



# City of Austin

301 W. Second Street  
Austin, TX

## Agenda

### Questions and Answers Report

*Mayor Steve Adler*

*Mayor Pro Tem Kathie Tovo, District 9*

*Council Member Ora Houston, District 1*

*Council Member Delia Garz, District 2*

*Council Member Sabino "Pio" Renteria, District 3*

*Council Member Gregorio Casar, District 4*

*Council Member Ann Kitchen, District 5*

*Council Member Jimmy Flannigan, District 6*

*Council Member Leslie Pool, District 7*

*Council Member Ellen Troxclair, District 8*

*Council Member Alison Alter, District 10*

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Thursday, October 19, 2017

Austin City Hall

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### Questions and Answer Report

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

### QUESTIONS FROM COUNCIL

3. **Agenda Item #3:** Authorize award and execution of a construction contract with AAR, INC. for the Flood Hazard Mitigation Buyouts Indefinite Delivery/Indefinite Quantity in the amount of \$2,000,000 for an initial two-year term, with two one-year extension options of \$500,000, for a total contract amount not to exceed \$3,000,000.

QUESTION:

Please provide a list of the properties that will be funded through this item and whether those properties have flooded recently, whether the property was in the floodplain upon purchase by existing owner, and whether there was interior flooding? Does this contract include other projects besides buyout and demolition? If so, what are those? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER:

The below properties are located within flood buyout project areas that the City has not acquired as of today. Additional properties may be added to the list as the Watershed Protection Department establishes new flood buyout project areas. The property addresses for these newly established project areas have not been determined yet.

This Contract will be used for properties associated with flood buyouts only and will include asbestos abatement as needed, demolition, lot clearing/grading, and revegetating the vacant lot. All properties are at risk of flooding. Most of these properties have experienced interior flooding.

With the exception of the Charing Cross/DK Ranch properties, all of these properties are located within a mapped 100-year floodplain. The Charing Cross/DK Ranch properties experienced flooding due to an inadequate storm drain system. They are not located within a mapped 100-year floodplain, but are in a low lying area that has flooded multiple times.

The Watershed Protection Department has not done the analysis to compare the property deed dates to the dates of the first floodplain map of the area and thus at this time can't provide answer the question as to whether the property was in the floodplain upon purchase by existing owner.

**February Drive Area:** 11509 February Drive, 11601 February Drive, 11603 February Drive, 11605 February Drive, 11607 February Drive.

**Upper Onion Creek Area:** 4603 S. Pinehurst Drive, 4602 Tamarisk Cove, 11260 Pinehurst Drive, 4601 S. Pinehurst Drive, 11262 Pinehurst Drive, 11218 Pinehurst Drive, 11253 Pinehurst Drive, 11244 Pinehurst Drive, 11256 Pinehurst Drive, and 11109 Champions Lane.

**Charing Cross/DK Ranch Road Area:** 11705 Charing Cross, 11706 DK Ranch Road, 11704 DK Ranch Road, 11703 Charing Cross.

**Lower Onion Creek Area:** 5012 Canella Drive, 5605 Honeybee Bend, 5608 Honeybee Bend, 5619 Katydid Lane, 5701 Honeybee Bend, 5702 Katydid Lane, 5704 Honeybee Bend, 5708 Honeybee Bend, 5717 Katydid Lane, 7305 Rhett Place, 7306 Lake Charles Drive, 7400 Firefly Drive, 7405 S. Pleasant Valley, 7407 Dragonfly Court, 7413 Onion Creek Drive, 7415 Onion Creek Drive.

**Williamson Creek Area:** 300 Heartwood Dr., 312 Heartwood Dr., 204 Heartwood Dr., 209 Heartwood Dr., 5237 Meadow Creek, 708 Emerald Wood, 300 Wood Bine, 301 Thistlewood, 803 Glen Oak, 214 Heartwood Dr., 706 Emerald Wood Dr., 704 Emerald Wood Dr., 807 Glen Oak, 5009 Hedgewood, 5101 Aberdeen Dr., 702 Emerald Wood Dr., 211 Heartwood Dr., 200 Heartwood Dr., 802 Emerald Wood Dr.

5. **Agenda Item #5:** Authorize additional contingency funding for the construction contract with Spawglass Contractors Inc., for the Animal Center Kennel Addition and Campus Infrastructure Improvements Project in the amount of \$50,000 for a total amount not to exceed \$6,808,000.

QUESTION:

What is the breakdown of the individual parts, services and labor related to this request for additional contingency funding? How much is the credit for Contractor's utility charges for use of campus reclaimed water during construction?

ANSWER:

The additional contingency will cover the following:

- Concrete foundation for the new shade structures in the existing yard - The cost of \$23,000 includes materials and labor that is about \$20,000 and the rest includes bond, insurance and Design-Builder fee.

- A new Reduced Pressure Zone Valve is added to make it easier for the maintenance staff to have inspection. The total is \$10,200. The material and labor cost is about \$9,000 and the rest includes bond, insurance and Design-Builder fee.
- The refurbishment of the existing sign is about \$5,300. About \$4,800 is labor and the rest includes bond, insurance and Design-Builder fee.
- The credit for use of reclaimed water is not fully calculated yet but is likely to be about \$1,500. Credit for electric utility use is estimated to be about \$1,800. The exact numbers will be calculated at the end of the project using the exact utility bills.
- The remaining approximately \$8,200 contingency to be reserved for project closeout.

**8 & 9. Agenda Items #8 and #9:** Authorize negotiation and execution of an amendment to a parking agreement with UP Schneider, L.P., related to parking privileges for retail patrons and employees of 401 West 2nd Street parking in the City Hall garage. Authorize negotiation and execution of a parking agreement with AMLI Austin Retail, L.P., AMLI Downtown Austin, L.P., and PPF AMLI 421 West 3rd Street, L.P. related to parking privileges for retail patrons, employees, and valet operations connected with 2nd Street retail businesses, in parking garages owned by the City and AMLI entities.

QUESTION:

What will be changing between the current agreement and the amendment. Is item 8 an amendment to allow 2 hours of free weekday parking validations for retail customers? What does item 9 amend? Could you please clarify what will be different as a result of these amendments compared to current practice? COUNCIL MEMBER GARZA'S OFFICE

ANSWER:

The existing agreements with UP Schneider, LP, and AMLI Austin Retail, L.P, two of the City's retail partners in the 2nd Street District, was originally authorized in 2005, and then re-authorized in 2010, and expires December 31st, 2017. This agreement outlines in detail the requirements related to partners' use of the garage, including but not limited to, operational, financial, and security issues. These agreements allows their customers, employees and valet operators to use the City Hall garage under certain conditions.

This Request for Council Action would re-authorize the agreement for another five-year term, through 2022. The two-hours of free weekday parking with validation will continue for this new agreement period. Garage hours and rates will be updated along with security protocols and number of parking spaces for retailers.

**11. Agenda Item #11:** Approve a resolution authorizing negotiation and execution of contracts for state agency and legislative representation services for a total combined amount not to exceed \$570,000.

QUESTION:

What was the term and amount from the previous contract? How does this contract compare to other cities in Texas? Are there any metrics or performance standards associated with this contract? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER:

- What was the term and amount from the previous contract?

Contracts for FY 2016-2017 was for a one-year term for each lobbyist for a total amount of \$708,000. This amount is down from \$860,000 in 2015-2016.

- How does this contract compare to other cities in Texas?

There is no other Texas city of comparable population that has both a municipally owned and operated electric and water utility. Contracts in other Texas cities also vary by term. Information was provided by each City's website and staff.

The City of San Antonio spent \$332,000 for state lobbyists for 2016-2017 plus an additional \$47,000 for special session.

CPS Energy spent \$669,768 for state lobbyists in 2015 and 2016.

San Antonio Water Utility spent \$344,250 for state lobbyists 2015 and 2016.

The City of Dallas spent \$300,250 for state lobbyists for FY 2016-2017 and will likely spend the same for 2017-2018. Dallas has a municipally operated water utility, but does not have a municipally operated electric utility.

The City of Houston spent \$757,050.08 for state lobbyists for December, 2016-November, 2018. Houston does not have a municipally operated water or electric utility.

- Are there any metrics or performance standards associated with this contract?

Please see the attached Performance Metrics and Measures for the State Lobby Team .

- 12. Agenda Item #12:** Approve a resolution authorizing negotiation and execution of contracts for federal agency and legislative representation services for a total combined amount not to exceed \$174,000.

QUESTION:

What was the term and amount from the previous contract? How does this contract compare to other cities in Texas? Are there any metrics or performance standards associated with this contract? How much of the work included in this contract will be dedicated to securing federal grants for local issues including transportation, flooding, etc? COUNCIL MEMBER TROXCLAIR'S OFFICE

ANSWER:

- What was the term and amount from the previous contract?

