

PRE-COUNCIL WORKSHOP
JANUARY 5, 1988
PRE-COUNCIL CHAMBER



ABSENT: None.

ITEMS:

1. REVIEW OF WATER MASTER PLAN AND WASTEWATER STRATEGIC PLAN - RICHARD SAWEY,
DIRECTOR, WATER DEPARTMENT

Water Department Director Richard Sawey introduced consultants of Camp Dresser and McKee, who reviewed various aspects of Fort Worth's Water/Sewer Master Plan. According to the consultants, the Master Plan will be a "living" planning tool that will assist in determining the size and location of new facilities, provide data for growth management and new subdivision requirements, and assist with assessment of the existing system.

Councilman Williams asked if the cities that purchase water from Fort Worth are aware of the Master Plan and, if so, what their response has been. The consultants indicated that the initial response of customer cities was positive but guarded. Assistant City Manager Ruth Ann McKinney stated that representatives of Forest Hills, North Richland Hills, and Arlington participated in the development of the Master Plan. Councilman Williams reiterated the need for involving the customer cities early on in the planning process.

The consultants from Camp Dresser and McKee demonstrated how computer models can be used to determine which areas of the water and sewer systems are most in need of expansion.

When asked to estimate the cost of the proposed Eagle Mountain Treatment Plant, Richard Sawey stated that early estimates indicate a cost of \$25-\$35 million for the facility. He stated that a joint venture with Azle may be possible and is being explored.

2. STATUS REPORT OF APPRAISAL DISTRICT ACTIVITIES - MORRIS MATSON, TARRANT
APPRAISAL DISTRICT DIRECTOR

Tarrant Appraisal District Director Morris Matson briefed Council on recent changes at TAD, including the move of administrative offices to the Newell and Newell development in east Fort Worth. Mr. Matson stated that TAD hopes to have the first estimate for 1988 reappraisements completed by April 15th. He predicted that no significant change in assessed value of property will occur in 1988.

3. STATUS REPORT ON DESIGN, CONSTRUCTION AND MAINTENANCE PROCESS FOR CITY
BUILDINGS (I.R. NO. 7246) DAVID IVORY, SENIOR ASSISTANT CITY MANAGER

Senior Assistant City Manager David Ivory reviewed new procedures for the design, construction and maintenance of city buildings. The procedures are intended to eliminate problems such as the flaws with the City Hall roof and foundation problems at the Southside Multipurpose Center. Mr. Ivory indicated that city staff will make recommendations concerning the repair of the Southside Multipurpose Center within several weeks.

4. I-30/I-35 INTERCHANGE PROJECT IN DOWNTOWN FORT WORTH (I-30 OVERHEAD) - GARY SANTERRE, DIRECTOR, TRANSPORTATION/PUBLIC WORKS

Transportation and Public Works Director Gary Santerre briefed Council on the Vickery Alternative for relocating the I-30 overhead. The Vickery Alternative has been recommended to the State Highway Commission and has received tentative support from most concerned groups. J.R. Stone of the State Department of Highways and Public Transportation revealed that the Vickery plan will cost approximately \$35 million more than the original plan to expand the existing overhead but will free up valuable land along Lancaster Avenue for development. Council is expected to endorse the Vickery Alternative with a formal resolution sometime in the near future.

Councilman Gilley asked what will happen with the rights-of-way surrounding the existing overhead that were already purchased by the SDHPT. Mr. Stone indicated that the rights-of-way will be re-sold to adjacent property owners or will be sold through sealed bids.

Mayor Bolen asked if the timetable for completion of I-35W will be affected by the overhead project. Mr. Stone stated that the completion of I-35 will not be significantly affected by the rerouting of I-30 to Vickery Boulevard.

5. CURRENT PROCEDURES FOR SECURING RELEASE OF ANIMALS FROM ANIMAL SHELTER - RICK HAY, ENVIRONMENTAL CONTROL MANAGER

Environmental Control Manager Rick Hay briefly summarized the policies and procedures related to animal control and impoundment. He stressed the fact that the Health Department's chief objective is to protect the public safety and to control the transmission of diseases such as rabies. The Health Department makes every effort to return captured animals to their owners, but the Department must also recover the costs of boarding and quarantining suspicious animals.

Councilman Gilley asked Mr. Hay if the Health Department has considered some type of permanent marking, such as a tattoo, for identifying vaccinated animals. Mr. Gilley stated that a tattoo would not come off the way tags can. Mr. Hay indicated that the Health Department has considered the idea but that pet owners have expressed concerns about permanently marking or scarring animals.

Councilman Vance asked how long animals can be held at the pound before being destroyed. Mr. Hay indicated that animals can be held seventy-two hours, not counting the day of capture.

6. CITY COUNCIL RETREAT - DOUGLAS HARMAN, CITY MANAGER

City Manager Douglas Harman reminded Council of plans for a Council retreat to be held January 12th and 13th at Will Rogers Memorial Complex. The retreat is intended to allow each department head the opportunity to discuss important

short and long term issues with Council.

