

Ruth Ann

HRC
Application
Name

A G E N D A

PRE-COUNCIL MEETING
TUESDAY, NOVEMBER 11, 1986
8:30 A.M.

PRE-COUNCIL CHAMBER

FOR DISCUSSION ONLY

- 1) Golf Fund Update - Ramon Guajardo, Assistant City Manager and Charles Campbell, Park and Recreation Director (30 Min.) *Proposed 9:00 started 9:05*
- 2) Amendment to False Alarm Ordinance (I.R. No. 7152) - Rod Bremby, Assistant to the City Manager (10 Min.) *9:10*
- 3) Meeting with Mayors and Councils of Customer Cities on System Access Fees - Ruth Ann McKinney, Assistant City Manager (10 Min.) *9:20 9:18*
- 4) Opening of Southwest Regional Library (I.R. No. 7155) - Councilman Garey Gilley (5 Min.) *9:25 9:28*
- 5) Refunding of 1980 Single Family Mortgage Revenue Bonds - A. Judson Bailiff, Finance Director (10 Min.) *9:35 9:27*

FOR ACTION TODAY

- 6) Approval of Articles of Incorporation and Bylaws - Fort Worth Convention & Visitors Bureau (M&C G-6877) - Douglas Harman, City Manager (10 Min.) *9:45*

To add or make revisions, please call the City Manager's Office, 870-6140, before 3:00 P.M., Monday, November 10, 1986

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.

PRE-COUNCIL MEETING
PRE-COUNCIL CHAMBER
NOVEMBER 11, 1986



ABSENT: Councilman Zapata

ITEMS

1. GOLF FUND UPDATE - Mr. Ramon Guajardo, Assistant City Manager and Mr. Chuck Barnett, Director of Golf, came before Council to discuss further the management of golf funds. Mr. Barnett told Council that funds had been used to reorganize and upgrade the golf courses. According to Mr. Barnett, \$300,000 of equipment was purchased, lakes were sealed and dredged, pump systems and pump houses were constructed and pro-shops were remodeled. At least \$80,000 is spent maintaining the irrigation system with the turf itself being the most costly stated Mr. Barnett.

Mr. Guajardo presented Council with three alternatives to managing the enterprise funds: 1)continue operating as usual and make improvements as revenue becomes available; 2)make a loan to the enterprise funds so that capital improvements can be made; and 3)investigate the possibility of contracting one or more golf courses to independent company(ies).

If contracting is considered, the tentative schedule would began January 29, 1987 with the IR being presented to Council and the RFP and contract document ready for solicitation of proposals. The agreement would commence on October 1, 1987.

Councilman Lancaster was concerned about the interest of his fellow councilmen in contracting out.

Councilman Williams stated that he did have interest in contracting out if it would help the enterprise funds. However, he also mentioned that he would like to see something happen before April 14.

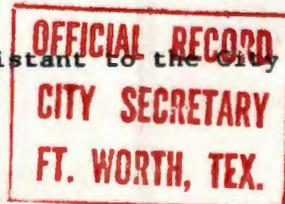
Mayor Bolen asked what was the average standing of the golf courses in comparison to golf courses around the country. He also posed the question as to how fast the Golf Club Association membership was increasing.

Mr. Barrett told Council that these figures are available and will be brought back to them. He further stated that Fort Worth's Golf Courses are generating more than the national average with respect to revenues and rounds.

Councilman Bagsby recommended that some type of fee structure be looked at.

Councilman Gilley informed Councilmembers of the near impossibility of golf courses having a positive cash flow. He cautioned them that studying two golf courses for a short period of time, that have been contracted out, would be an invalid evaluation of a positive cash flow.

2. AMENDMENT TO FALSE ALARM ORDINANCE - Roderick Bremby, Assistant to the City



Manager, spoke to Council about the impact that false alarms are having on Public Safety Revenues. Mr. Bremby told Council that since the adoption of the ordinance in 1984, commercial false alarms have decreased by more than 4% but overall false alarms had increased by over 7%. Mr. Bremby stated that he came before Council seeking an amendment to include in the ordinance with regards to residential false alarms.

Councilman Williams questioned the quality of alarms that homeowners had in their homes.

Councilman Garrison suggested that there be an evaluation standard for false alarm units.

Mr. Bremby cautioned Council that any imposed regulations would be pre-empted by the State.

Councilman Gilley told Council that pre-cautions should be taken with regards to posing false alarm fees on residential systems.

3. MEETING ON SYSTEM ACCESS FEES - Ruth Ann McKinney, Assistant City Manager, asked that the Mayor and each Councilmember 'please' be present at the meeting with Mayors and Councils of Customer Cities on System Access Fees. The meeting will be held Monday, November 17 at the Convention Center in room A-262.

4. SOUTHWEST REGIONAL LIBRARY - Councilman Gilley spoke to Council about the opening of the Southwest Regional Library. The building, which has a cost impact of \$53,000, has been scheduled for opening. He reminded Council that if the building is not opened, the cost of securing it would more than double.

6. BOND REFUNDING - Mr. Judson Bailiff, Finance Director, presented Council with a procedure for refunding the 1980 single family mortgage revenue bonds. Council was told that the goal is to raise \$4,000,000 which would be considered a taxable obligation and not tax-exempt. Zero coupon bonds would be sold but will pay no value. The new bonds will be issued and will be paid for by excess funds in the reserve funds.

Councilman Lancaster asked what the cost of this refunding would be.

Mr. Bailiff said that insurance premiums would be the biggest cost items. Estimated cost is from \$300,000 to \$400,000.

Councilman Bagsby reminded Council that \$1.5 million is already budgeted for refinancing bonds and that the remainder is scheduled to go to the housing funds.

Mayor Bolen recommended to Mr. Bailiff that he follow-up on the exact wording in the budget concerning the refinancing of bonds.

6. CONVENTION & VISITORS BUREAU - City Manager, Douglas Harman, once again addressed the issue of the composition of the election committee.

Councilman Murrin told Council that he favors an independent board but



recommended that the election committee be made up of the Chairman of Chamber and the Chairman of the Hotel/Motel Association instead of having two members from Chamber in addition to the three members from City Council.

Mr. Tilly stated that he disagreed with Mr. Murrins' recommendation and gave several reasons why. Mr. Tilly mentioned that the election committee would have to come before Council regarding major issues. If Council was not satisfied with action taken by the committee, it would be at their discretion to remove any person from the committee. He reminded Council that if a person serves on the election committee they cannot serve on the board.

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