The previous contract for FY 2016-2017 was for a one-year term for each lobbyist. The amount was \$174,000.

- How does this contract compare to other cities in Texas?

The City of Dallas spent \$245,000 on federal lobbyists for FY 2016-2017 and will likely spend the same for 2017-2018.

The City of San Antonio spent \$270,000 on federal lobbyists 2016-2017 and will likely spend the same for 2017-2018.

The City of Houston will spend \$248,000 on federal lobbyists for 2017-2018.

- Are there any metrics or performance standards associated with this contract?

Please see the attached. How much of the work included in this contract will be dedicated to securing federal grants for local issues including transportation, flooding, etc?

The lobby team regularly identifies grant opportunities for the City of Austin, which IGRO then shares with departments for review. Grant applications are primarily initiated by departments, and IGRO work with departments and the lobby team to assist with securing letters of support and approval of the grant. Grant opportunities has not represented a significant majority of the work in the contract to date.

Money related to flooding, and specifically Onion Creek, has been managed through appropriations requests and working with the Army Corps of Engineers. Capital Edge has maintained this task as a top priority for their contract work.

- 14. Agenda Item #14:** Approve a resolution to be submitted to the Texas Department of Housing and Community Affairs by the Austin Geriatric Center, Inc., or an affiliated entity, supporting an allocation of low income housing tax credits for the rehabilitation and new construction of senior housing units at the Rebekah Baines Johnson Center, and acknowledging that the City has more than twice the state average of units per capita supported by low income housing tax credits or private activity bonds at the time of application.

QUESTION:

The back-up indicates that financing for the development is proposed to come from, among other sources, the sale of certain sections of the property for market-rate housing and commercial purposes. Do the sections of the property intended to be sold for market-rate housing and commercial purposes have the zoning entitlements necessary to realize the value of revenue required to finance the income restricted sections of the property? What sections of the property is intended to be sold for market-rate housing and commercial purposes, and what are the zoning entitlements on that land today? Please provide any information of the scale of market-rate housing and commercial development that has been forecasted to realize the value of revenue necessary to finance the income restricted sections of the property. - COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

The following response has been provided by the developer: The property is being developed to its highest and best use in accordance with the vision of the original Steering Committee (first convened in 2011) which, in addition to Austin Geriatric Center board members and residents, included members of the East Cesar Chavez Neighborhood Planning Team, former & current City Council members, former & current City Staff members, and other members of the community. The entire property is zoned CS-MU-V-CO-NP, which allows for the development of up to 60 foot tall vertically mixed-use buildings. The entire property is subject to single-family compatibility standards and impervious cover limitations, as well as significant heritage trees. The compatibility setbacks reduce density for more than 50% of the 17 acre site. Additionally, the RBJ Center will be spending at least \$550,000 to move eight heritage trees on site. As a result the height and density of some of the market rate buildings planned for the property have been reduced to less than the zoning allows. This reduction in market rate development has reduced the value of the portions of the property which are most impacted by single-family compatibility and impervious cover limitations, resulting in less proceeds than would otherwise be available to AGC. Attached is a site map with the compatibility setbacks overlaid onto the site. Also attached is a site plan and note that buildings C1, C2, D, E, A1, and A2 are the market rate buildings on-site, which are located in the areas most impacted by compatibility.

- 17. Agenda Item #17:** Authorize negotiation and execution of a contract with The Trustees of the University of Pennsylvania, to provide deoxyribonucleic acid (DNA) consulting services, for a term of one year in an amount not to exceed \$400,000.

QUESTION:

From the backup documentation provided, it appears that this is the first contract of its type with the The Trustees of the University of Pennsylvania. Were there any consultants in the state of Texas which could perform the deoxyribonucleic acid (DNA) consulting services? COUNCIL MEMBER HOUSTON'S OFFICE

ANSWER:

A Request for Information (RFI) was issued to gauge the level of interest in the vendor community and collect qualifications and experience information regarding DNA consulting services for the Austin Police Department. A number of responses were received in regards to this RFI, including two from consultants in Texas.

The interlocal agreement with DPS (Capitol Area Lab) provided for the operational aspect of the lab and is now fully operational and conducting analysis on current DNA cases in the backlog. North Texas Science Center is conducting a review of cases identified by the Capital Area Private Defender Service and the District Attorney's office. This additional contract is needed to address several of the other items in the audit including making a recommendation as to the future operations of the DNA lab. Based on the experience of The Trustees of the University of Pennsylvania Quattrone Center for the Fair Administration of Justice in systemic root cause analysis, the stakeholder group chose the Trustees of the University of Pennsylvania to conduct this review. This option will be more cost effective for both the city and the county.

QUESTION:

According to the RCA, the department only has \$200,000 in this budget year for this one year, \$400,000 contract. How will expenses for this contract be covered if they exceed \$200,000? COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

Austin Police Department (APD) has \$200,000 budgeted for this contract based upon APD and Travis County splitting the cost of this contract 50/50. APD will pay \$200,000 of the contract and Travis County will pay \$200,000 of the contract, for a total contract amount of \$400,000.

- 55. Agenda Item #55:** Conduct a public hearing and consider a resolution for an application to be submitted to the Texas Department of Housing and Community Affairs by Austin DMA Housing III, LLC, or an affiliated entity, for a proposed affordable multi-family development for seniors to be known as The Nightingale and located at 5900 Charles Merle Drive in the Goodnight Ranch Planned Unit Development. (District 2)

QUESTION:

Can you all provide us with a map and a possible rendering of the project found in this area? COUNCIL MEMBER GARZA'S OFFICE

ANSWER:

See attachment.

- 60. Agenda Item #60:** Approve negotiation and execution of an agreement with Foundation Communities, Inc. for the provision of health insurance-related services for a twelve-month term through September 30, 2018 in an amount not to exceed \$125,000, with two 12-month

renewal options in an amount not to exceed \$125,000 per renewal option, for a total agreement amount not to exceed \$375,000.

QUESTION:

What are the days and hours that the services will be provided to individuals seeking assistance?  
COUNCIL MEMBER HOUSTON'S OFFICE

ANSWER:

**During Open Enrollment**, the hours are as follows:

Insure Central Texas

Hours: Nov. 1 - Dec. 15, 2017

**North office - 5900 Airport Blvd.**

M-Th 9 am - 7 pm

F-Sat 9 am - 4 pm

Sun 1 pm - 5 pm

Open every day except Thanksgiving Day and the Friday following (Nov. 23-24).

**South office - 2600 W. Stassney Lane**

M-W 10 am - 7 pm

Th 10 am - 4 pm

F-Sat 9 am - 1 pm

Closed Sundays and Thanksgiving Day thru the Sunday following (Nov. 23-26).

**After Open Enrollment**, if a client has a life circumstance change, Foundation

Communities serves clients by appointment. From February through October, the general appointment schedule is described below, with modifications for staff trainings, staff vacations and federal holidays:

Foundation Communities' north location is generally open for appointments on Mondays from 1-4, Tuesdays 10-5, Wednesdays 10-4, Thursdays 10-7, and the second Saturday of the month from 9-1. Phone appointments and in-person appointments are also offered on Mondays and Fridays to accommodate people who are not able to come in to our office on regular appointment schedule.

The south office generally offers appointments Mondays, Tuesdays and Wednesdays from 9am to 6pm, and select Fridays.

Foundation Communities also accommodates people with evening or weekend appointments whenever there is a deadline issue, and staff have visited people in the hospital to assist with enrollment when needed.



## Recommendation for Action

**File #: 17-1052, Agenda Item #: 3.**

10/19/2017

### Agenda Item

**Agenda Item #3:** Authorize award and execution of a construction contract with AAR, INC. for the Flood Hazard Mitigation Buyouts Indefinite Delivery/Indefinite Quantity in the amount of \$2,000,000 for an initial two-year term, with two one-year extension options of \$500,000, for a total contract amount not to exceed \$3,000,000.

### QUESTION:

Please provide a list of the properties that will be funded through this item and whether those properties have flooded recently, whether the property was in the floodplain upon purchase by existing owner, and whether there was interior flooding? Does this contract include other projects besides buyout and demolition? If so, what are those? COUNCIL MEMBER TROXCLAIR'S OFFICE

### ANSWER:

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7306 Lake Charles Drive, 7400 Firefly Drive, 7405 S. Pleasant Valley, 7407 Dragonfly Court, 7413 Onion Creek Drive, 7415 Onion Creek Drive.

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## Recommendation for Action

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**File #: 17-1135, Agenda Item #: 5.**

10/19/2017

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### **Agenda Item**

**Agenda Item #5:** Authorize additional contingency funding for the construction contract with Spawglass Contractors Inc., for the Animal Center Kennel Addition and Campus Infrastructure Improvements Project in the amount of \$50,000 for a total amount not to exceed \$6,808,000.

### **QUESTION:**

What is the breakdown of the individual parts, services and labor related to this request for additional contingency funding? How much is the credit for Contractor's utility charges for use of campus reclaimed water during construction?

