

A G E N D A

CITY COUNCIL WORK SESSION

1:30 p.m.

Pre-Council Chamber

FOR DISCUSSION ONLY

- 1) Update On Street Maintenance Program - Gary Santerre, Director,
Transportation/Public Works Department (20 Min.) ✓
- 2) Roofing Issues: Roofing for Public Buildings - Nancy Amos, Assistant
Director, and Thurman Wolfe, Architect, Transportation and Public Works
Department (15 Min.) ✓
- 3) Monthly Operating Report - Charles Boswell, Management Services
Director (10 Min.)
- 4) Status of Animal Shelter - Ramon Guajardo, Assistant City Manager
(15 Min.) ✓
- 5) Texas Municipal League 75th Annual Conference - Douglas Harman, City
Manager (5 Min.) ✓

FOR ACTION TODAY

- 6) Considerations Related to Expansion of the Ambulance Service Areas
(M&C G-7283) - Councilman William Garrison (20 Min.) ✓
- 7) Development Fee Issues (M&C G-7206 and M&C G-7255) - Joe Bilardi,
Development Director (15 Min.) ✓
- 8) Establishing Hearing Date and Procedures for Appeal from Revocation of
Dance Hall License at Ocean Club (M&C G-7282) - Wade Adkins, City
Attorney (10 Min.) ✓
- 9) Background on Water and Sewer Issues (I.R. No. 7223) - Richard Sawey,
Water Director (10 Min.)
 - a) Water and Sewer Tap Fee Adjustments for Fiscal Year
1987-88 (M&C G-7242)

OFFICIAL RECORD
CITY SECRETARY
FT. WORTH, TEX.

- 10) Fort Worth Zoo and Forest Park - Ramon Guajardo, Assistant City Manager (45 Min.)
 - a) Approval of Forest Park Plan (M&C G-7285)
 - b) Contract with the Fort Worth Zoological Association (M&C C-10571)
 - c) Other Issues

- 11) Questions/Answers Concerning Current Agenda Items - Douglas Harman City Manager (10 Min.)



PRE-COUNCIL WORK SESSION
OCTOBER 6, 1987
PRE-COUNCIL CHAMBER



ABSENT: Councilman Zapata

1. UPDATE ON STREET MAINTENANCE PROGRAM - GARY SANTERRE, DIRECTOR,
TRANSPORTATION/PUBLIC WORKS

Gary Santerre, Transportation and Public Works Director, updated Council on the progress of street improvements in Fort Worth. Mr. Santerre reported that virtually all of the scheduled street improvements are moving along according to schedule. Streets in the downtown are nearing completion and the only anticipated delays in other street projects are Seminary and Miller, where design changes may result in delayed completion.

Mayor Bolen asked Mr. Santerre to estimate the life expectancy of resurfaced roads that are repaved using new techniques. Mr. Santerre responded that because of the relative newness of the procedures, no accurate indication of life expectancy exists for the technique. He estimated, however, that streets resurfaced with the new technique may last as long as ten years.

2. ROOFING ISSUES: ROOFING FOR PUBLIC BUILDINGS - NANCY AMOS, ASSISTANT
DIRECTOR, AND THURMAN WOLFE, ARCHITECT, TRANSPORTATION AND PUBLIC WORKS
DEPARTMENT

Nancy Amos, Assistant Director of Transportation and Public Works, informed Council of new efforts to build accountability into the award of city roofing contracts to avoid the roofing problems that continue to plague many city facilities. Ms. Amos indicated that three factors are necessary to ensure a good roof:

1. Good specifications
2. Good materials
3. Good contractors

To improve the quality of roofing work the city receives, the Transportation and Public Works Department will initiate changes including better coordination of roofing contracts and more shared information between divisions. Ms. Amos indicated that the 1987-88 budget can cover one third of the anticipated emergency repairs. This amount does not, however, include patch repairs.

Thurman Wolfe, Architect, Transportation and Public Works, explained the differences between the various roof warranties available, including a two year builder warranty, a ten year manufacturer warranty and a twenty year manufacturer warranty. Mr. Wolfe indicated that the best warranty for the city is a combination of the two year builder warranty and the twenty year manufacturer warranty. In order to get a twenty year warranty, however, the roof must be installed by manufacturer approved roofing firms. Of the various roof types that are available, T/PW recommends the Modified Bitumen as the best roof. City employees have been trained and certified to install the Modified Bitumen roofs.

