

A G E N D A

**PRE-COUNCIL MEETING**  
TUESDAY, MARCH 17, 1987  
**9:00 A.M.**

PRE-COUNCIL CHAMBER

FOR FUTURE ACTION

- 1) Casa Manana Request for Forgiveness of Rental Payment (I.R. No. 7180) - Mr. Ted Bevan, President, Casa Manana Musicals, Inc. (15 Min.)
- 2) Revision of Chapter 22 and the Establishment of a Commercial Vehicle Inspection Program (I.R. No. 7179) - Ramon Guajardo, Assistant City Manager (15 Min.)

FOR ACTION TODAY

- 3) MBE-Schools Agreement (M&C C-10161) - Bob Terrell, Assistant City Manager (10 Min.)
- 4) Questions/Answers Concerning Current Agenda Items - Douglas Harman, City Manager (5 Min.)

**The Meeting ends at 9:55 a.m.**

To add or make revisions, please call the City Manager's Office,  
870-6140, before 3:00 P.M., Monday, March 16, 1987

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 CHAMBERS  
MARCH 17, 1987



ABSENT: Councilman Williams

ITEMS:

1. CASA MANANA REQUEST FOR FORGIVENESS OF RENTAL PAYMENT -

Mr. Ted B. Beven, President, Casa Manana Musicals, Inc., formally requested that Council forgive rental payments for the years October 2, 1978, through September 30, 1987 and to proceed with negotiations for a new lease.

Mr. Beven informed Council that the rental payments on the Casa Manana facility are \$25,000 per year. From September, 1978 through September, 1986, Casa Manana Musicals, Inc., had not paid rent, which would total \$225,000. During this same time period, Casa Manana spent \$280,389 maintaining and enhancing the Casa facility. He also reported that the total computes to an average of \$31,154 per year for maintenance and facility enhancement.

The current lease agreement between the City of Fort Worth and Casa Manana Musicals, Inc., as Mr. Beven explained, expires December 31, 1988. It was requested that discussions begin as soon as possible between the City staff and Casa Manana Musicals, Inc. with regard to a new lease. Currently, the Board of Directors are in the process of preparing and enacting a five year plan. Mr. Beven stated that a new lease is imperative for the long range plans of Casa Manana, as the Board of Directors would like to undertake a major fund raising campaign for the renovation and expansion of the Casa Manana facility.

Upon conclusion of the presentation, Councilman Zapata asked why Council has had no input on the previous improvements. He also questioned who had let the rental payments go unpaid.

Councilman Garrison stated that the situation reflect the general condition of the relationship the City has with the Cultural District. He requested a report on the City's relationship with the other facilities in the cultural district.

Councilman Lancaster said both the City and Casa Manana must live up to their agreements and that the City should hesitate to forgive the back rent.

City Attorney Wade Adkins informed Council that he would need to review the state law to determine whether the City can legally forgive the rent owed by Casa Manana. He recommended that Council delay action on the request made until he can review the related legislation.

2. BOND SALE -

Judson Bailiff, Finance Director, provided Council an update of the General Purpose Bond Re-sale. He stated that a proposed 'Plan of Finance' to refund a portion of the City's presently outstanding bonds has been developed. If adopted

as proposed, the Plan would provide the following basic benefits to the City:

- \* Reduce annual debt payments approximately \$265,000 annually through 2004 to produce an overall net savings of approximately \$5,800,000; and
- \* Provide \$23,000 new money for continued general improvements.

Mr. Bailiff reported that the handout that was distributed to Council would provide a summary of the re-sale and refunding processes involved with the General Purpose Bond. In addition, he stated that Exhibit D - Illustration of Effects of Advanced Refunding - was provided in response to a request by Councilman Williams.

### 3. MBE-SCHOOLS AGREEMENT -

Councilman Zapata's questions and concerns about this action were addressed earlier in the week. No further information was needed.

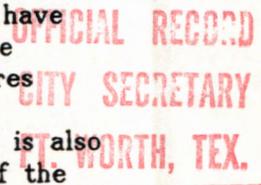
### 4. REVISION OF CHAPTER 22 AND THE ESTABLISHMENT OF A COMMERCIAL VEHICLE INSPECTION PROGRAM -

Ramon Guajardo, Assistant City Manager, presented Council with an overview of the proposed changes for Chapter 22 and David Watson, Consumer Products Supervisor, provided an update of the proposed Commercial Vehicle Inspection Program.

Mr. Guajardo stated that the revisions of Chapter 22 occurred as a result of the Sixty-Fifth Legislature enacting Senate Bill 412, which increased the legal gross load for ready-mixed concrete vehicles from 48,000 pounds to 64,000 pounds. In addition, Mr. Guajardo said that the state acknowledged that city constructed streets may not have been designed to carry such weights without causing serious and expensive damage. The state, therefore, authorized cities to establish by ordinance reasonable rules and regulations governing the operation of such vehicles. The following are the changes to be incorporated into Chapter 22;

- \* Establish authority for the Consumer Affairs Office to inspect and weigh vehicles and to issue citations for violations;
- \* Establish authority for the Consumer Affairs Office to issue overweight and oversize permits and to have filed with the office all required bonds; and
- \* Amend current weight and size limits to establish, wherever possible, conformity to those adopted by the State of Texas.

Mr. David Watson informed Council of the details for the program that are currently being implemented. To date, Housing and Human Services staff have contacted the Department of Public Safety to coordinate training of three Consumer Products Inspectors who are experienced in weights and measures activities. In addition, they are actively surveying various city operated equipment to assess the programs' impact on city provided services. Staff is also discussing possible methods of informing and educating various sections of the



City's departments and groups of citizens affected by the program. Mr. Watson stated that the establishment of a liaison with other city departments would help the implementation process of the proposed program.

In conclusion Mr. Watson reported that since there had been no enforcement program in recent history, it will be necessary to promote awareness of the program and its objectives to both industry and to the general public prior to implementation.

Council had no questions.

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