### **ANSWER:**

The additional contingency will cover the following:

- Concrete foundation for the new shade structures in the existing yard - The cost of \$23,000 includes materials and labor that is about \$20,000 and the rest includes bond, insurance and Design-Builder fee.
- A new Reduced Pressure Zone Valve is added to make it easier for the maintenance staff to have inspection. The total is \$10,200. The material and labor cost is about \$9,000 and the rest includes bond, insurance and Design-Builder fee.
- The refurbishment of the existing sign is about \$5,300. About \$4,800 is labor and the rest includes bond, insurance and Design-Builder fee.
- The credit for use of reclaimed water is not fully calculated yet but is likely to be about \$1,500. Credit for electric utility use is estimated to be about \$1,800. The exact numbers will be calculated at the end of the project using the exact utility bills.
- The remaining approximately \$8,200 contingency to be reserved for project closeout.



## Recommendation for Action

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**File #: 17-1122, Agenda Item #: 8 & 9.**

10/19/2017

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### **Agenda Item**

**Agenda Items #8 and #9:** Authorize negotiation and execution of an amendment to a parking agreement with UP Schneider, L.P., related to parking privileges for retail patrons and employees of 401 West 2nd Street parking in the City Hall garage. Authorize negotiation and execution of a parking agreement with AMLI Austin Retail, L.P., AMLI Downtown Austin, L.P., and PPF AMLI 421 West 3rd Street, L.P. related to parking privileges for retail patrons, employees, and valet operations connected with 2nd Street retail businesses, in parking garages owned by the City and AMLI entities.

### **QUESTION:**

What will be changing between the current agreement and the amendment. Is item 8 an amendment to allow 2 hours of free weekday parking validations for retail customers? What does item 9 amend? Could you please clarify what will be different as a result of these amendments compared to current practice? COUNCIL MEMBER GARZA'S OFFICE

### **ANSWER:**

The existing agreements with UP Schneider, LP, and AMLI Austin Retail, L.P, two of the City's retail partners in the 2nd Street District, was originally authorized in 2005, and then re-authorized in 2010, and expires December 31st, 2017. This agreement outlines in detail the requirements related to partners' use of the garage, including but not limited to, operational, financial, and security issues. These agreements allows their customers, employees and valet operators to use the City Hall garage under certain conditions.

This Request for Council Action would re-authorize the agreement for another five-year term, through 2022. The two-hours of free weekday parking with validation will continue for this new agreement period. Garage hours and rates will be updated along with security protocols and number of parking spaces for retailers.



## Recommendation for Action

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**File #: 17-1053, Agenda Item #: 11.**

10/19/2017

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### Agenda Item

**Agenda Item #11:** Approve a resolution authorizing negotiation and execution of contracts for state agency and legislative representation services for a total combined amount not to exceed \$570,000.

### QUESTION:

What was the term and amount from the previous contract? How does this contract compare to other cities in Texas? Are there any metrics or performance standards associated with this contract? COUNCIL MEMBER TROXCLAIR'S OFFICE

### ANSWER:

- What was the term and amount from the previous contract?

Contracts for FY 2016-2017 was for a one-year term for each lobbyist for a total amount of \$708,000. This amount is down from \$860,000 in 2015-2016.

- How does this contract compare to other cities in Texas?

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- Are there any metrics or performance standards associated with this contract?

Please see the attached Performance Metrics and Measures for the State Lobby Team .



## Recommendation for Action

**File #: 17-1054, Agenda Item #: 12.**

**10/19/2017**

### Agenda Item

**Agenda Item #12:** Approve a resolution authorizing negotiation and execution of contracts for federal agency and legislative representation services for a total combined amount not to exceed \$174,000.

### QUESTION:

What was the term and amount from the previous contract? How does this contract compare to other cities in Texas? Are there any metrics or performance standards associated with this contract? How much of the work included in this contract will be dedicated to securing federal grants for local issues including transportation, flooding, etc? COUNCIL MEMBER TROXCLAIR'S OFFICE

### ANSWER:

- What was the term and amount from the previous contract?

The previous contract for FY 2016-2017 was for a one-year term for each lobbyist. The amount was \$174,000.

- How does this contract compare to other cities in Texas?

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- Are there any metrics or performance standards associated with this contract?  
Please see the attached. How much of the work included in this contract will be dedicated to securing federal grants for local issues including transportation, flooding, etc?

The lobby team regularly identifies grant opportunities for the City of Austin, which IGRO then shares with departments for review. Grant applications are primarily initiated by departments, and IGRO work with departments and the lobby team to assist with securing letters of support and approval of the grant. Grant opportunities has not represented a significant majority of the work in the contract to date.

Money related to flooding, and specifically Onion Creek, has been managed through appropriations requests and working with the Army Corps of Engineers. Capital Edge has maintained this task as a top priority for their contract work.



## Recommendation for Action

**File #: 17-1139, Agenda Item #: 14.**

**10/19/2017**

### Agenda Item

**Agenda Item #14:** Approve a resolution to be submitted to the Texas Department of Housing and Community Affairs by the Austin Geriatric Center, Inc., or an affiliated entity, supporting an allocation of low income housing tax credits for the rehabilitation and new construction of senior housing units at the Rebekah Baines Johnson Center, and acknowledging that the City has more than twice the state average of units per capita supported by low income housing tax credits or private activity bonds at the time of application.

### QUESTION:

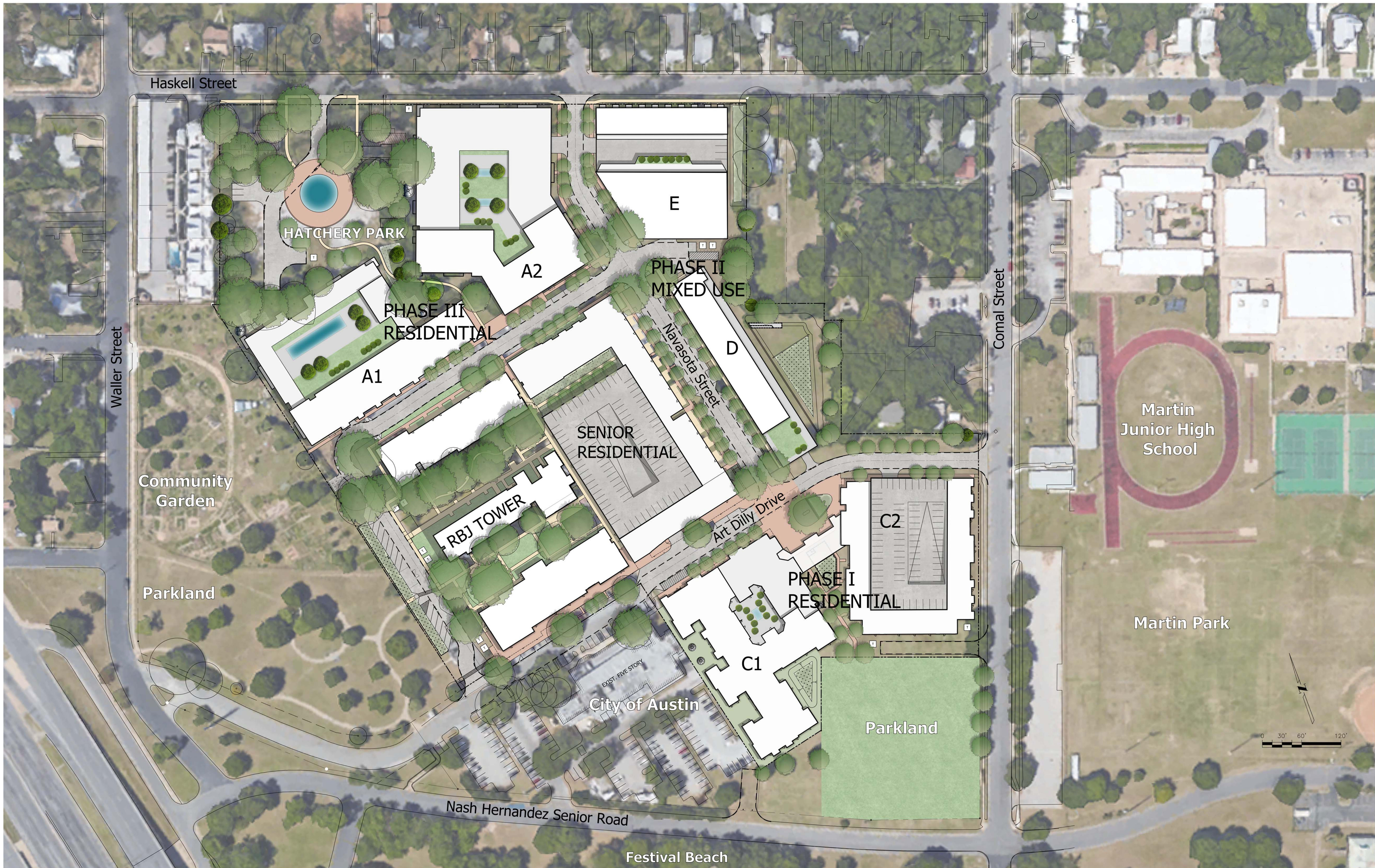
The back-up indicates that financing for the development is proposed to come from, among other sources, the sale of certain sections of the property for market-rate housing and commercial purposes. Do the sections of the property intended to be sold for market-rate housing and commercial purposes have the zoning entitlements necessary to realize the value of revenue required to finance the income restricted sections of the property? What sections of the property is intended to be sold for market-rate housing and commercial purposes, and what are the zoning entitlements on that land today? Please provide any information of the scale of market-rate housing and commercial development that has been forecasted to realize the value of revenue necessary to finance the income restricted sections of the property. -

