

RESOLUTION NO.

WHEREAS, the City of Austin is considering a revamped expedited permit review system that allows developers to pay premium fees in exchange for expedited permit review, and Council may fund such a program in the 2016- 2017 budget; and

WHEREAS, Austin City Council voted in favor of Resolution No. 20160616-029 on consent on June 16, 2016 to direct the City Manager to present a policy option to the City Council that includes minimum requirements for developers voluntarily participating in the City of Austin's expedited review process, including worker protection standards for commercial construction projects; and

WHEREAS, the City of Austin Development Services Department issued a report on August 9, 2016 in response to Council Resolution No. 20160616-029, that includes a policy option to require worker protections as a minimum requirement for commercial project owners to participate in an expedited permit review process; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council directs that, in developing any future expedited permit review incentive program, the City Manager include worker protection standards for all commercial projects with no residential component, in addition to provisions for self-sustaining fees. At a minimum, these worker protection standards must include:

- A living wage as defined by the City of Austin;
- OSHA-10 safety training;

- Workers' compensation;
- OSHA-30 training for safety supervisors;
- A local hiring goal for project owners to ensure commercially reasonable efforts are made to recruit 30% of the total workforce hours performed from local DOL-registered apprenticeship programs or bilingual craft training programs that offer instruction at zero or nominal cost to the worker; and
- Compliance with all local, state, and federal employment laws;
- Independent, third-party on-site monitoring selected through a competitive process to ensure these standards are upheld

BE IT FURTHER RESOLVED:

The City Manager is directed to develop program guidelines for this process to ensure there is a fair system for compliance for participating developers and their construction contractors and subcontractors; to establish the funding and process for approving third-party monitors; and to establish any reasonable exceptions to the workplace standards as may be appropriate for small scale projects. The City Manager is directed to present these program guidelines back to the City Council within 30 days for review and for any further direction.

ADOPTED: _____, 2016

ATTEST: _____
Jannette S. Goodall
City Clerk