponed to June 12, 2003.

5. a.) Authorize negotiation and execution of a cost reimbursement agreement with Catellus Commercial Development Corporation, providing terms and conditions for construction of a 16-inch water main and appurtenances to provide water service to a portion of the Robert Mueller Municipal Airport Redevelopment with City cost reimbursement for actual "hard" construction costs in the amount not to exceed \$594,000.00, and "soft" costs for engineering, design and project management in an amount not to exceed 15% of the actual "hard" construction cost or \$89,100.00, whichever is less, for a total cost reimbursement amount not to exceed \$683,100.00;

This item was postponed to June 12, 2003.

EXECUTIVE SESSION

Private Consultation with Attorney - Section 551.071

1. Discuss legal issues related to Brackenridge Hospital lease agreement with Seton Healthcare Network, legal issues related to Seton's request to move Children's Hospital to the former Robert Mueller Municipal Airport site and other legal issues regarding the lease agreement. (Related Items 2, 3, 4, 5, 6)

This item was not discussed.

The motion to adjourn the meeting at 12:15 p.m. was approved on Council Member Slusher's motion, Council Member Alvarez' second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.

The minutes for the work session of June 11, 2003 were approved on July 17, 2003 on Council Member Dunkerley's motion, Council Member Wynn's second on a 6-0 vote. Mayor Pro Tem Goodman was off the dais.