COUNCIL MEMBER ALTER'S OFFICE

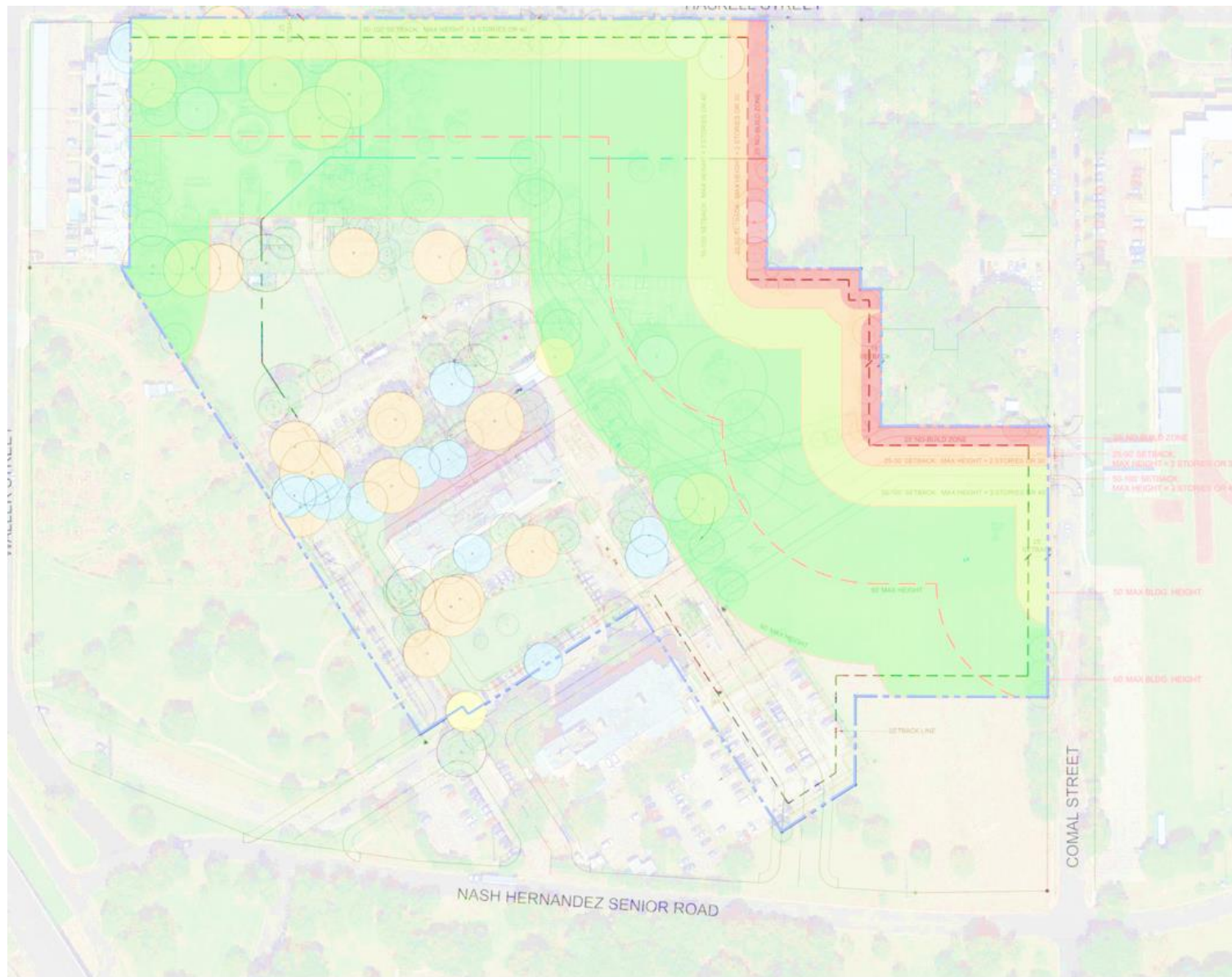
### ANSWER:

The following response has been provided by the developer: The property is being developed to its highest and best use in accordance with the vision of the original Steering Committee (first convened in 2011) which, in addition to Austin Geriatric Center board members and residents, included members of the East Cesar Chavez Neighborhood Planning Team, former & current City Council members, former & current City Staff members, and other members of the community. The entire property is zoned CS-MU-V-CO-NP, which allows for the development of up to 60 foot tall vertically mixed-use buildings. The entire property is subject to single-family compatibility standards and impervious cover limitations, as well as significant heritage trees. The compatibility setbacks reduce density for more than 50% of the 17 acre site. Additionally, the RBJ Center will be spending at least \$550,000 to move eight heritage trees on site. As a result the height and density of some of the market rate buildings planned for the property have been reduced to less than the zoning allows. This reduction in market rate development has reduced the value of the portions of the property which are most impacted by single-family compatibility and impervious cover limitations, resulting in less proceeds than would otherwise be available to AGC. Attached is a site map with the compatibility setbacks overlaid onto the site. Also attached is a site plan and note that buildings C1, C2, D, E, A1, and A2 are the market rate buildings on-site, which are located in the areas most impacted by compatibility.









#### LEGEND:

##### CDA COMPATIBILITY

- SUBJECT LINE
- 50' MAX HEIGHT BLDG. LINE
- 25' NO-BUILD ZONE
- 25-50' SETBACK: MAX HEIGHT = 2 STORIES OR 30'
- 50-100' SETBACK: MAX HEIGHT = 3 STORIES OR 40'
- 100-300' SETBACK: MAX HEIGHT (UP TO 60' (DETERMINED BY 10:1 SLOPE))
- 300-540' SETBACK: MAX HEIGHT UP TO 120' (DETERMINED BY 4:1 SLOPE)
- \*MAX HEIGHT LIMITED BY BASE ZONING

##### TREE ANALYSIS

- OVER 29" INCH - HEALTHY (PROTECTED)
- OVER 29" INCH - UNHEALTHY (DEAD)
- 24-28" INCH - HEALTHY (PROTECTED)
- 24-28" INCH - CANDIDATE FOR REMOVAL (PER CITY ARBORIST)

#### RBJ CENTER

Austin, TX | #315010 | 12 March 2015

#### BASE SITE CONSTRAINTS

SCALE: 1" = 40'







## Recommendation for Action

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**File #: 17-1136, Agenda Item #: 17.**

10/19/2017

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### Agenda Item

**Agenda Item #17:** Authorize negotiation and execution of a contract with The Trustees of the University of Pennsylvania, to provide deoxyribonucleic acid (DNA) consulting services, for a term of one year in an amount not to exceed \$400,000.

### QUESTION:

From the backup documentation provided, it appears that this is the first contract of its type with the The Trustees of the University of Pennsylvania. Were there any consultants in the state of Texas which could perform the deoxyribonucleic acid (DNA) consulting services? COUNCIL MEMBER HOUSTON'S OFFICE

### ANSWER:

A Request for Information (RFI) was issued to gauge the level of interest in the vendor community and collect qualifications and experience information regarding DNA consulting services for the Austin Police Department. A number of responses were received in regards to this RFI, including two from consultants in Texas.

The interlocal agreement with DPS (Capitol Area Lab) provided for the operational aspect of the lab and is now fully operational and conducting analysis on current DNA cases in the backlog. North Texas Science Center is conducting a review of cases identified by the Capital Area Private Defender Service and the District Attorney's office. This additional contract is needed to address several of the other items in the audit including making a recommendation as to the future operations of the DNA lab. Based on the experience of The Trustees of the University of Pennsylvania Quattrone Center for the Fair Administration of Justice in systemic root cause analysis, the stakeholder group chose the Trustees of the University of Pennsylvania to conduct this review. This option will be more cost effective for both the city and the county.