Councilman Zapata expressed concern that some of the small, minority-owned businesses may not be able to qualify for the twenty year warranty certification because they have not been in business long enough.

Councilman Gilley stated that while the city is concerned with making city contracts available to minority businesses, Council's overriding responsibility is to protect public investments.

3. MONTHLY OPERATING REPORT - CHARLES BOSWELL, MANAGEMENT SERVICES DIRECTOR

Charles Boswell, Management Services Director, reported to Council that Personnel Director Charlie Shapard has been selected president-elect of the International Personnel Management Association (IPMA). He will assume the post on January 1, 1988, and will move into the president's seat on January 1, 1989. After his year of service as president, Mr. Shapard will continue on the board as past president.

Mr. Boswell indicated that Mr. Shapard's selection as president-elect is quite an honor. Mr. Shapard is to be congratulated for this honor and for the recognition the Personnel Department has received under his direction.

4. STATUS OF ANIMAL SHELTER - RAMON GUAJARDO, ASSISTANT CITY MANAGER

Assistant City Manager Ramon Guajardo reviewed the city's options for dealing with the problems at the animal shelter. The options include a lease/purchase agreement, inclusion in future bond elections, and the use of reserve funds. The facility is overcrowded and in violation of several state regulations. Previous efforts to work with the Humane Society in developing a new facility have been unsuccessful.

Mr. Guajardo indicated that to bring the existing facility up to state standards would require at least \$30,000 for improvements to a quarantine area. Due to the inadequacy of the site for longterm improvements, staff does not recommend investing in improvements to the existing facility.

Councilman Gilley asked if it would be possible to explore a joint effort with neighboring cities or with Tarrant County. City Manager Douglas Harman responded that while a joint effort may be possible, because Fort Worth is the largest city in the county, it would have to fund most of any joint projects with other cities. He recommended that Council authorize staff to proceed with the lease/purchase option.

Dr. Brooks Taylor, Health Department Director, indicated that the county does need more shelters and that contracting with private agencies is another alternative that can be explored.

5. TEXAS MUNICIPAL LEAGUE 75TH ANNUAL CONFERENCE - DOUGLAS HARMAN, CITY MANAGER

City Manager Douglas Harman reported that registration for the Texas Municipal League (TML) 75th Annual Conference is the highest ever, with more people expected than attended the last conference held in San Antonio. Mr. Harman indicated that as an added convenience to conference delegates, Octel's Aspen Voice Mail system would be available to all interested individuals for updated information on schedules and other important information.

Mayor Bolen reminded Council of how fortunate Fort Worth is to be able to line

up such an impressive list of conference speakers. The list includes former Transportation Secretary Elizabeth Dole, U.S. Speaker of the House Jim Wright, Texas Speaker of the House Gib Lewis, and billionaire businessman H. Ross Perot, Sr.

City Manager Douglas Harman stated that a film on conventions in Fort Worth will be prepared during the TML Conference to encourage other convention business in the city.

6. CONSIDERATIONS RELATED TO EXPANSION OF THE AMBULANCE SERVICE AREAS (M&C G-7283) - COUNCILMAN WILLIAM GARRISON

Assistant City Manager Bob Terrell informed Council of the Ambulance Authority's plans to hire a third party for advice related to MedStar's recent acquisition of Meisner-Brown. The acquisition of Meisner-Brown by the MedStar System will result in significant expansion in the MedStar service area, and while the system was designed to grow, such rapid and extensive expansion was not originally anticipated. Mr. Terrell indicated that the Ambulance Board wants to assure that the existing cost formulas will result in an equitable distribution of the costs of including the new cities in the system.

7. DEVELOPMENT FEE ISSUES (M&C G-7206 AND M&C G-7255) - JOE BILARDI, DEVELOPMENT DIRECTOR

Regarding the proposed increase in development fees (M&C G-7206 and M&C G-7255), Development Director Joe Bilardi recommended that the changes be reviewed by the Development Policy Advisory Board prior to Council action. He indicated that a one month delay would not significantly impact the Development Department's budget.

Councilman Williams asked if the proposed fee increases are included in the 1987-88 budget. Mr. Bilardi indicated that the proposed increases are not included in the current year's revenue projections.

Mr. Williams asked why the current changes were not reviewed by the Development Policy Advisory Board if the Board is supposed to review all proposed changes. Mr. Bilardi stated that the current changes were proposed as a quick way to help the city with its revenue shortfalls.

Councilman Murrin stated that all development fees should be reviewed to ensure that they are reasonable.