7. SELECTION OF ARCHITECTURAL FIRM FOR EXPANSION OF THE CENTRAL LIBRARY (I.R. NO. 7244) - LINDA ALLMAND, LIBRARY DIRECTOR

Library Director Linda Allmand briefly reviewed the plans for the expansion of the Central Library. She described the process for selection of the architect and introduced the winning architect, Susan O'Brien of the O'Brien Partnership.

Councilman Williams questioned Ms. O'Brien about some of her previous library projects, and Ms. O'Brien responded by listing a number of major library projects throughout Texas with which she has been involved.

8. CONSULTANTS TO PROVIDE ENGINEERING AND CONSULTANT SERVICES FOR EAGLE MOUNTAIN WATER TREATMENT PLANT (I.R. NO. 7245) - RICHARD SAWEY, WATER DIRECTOR

Water Director Richard Sawey briefed Council on the selection of the design consultant and construction manager for the Eagle Mountain Water Treatment Plant. Mr. Sawey stated that advertisements were placed in national journals and that applicants were interviewed by a Preselection Board composed of qualified city officials and outside experts. After hearing presentations, the Board selected Camp Dresser McKee as the design consultant and Freese and Nichols, Inc. as the construction manager.

9. FBO AND FUELING AGREEMENT - RIFE ISLAND CORPORATION - SOUTH FORT WORTH AIRPORT (M&C C-10735) - IKE THOMPSON, AVIATION DIRECTOR AND MIKE PYLES, REAL PROPERTY DIRECTOR

Aviation Director Ike Thompson and Real Property Director Mike Pyles reviewed a proposal for Rife Island Corporation to build a fuel farm and terminal building at the South Fort Worth Airport in exchange for reduced fuel flowage fees. Mr. Pyles explained that the lease agreement is in accordance with FAA guidelines and is a way for Fort Worth to use someone else's money to secure improvements at the airport. The agreement calls for the City to buy back any improvements if the fixed base operator fails to make a profit within five years. Mr. Thompson predicted that the FBO will need three years to break even on investments at the airport.

Mayor Bolen asked if the lease agreement is with or without "cause." Mr. Pyles indicated that the lease is with cause. Mayor Bolen cautioned that a with cause lease can lead to litigation if the involved parties cannot agree on what constitutes cause.

Councilman Williams asked if the lease for the South Fort Worth Airport is the same as the one for Meacham Field. Mr. Thompson indicated that the lease for the South Fort Worth Airport provides more protection for the city than the Meacham leases.

Councilman Zapata cautioned that the Council should not forget about the operators at Meacham Field.

10. PHYSICAL CLOSURE OF A STREET: WOODHAVEN COUNTRY CLUB ESTATES, BLOCK 10, LOT 1; AND BLOCK 8, LOT 9 (M&C PZ-1491) - DAVID IVORY, SENIOR ASSISTANT CITY MANAGER

Development Director Joe Bilardi informed Council that city staff supports the physical closure of the street and that a majority of the residents also support the closure. The Planning Commission, however, rejected the request because of opposition from David Newell. According to Mr. Bilardi, residents of Woodhaven Country Club Estates believe the closure will reduce traffic and crime in their neighborhood.

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

None.

12. CAPITAL IMPROVEMENT PROGRAM - CHARLES BOSWELL, DIRECTOR, OFFICE OF MANAGEMENT SERVICES

No discussion.

13. BOND SALES FOR 1988 (I.R. NO. 7247) - CHARLES BOSWELL, DIRECTOR, OFFICE OF MANAGEMENT SERVICES AND A. JUDSON BAILIFF, FINANCE DIRECTOR

Management Services Director Charles Boswell and Finance Director Judson Bailiff reviewed plans for the upcoming sales of \$37 million worth of general obligation bonds. About \$33 million of the issue will be for street construction and improvement. According to Mr. Bailiff, the outlook for property taxes in 1988 is good.

Mayor Bolen asked staff to consider issuing only the smallest amount of bonds necessary to maintain current projects.

Councilman Lancaster asked that the city wait until after April 15th to determine if property tax revenues will meet projections. Mr. Bailiff stated that the Water Department must issue bonds in March in order to keep certain projects on time.

Staff agreed to consider two separate bond sales and to limit the amount of new indebtedness to the amount of principle retired in 1988.

14. PROCEDURE FOR ACCEPTING FACILITY GIFTS (I.R. NO. 7243) - RAMON GUAJARDO, ASSISTANT CITY MANAGER

Assistant City Manager Ramon Guajardo reviewed a draft proposal for City acceptance of facility gifts. The draft calls for prospective donors to submit an initial concept report for review by staff and appropriate boards and commissions. Next a recommendation concerning the gift is sent to Council for a decision on the concept. If the concept is approved, the same process must take place for the design phase.

Councilman Gilley reminded Council that many of the attractions which contribute to quality of life in Fort Worth were gifts to the city. He cautioned that the gift acceptance policy should not be so restrictive as to deter donation of facilities.

15. UPDATE ON GATEWAY PARK MASTER PLAN - RALPH EMERSON, PARK AND RECREATION

DIRECTOR

This item delayed.

16. UPDATE ON FIRE DEPARTMENT PROGRAMS - BOB TERRELL, ASSISTANT CITY MANAGER AND
CHIEF H.L. MCMILLEN, FIRE DEPARTMENT

This item delayed.