### QUESTION:

According to the RCA, the department only has \$200,000 in this budget year for this one year, \$400,000 contract. How will expenses for this contract be covered if they exceed \$200,000? COUNCIL MEMBER ALTER'S OFFICE

### ANSWER:

Austin Police Department (APD) has \$200,000 budgeted for this contract based upon APD and Travis County splitting the cost of this contract 50/50. APD will pay \$200,000 of the contract and Travis County will pay \$200,000 of the contract, for a total contract amount of \$400,000.



## Recommendation for Action

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**File #: 17-1145, Agenda Item #: 55.**

10/19/2017

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### **Agenda Item**

**Agenda Item #55:** Conduct a public hearing and consider a resolution for an application to be submitted to the Texas Department of Housing and Community Affairs by Austin DMA Housing III, LLC, or an affiliated entity, for a proposed affordable multi-family development for seniors to be known as The Nightingale and located at 5900 Charles Merle Drive in the Goodnight Ranch Planned Unit Development. (District 2)

### **QUESTION:**

Can you all provide us with a map and a possible rendering of the project found in this area? COUNCIL MEMBER GARZA'S OFFICE

### **ANSWER:**

See attachment.

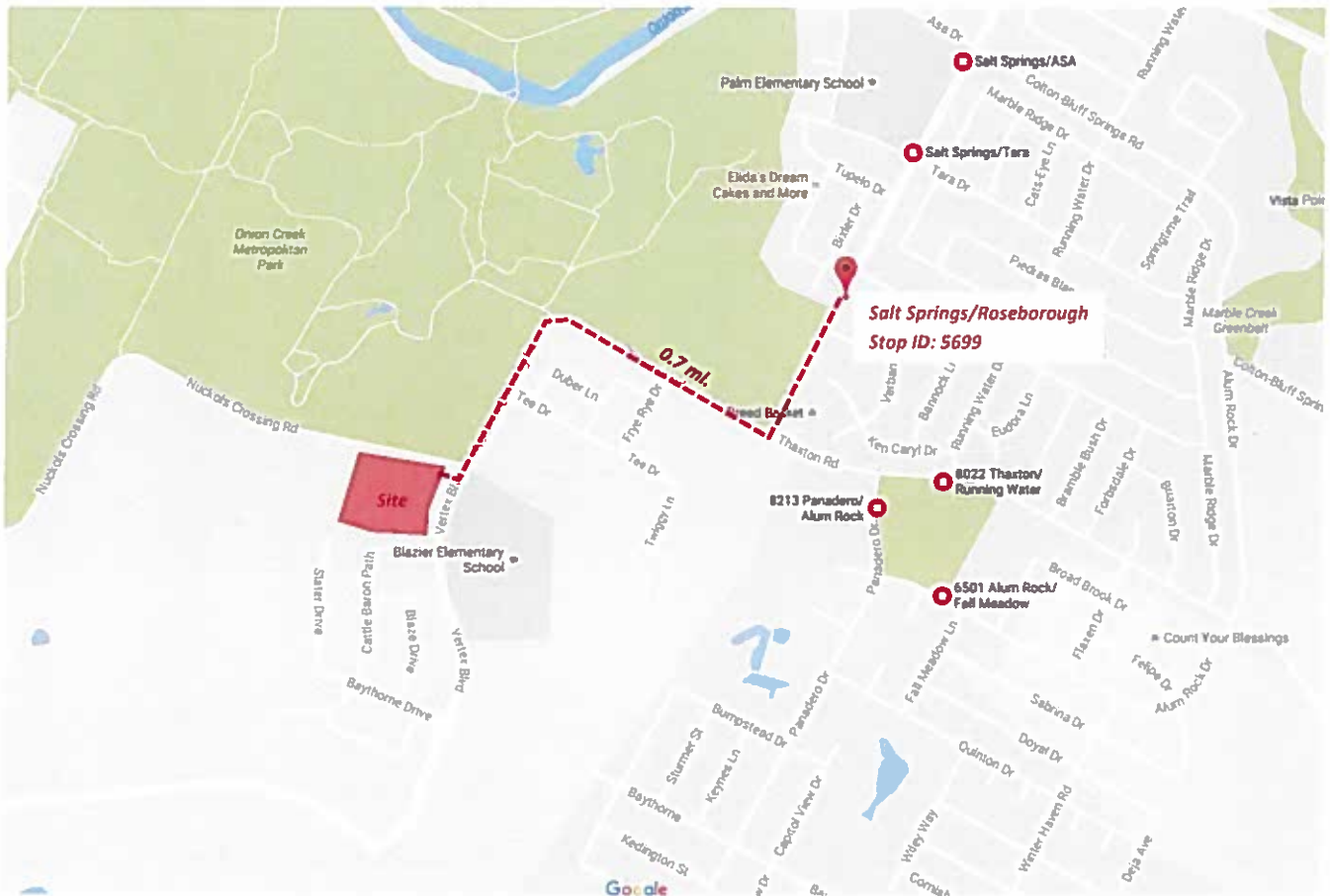
## **Tab 2 – Maps**

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Included in this Exhibit are the following:

1. Map showing the property location and the distance to the nearest Capital Metro Transit Stop.
2. Flood plain map with the property parcel identified and legend showing FEMA flood plain zones.

Application for Rental Development Financing



**Nightingale – property location and distance to nearest Capital Metro Transit Stop**  
(SWQ of Nuckols Crossing Rd and Vertex Blvd)



# FEMA Floodplains

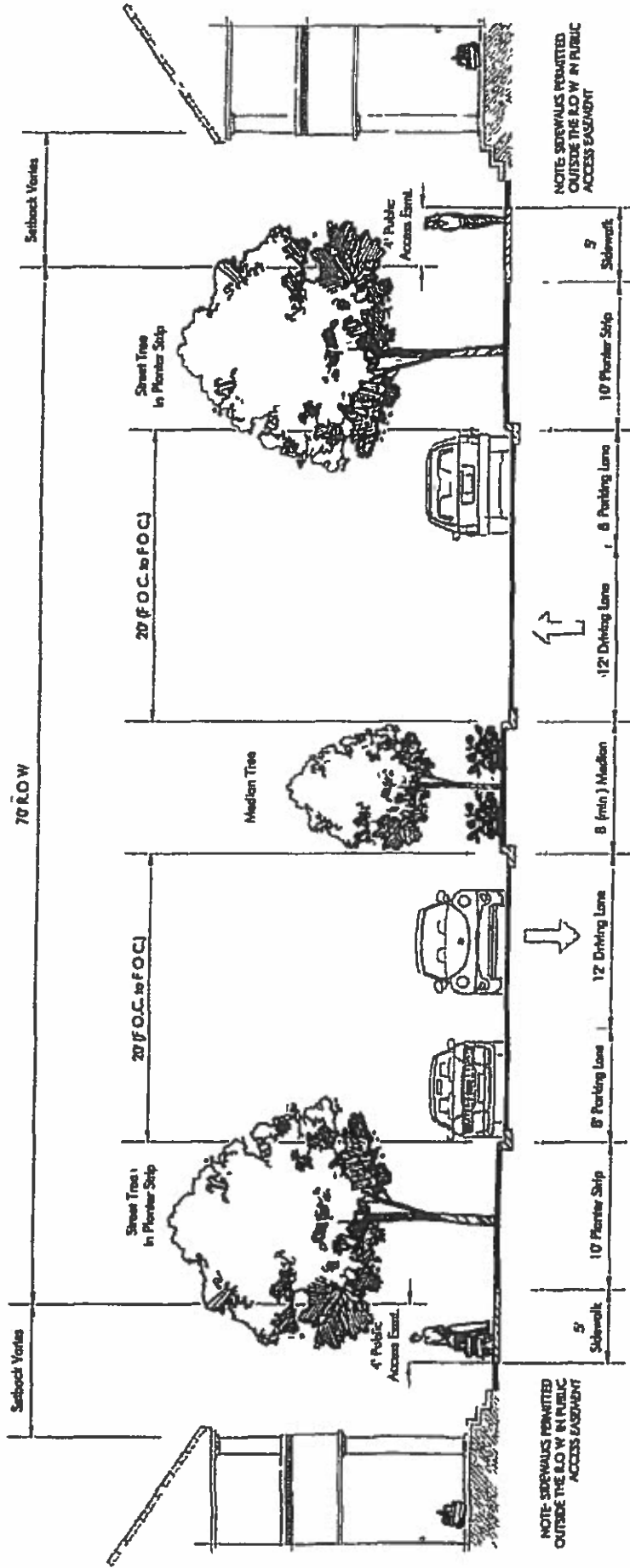
The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 100 200 Feet



- Address
- Parcel
- FEMA Floodplain**
  - 100 Year (Detailed-AE)
  - 100 year (Shallow-AO)
  - 100 Year (Approx-A)
  - ⊗ X Protected by Levee
  - 500 Year