Councilman Gilley stated that the Development Department was cut ten percent last year and that essentially only fixed costs remain, and these cannot be cut.

8. ESTABLISHING HEARING DATE AND PROCEDURES FOR APPEAL FROM REVOCATION OF DANCE HALL LICENSE AT OCEAN CLUB (M&C G-7282) WADE ADKINS, CITY ATTORNEY

City Attorney Wade Adkins reported that the city ordinance for dance hall permits allows the Chief of Police to revoke a dance hall's permit if repeated violations occur. Due to continuing violations at the Ocean Club, Chief Windham conducted a public hearing and revoked its dance hall permit.

Mr. Adkins indicated that the provisions of the ordinance dealing with appeals is somewhat vague. He stated that the appeal could be handled one of two ways.

Either the Council could appoint a hearing officer who would take testimony and report back to Council, or the Council could hear all the evidence itself. Mr. Adkins indicated that the second option, while being the most time consuming for Council, is probably the best option from a legal standpoint.

Further discussion of the issue was delayed for consideration in executive session.

9. BACKGROUND ON WATER AND SEWER ISSUES (I.R. 7223) - RICHARD SAWEY, WATER DIRECTOR

A) WATER AND SEWER TAP FEE ADJUSTMENTS FOR FISCAL YEAR 1987-88 (M&C G-7242)

Sam Nunn, Assistant Director/Business Manager of the Water Department, reviewed plans to adjust water and sewer tap fees in accordance with a cost study conducted by David M. Griffith. The adjustments will allow recovery of actual costs and will result in both increases and decreases.

10. FORT WORTH ZOO AND FOREST PARK - RAMON GUAJARDO, ASSISTANT CITY MANAGER

A) APPROVAL OF FOREST PARK PLAN (M&C G-7285)

Ramon Guajardo, Assistant City Manager, briefly explained several alternatives to the proposed Forest Park Master Plan.

Councilman Gilley asked why Zoo Creek is scheduled for rechanneling. Gary Kutilek, Assistant Park and Recreation Director, explained that Zoo Creek will be rechanneled for flood control and to create a place for the relocation of rides.

Mr. Gilley expressed concern over some of the proposed phasing of the Master Plan as it relates to the rechanneling of Zoo Creek. In particular, he stated concern over the use of public funds for such an expensive undertaking.

B) CONTRACT WITH THE FORT WORTH ZOOLOGICAL ASSOCIATION (M&C C-10571)

Regarding the award of a zoo contract, Mr. Guajardo stated staff's recommendation that the contract be awarded to the Zoological Association. He did, however, recommend several changes in the proposed contract including a provision which requires Council approval for the acquisition of any animals costing more than \$15,000. The purpose of this provision is to protect against any unanticipated increases in the operating budget which might result from the acquisition of exotic animals.

Councilman Williams stated his belief that the Council should be consulted for any animal purchases over \$5000 to allow more Council involvement in zoo operations.

Councilman Gilley asked Zoo Director Elvie Turner if there is a correlation between the cost of an animal and the operating costs required to maintain that animal. Mr. Turner indicated that there is not always a direct correlation between the cost of an animal and the cost of maintaining it.

Another recommended change to the proposed contract calls for the city to receive fifteen percent of concession profits after an \$800,000 threshold is reached. Also, the Zoological Association will collect the gate fee for the

city.

Councilman Lancaster asked for clarification of ownership of the zoo animals. Mr. Guajardo stated that as long as the contract with the Zoological Association remains in effect, a trust has ownership of the animals. If the contract is cancelled, ownership of the animals reverts to the city.

Councilman Gilley stated his concern that funds generated from the zoo be spent for the zoo only. Several means of accomplishing this goal were discussed including the establishment of a special zoo fund or an enterprise fund.

C) OTHER ISSUES

Mr. Guajardo indicated that the zoo's projected operating costs are based on the following assumptions:

- 6% increase in attendance
- 15% increase in gross revenues
- 50% increase in gate fee for non-residents

Councilman Williams stated that he would be against any increase in gate fees for non-residents.

Mayor Bolen explained that non-residents would be paying the same as residents, only they would pay all of the fee at the gate rather than partially through taxes as residents do.

Councilwoman Webber asked when proposed fee increases will likely come before Council. Mr. Guajardo indicated that any increases in zoo fees will probably come to Council in approximately one year.

11. QUESTIONS/ANSWERS CONCERNING CURRENT AGENDA ITEMS - DOUGLAS HARMAN, CITY MANAGER

None.