

A G E N D A

PRE-COUNCIL MEETING

TUESDAY, DECEMBER 11, 1984

8:30 A.M.

PRE-COUNCIL ROOM

- 1) Update on the Fort Worth 150 Celebration - Jane Schlansker, Chairperson (10 Min.)
- 2) Selection of Firm to Collect Delinquent Taxes - Council Review Committee (5 Min.)
- 3) Adoption of 1982 Uniform Building Code (M&C G-6179) - Lester Paige, Building Official, and Don Peacock, Fire Marshall (20 Min.)
- 2) Fire Inspection Fees (I. R. No. 6988) - Don Peacock, Fire Marshall (15 Min.)
- 3) Lease Agreement - Northside Coliseum (M&C C-8764) - Bob Terrell, Assistant to the City Manager (20 Min.)
- 4) Feasibility Engineering Study - Southwest Freeway (M&C G-6185) - David A. Ivory, Assistant City Manager (10 Min.)
- 5) Temporary Street Closure - 3900 Block of Inwood Drive (C.P. 117) - Councilman Dwaine Johnson (5 Min.)

Construction Code Board of Appeals instead of B.C.A. of Appeals

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FORT WORTH HOUSING FINANCE CORPORATION MEETING

11:00 A.M.

PRE-COUNCIL CHAMBER

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* To add or make revisions, please call the City Manager's Office, 870-6143, before 3:00 P.M., Monday, December 10, 1984

The purpose of the Pre-Council Conference held prior to a regular City Council Meeting is to allow the Mayor and Councilmembers to discuss informally items on the agenda and to secure information from the City Manager and the staff. Although the meeting is open to the public, citizens are requested to reserve comments and questions for the subsequent Council meeting so they will be a part of the public record.

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

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REFERRED TO:

ITEM

1) Update on the Fort Worth 150 Celebration

Schlansker: Presented information on the status of the Commission's efforts. To date, the Commission has: submitted a Master Plan to the State; formed various committees; developed a logo; set up and staffed an office; incorporated as a non-profit entity; developed a three-year budget; and identified 20 sanctioned projects. The State has designated Fort Worth as an officially-sanctioned city. One of the projects being undertaken is the development of the river area.

Williams: Asked if any of the river projects involved eliminating the odor problem.

Schlansker: Indicated that the odor problem has not been targeted, but that the Commission could make it a priority.

2) Selection of Firm to Collect Delinquent Taxes

McKinney: Presented information concerning the selection of Heard, Grogan, Blair firm to collect delinquent taxes. The firm will collect delinquent demolition, pavement assessing and weed control liens, as well as delinquent property taxes. Payment to the firm will be a 15% surcharge added to the delinquent taxpayer's bill of taxes, interest and penalty. The 15% surcharge on accounts from 1983 and before will be held in escrow until the Attorney General's opinion on the legality of a retroactive penalty is received.

Newkirk: Recommended that City collect all taxes and place in escrow until the legal decision has been made. Asked what incentive firm would have for collecting delinquent liens since they will not receive 15% fee.

McKinney: Indicated that renewal of contract at end of year should be sufficient incentive.

3) Adoption of 1982 Uniform Building Code (M&C G-6179)

Paige: Recommended adoption of 1982 version of the Uniform Building Code with amendments. The City currently is attempting to work with Builder's Association to add requirements for sprinklering of all elderly and retirement homes three stories and higher.

Wetherby: Asked Paige to find out how many three-story apartment buildings are now in the City. Also asked him to check with Dallas and Arlington to find out how many fires they've had in three story multiple-family residences, how many lives



were lost, and whether the buildings involved were sprinklered. Also asked if the requirements were retroactive.

Paige: Agreed to find out requested information. Stated that requirements are not retroactive.

Newkirk: Expressed a concern that builders be made aware of requirements before they are finished with project.

Sturns: Stated that efforts are being made to make inspections earlier in the building process, which have resulted in better coordination.

4) Fire Inspection Fees (I.R. No. 6988)

Peacock: Presented an overview of changes in the fire inspection fees.

5) Lease Agreement - Northside Coliseum (M&C C-8764)

Terrell: Briefed Council on terms of lease agreement. Most recent changes: A) The City will receive 3% of all gross revenues in excess of \$4 million for 20 years (the automatic increase of the floor based on Consumer Price Index has been eliminated). In addition the definition of gross revenues has been expanded.

Newkirk: Asked if interest rate on certificates of obligation would be fixed.

Terrell: Stated that they would be.

Stute: Asked if City would have to sell Certificates of Obligation before renovation project begins.

Atkins: Stated that the City needs to have money on hand before project begins.

Stute: Expressed concern about payment schedule given that leasee will only pay \$200/month during renovation.

Terrell: Stated that could structure payment schedule such that pay only interest until other revenue started coming in.

Newkirk: Asked whether the City could issue a certificate of obligation for \$1 million and take the balance (1.8 million) from General Fund reserves.

Stute: Suggested that 1.8 million could come from Capital Reserve Funds.

Bolen: Asked for information concerning amount in General Fund reserves and Capital Fund Reserves.



Lancaster: Asked what provisions were being made for cost overruns.

Terrell: Stated that in the event of cost overruns, the project would be scaled down because it cannot exceed the amount already agreed to.

6) Feasibility Engineering Study - Southwest Freeway
(M&C G-6185)

Ivory: Briefed Council on the need to authorize the City to enter an agreement with a firm to compile information necessary to finalize plans with the State Department of Highways and Public Transportation for improvements to Southwest Freeway. The firm would be compensated on an hourly rate basis until a contract is written.

Bolen: Asked if the hourly rate to be charged is standard charge?

Rep from Firm: Stated that rate is the same as is being charged for other city projects.

Newkirk: Asked for information concerning what account funds would be taken from to pay firm. Asked for M&C to be amended with that information.

7) Temporary Street Closure - 3900 Block of Inwood Drive (C.P. 117)

Johnson: Delayed discussion for 30 days.

DAI:LL



Administrative Action Request
December 11, 1984

ITEM

REFERRED TO:

1) Items to be Continued/Withdrawn —

Adoption of 1982 Uniform Building Code (M & C G-6179) -
Continued for one week.

DAI:RA

Ordinance Revising Building Code Board of Appeals
(M & C G-6180) - Continued for one week.

DAI:RA

Vacation of Unnamed Street: Tanglewood N. Addition
(M & C PZ-1319) -

DAI:RA

2) Appointments

Councilmember Wetherby removed Rob Plummer from Charitable
Solicitations Commission and appointed him to the Historic
and Cultural Advisory Board.

RAMc:BT:RA

3) Comments/Requests

No requests.

4) Zoning Hearing

Cases recommended for approval:

All cases from Zoning Commission were upheld except
Z-84-270 (Miller of Texas, South of Thompson Road
at N. Beach Street), which was continued for one week.

Appealed

All cases from Zoning Commission upheld except:

1. Z-84-241 (Robert Olesky, 5010 Lancaster) sent
back to Zoning Commission for re-hearing.
2. Z-84-251 (William Kapavik, 3240 Marquita Dr.
and 3104 Ramona Dr.) Zoning Commission ruling
changed from "denied" to "denied without prejudice".
3. Z-84-252 (Donald Ray Coppick, 3145 Marquita Dr.)
Set for a special hearing at next regular zoning
hearing.
4. Z-84-263 (Henco Development Co., Truman Dr. at
East Loop I-820 S.) Set for special hearing at next
regular zoning hearing.



DAI:RA

Administrative Action Requested
December 11, 1984
Page 2

5) Citizen Presentations —

None.

6) Letter from Citizens --