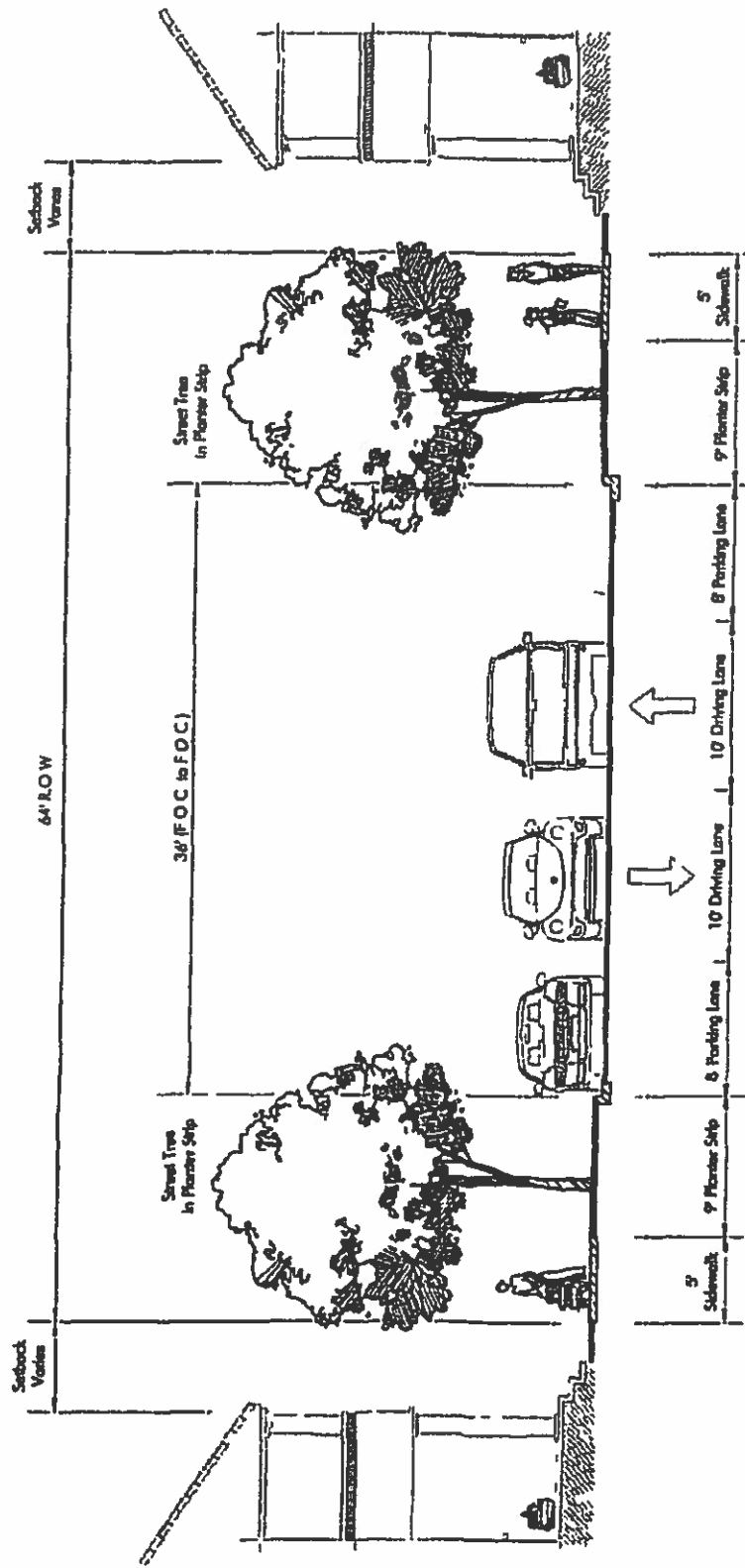


NOTE: SIDEWALKS PERMITTED OUTSIDE THE R.O.W. IN PUBLIC ACCESS EASEMENT

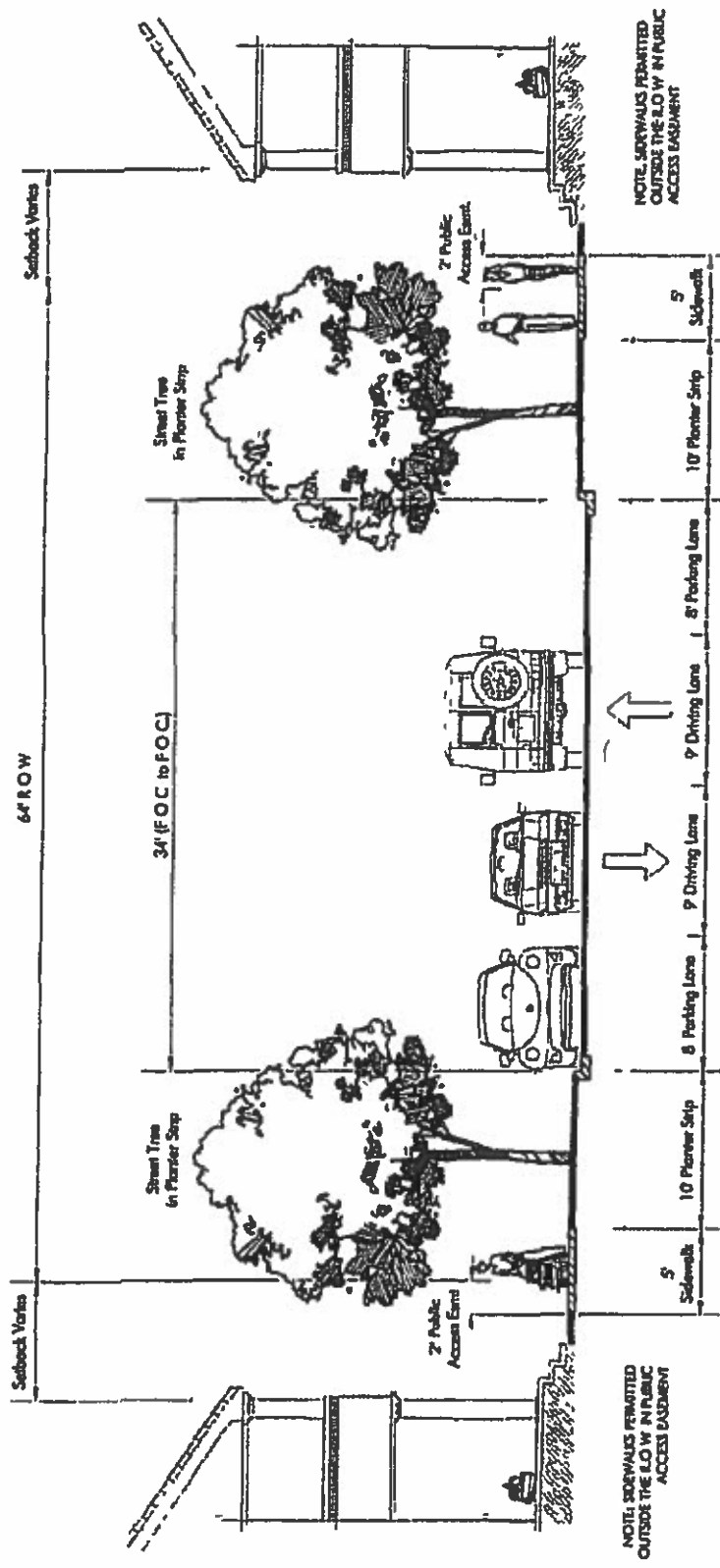


NOTE: SIDEWALKS PERMITTED OUTSIDE THE R.O.W. IN PUBLIC ACCESS EASEMENT

# A. Neighborhood Center Boulevard

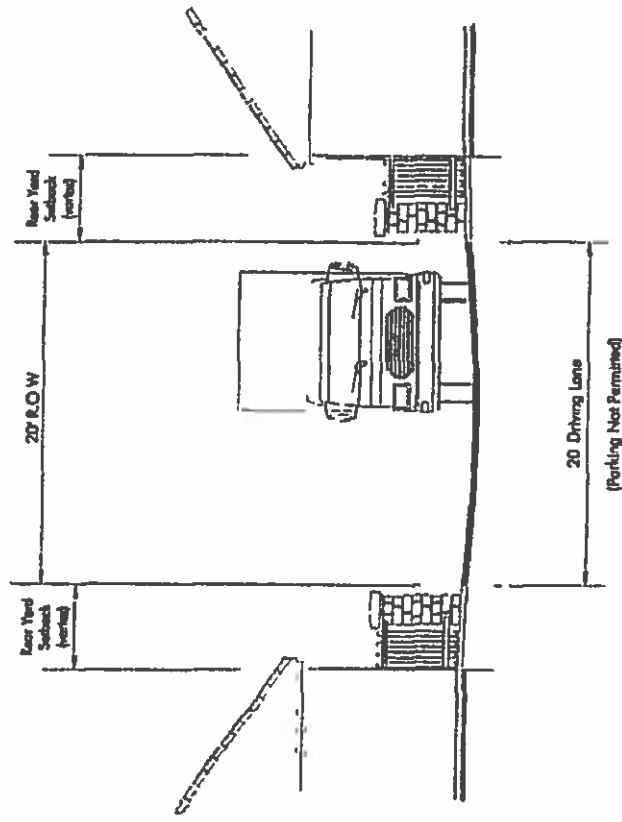


## B. Neighborhood Center Main Street



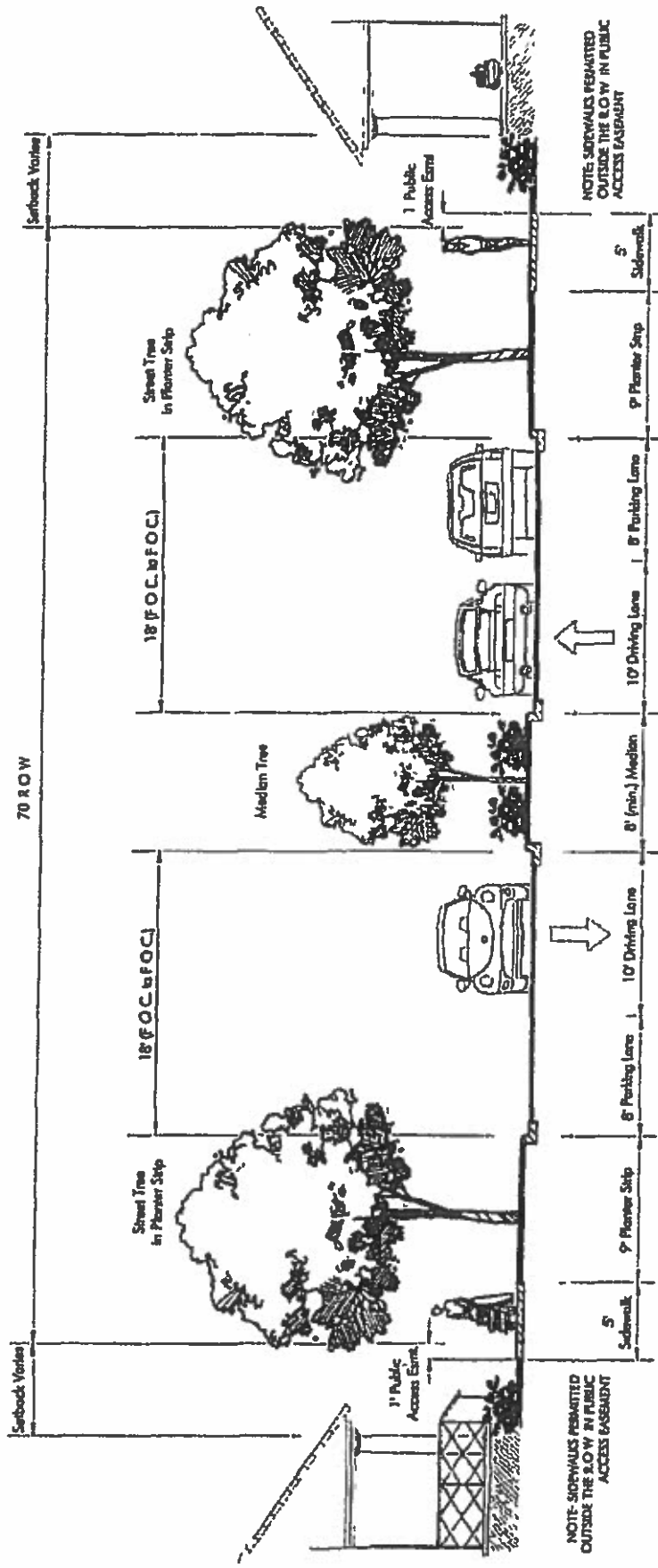
## C. Neighborhood Center Avenue





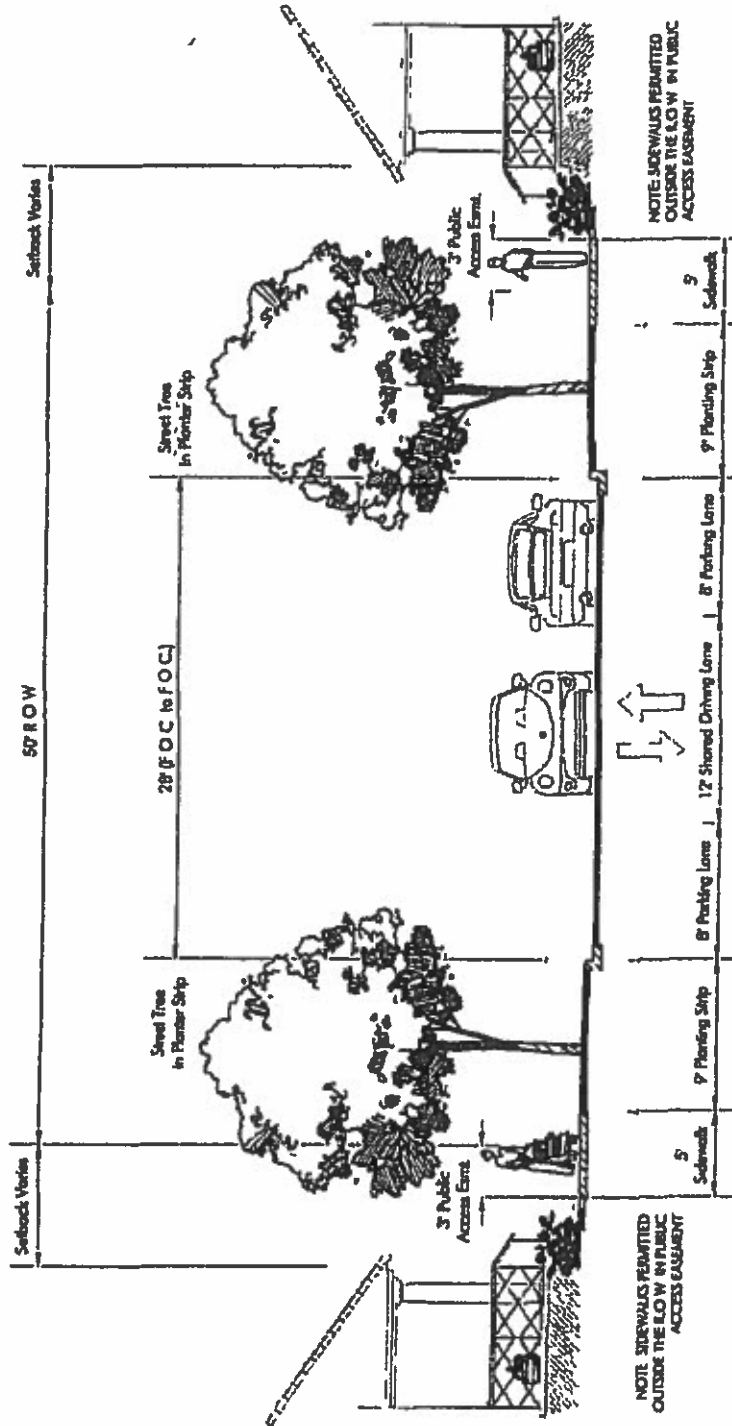
## D. Neighborhood Center Alley

GOODNIGHT RANCH PUD  
February 28, 2006

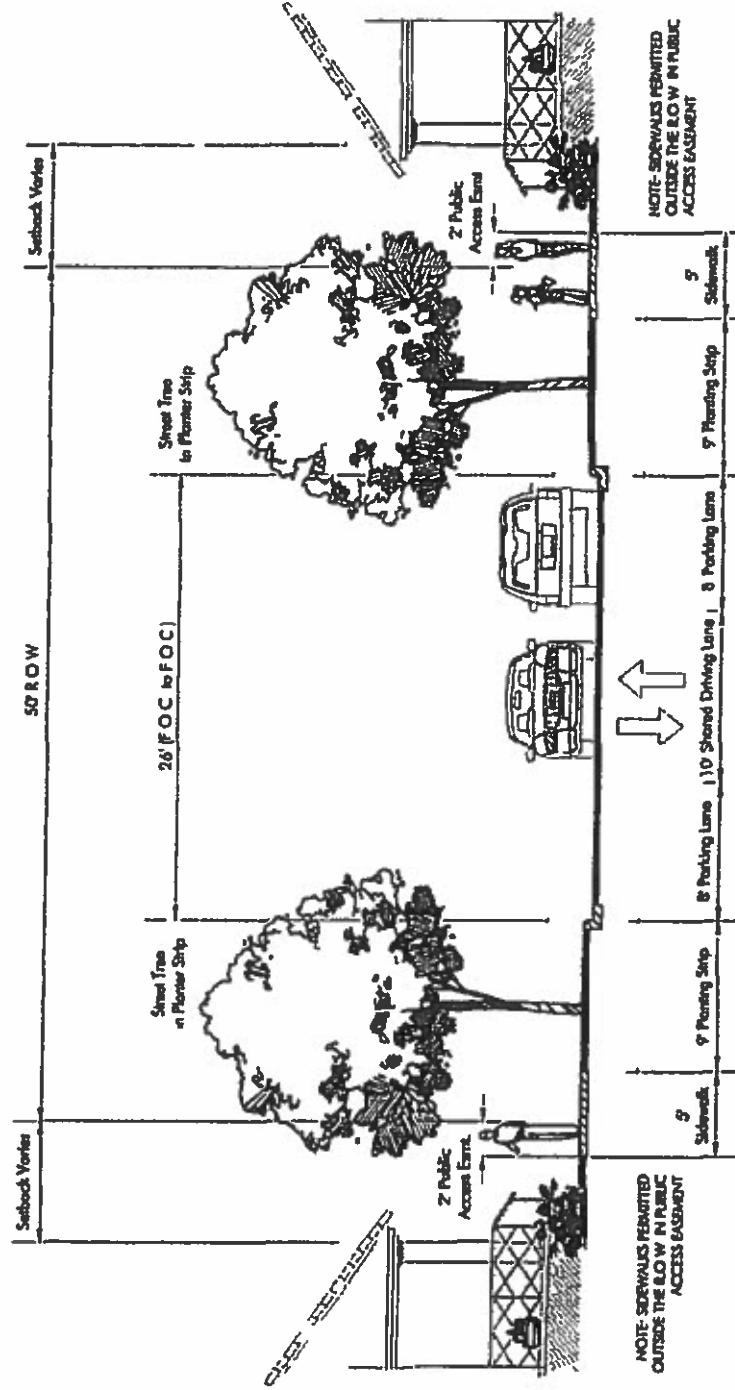


## E. Mixed Residential Boulevard

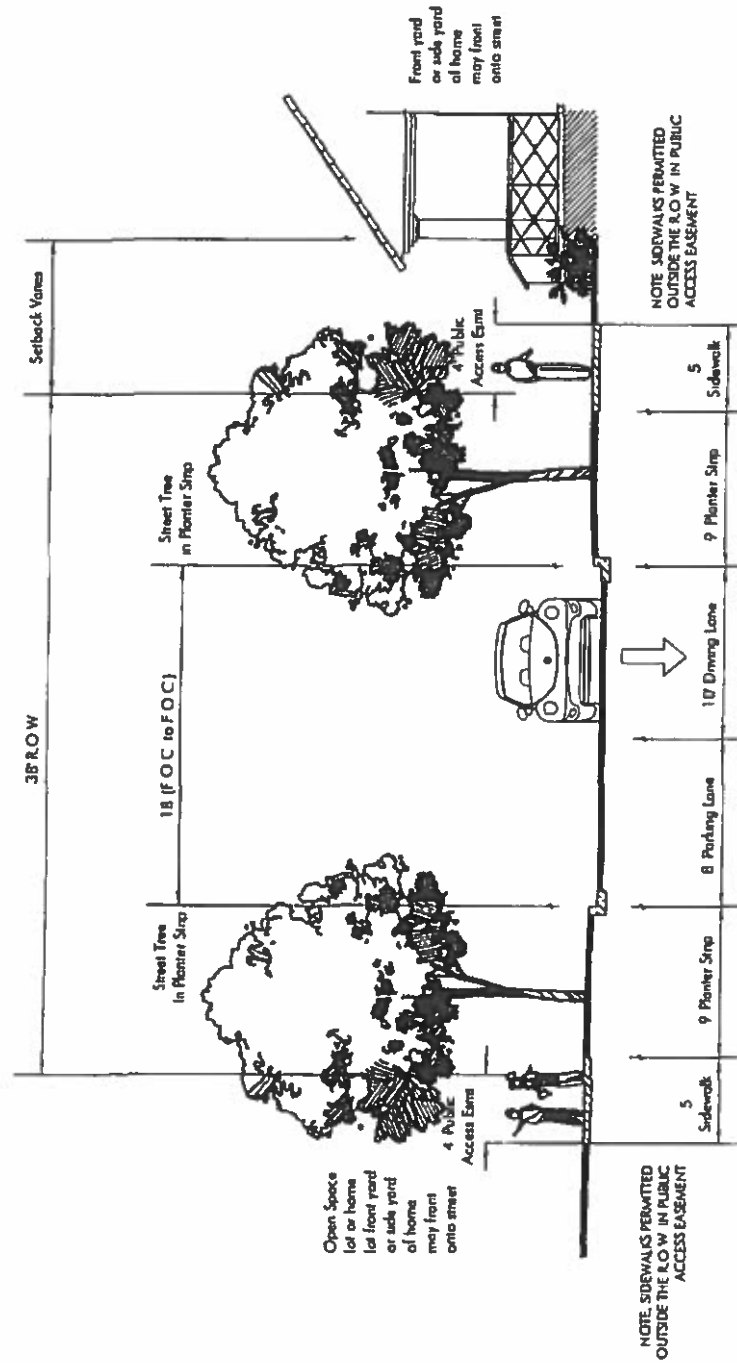




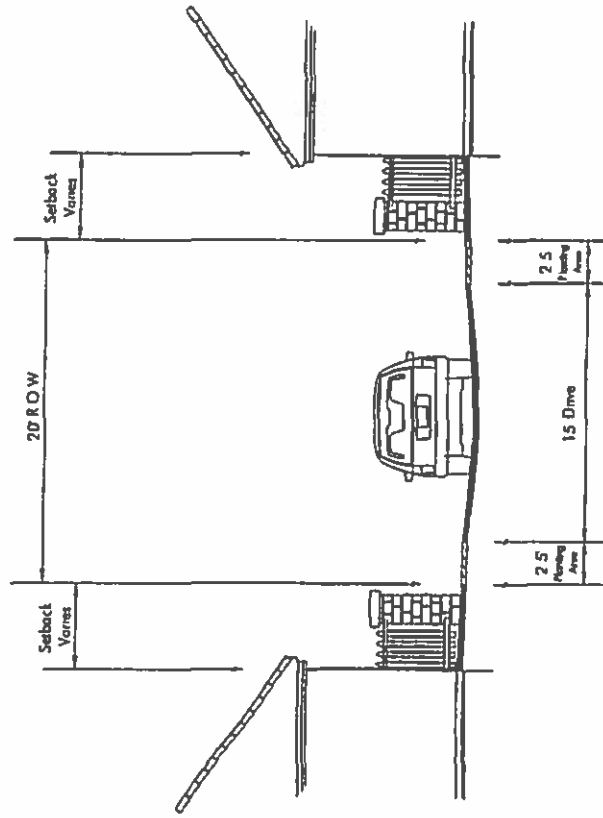
## G. Mixed Residential Street



## H. Mixed Residential Lane



## I. Mixed Residential Street (One Way)



## J. Mixed Residential Alley



## Recommendation for Action

**File #: 17-1121, Agenda Item #: 60.**

10/19/2017

### Agenda Item

**Agenda Item #60:** Approve negotiation and execution of an agreement with Foundation Communities, Inc. for the provision of health insurance-related services for a twelve-month term through September 30, 2018 in an amount not to exceed \$125,000, with two 12-month renewal options in an amount not to exceed \$125,000 per renewal option, for a total agreement amount not to exceed \$375,000.

### QUESTION:

What are the days and hours that the services will be provided to individuals seeking assistance? COUNCIL MEMBER HOUSTON'S OFFICE

### ANSWER:

**During Open Enrollment**, the hours are as follows:

Insure Central Texas

Hours: Nov. 1 - Dec. 15, 2017

### **North office - 5900 Airport Blvd.**

M-Th 9 am - 7 pm

F-Sat 9 am - 4 pm

Sun 1 pm - 5 pm

Open every day except Thanksgiving Day and the Friday following (Nov. 23-24).

### **South office - 2600 W. Stassney Lane**

M-W 10 am - 7 pm

Th 10 am - 4 pm

F-Sat 9 am - 1 pm

Closed Sundays and Thanksgiving Day thru the Sunday following (Nov. 23-26).

**After Open Enrollment**, if a client has a life circumstance change, Foundation Communities serves clients by appointment. From February through October, the general appointment schedule is described below, with modifications for staff trainings, staff vacations and federal holidays:

Foundation Communities' north location is generally open for appointments on Mondays from 1-4, Tuesdays 10-5, Wednesdays 10-4, Thursdays 10-7, and the second Saturday of the month from 9-1. Phone appointments and in-person appointments are also offered on Mondays and Fridays to accommodate people who are not able to come in to our office on regular appointment schedule.

The south office generally offers appointments Mondays, Tuesdays and Wednesdays from 9am to 6pm, and select



Fridays.

Foundation Communities also accommodates people with evening or weekend appointments whenever there is a deadline issue, and staff have visited people in the hospital to assist with enrollment when needed.