



August 8, 2019

Questions and Answers Report



Mayor Steve Adler

Mayor Pro Tem Delia Garza, District 2

Council Member Natasha Harper-Madison, District 1

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 Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

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

Item #5: Authorize negotiation and execution of a 12-year power purchase agreement with E.ON Climate & Renewables, for up to 200 megawatts of electricity from a utility-scale wind-generation facility, in an estimated amount of up to \$17,000,000 per year, for a total estimated amount of up to \$204,000,000.

COUNCIL MEMBER KITCHEN'S OFFICE

1) Backup states "The site is not within the coastline "flyway" discussed at the Resource Management Commission meeting on July 16, 2019". Can staff provide a map of the proposed site as well as the map they are using to define the coastline "flyway"?

See attached map.

Item #7: Authorize negotiation and execution of an amendment to the professional services agreement with CAS Consulting & Services, Inc. (MBE) for engineering services for the Williamson Creek Wastewater Interceptor project in the amount of \$2,400,995.53, for a total contract amount not to exceed \$6,459,995.53.

MAYOR PRO TEM GARZA'S OFFICE

1) Where will the work actually be taking place? Is it only at the South First/Stassney location of the Williamson Creek Interceptor, or will it also impact the Onion Creek Tunnel near William Cannon Drive and S. Pleasant Valley Rd. Can you provide a map?

The attached exhibit shows the full extent of the alignment, the specific locations where surface construction occurs, the locations of the shaft sites and the project's primary haul route. Specific to the question of impact in the area of William Cannon/Pleasant Valley, it is essentially limited to the haul route being in that vicinity.

Item #16: Adopt a citizen-initiated ordinance, supported by a petition certified sufficient on July 26, 2019, to amend the City Code regarding the use of Austin's Hotel Occupancy Tax revenue.

COUNCIL MEMBER ALTER'S OFFICE

We have been hearing various public claims made about the economics of a potential Austin Convention Center expansion. In the interest of transparency, please provide answers to the following questions.

1) Timing of Analysis: When does the city manager anticipate delivering the economic and financial analysis of Austin Convention Center expansion requested as part of the Palm District Resolution (No. 20190523-029)?

A timeline of the financing analysis and potential bond issuance is outlined below.

The financial analysis will be influenced by the final site acquisition and public-private partnership determination, should such a partnership be pursued. Once those elements are more informed, staff will update the financial analysis.

The financing model will be updated with current market and economic conditions, and funding cash flows will need to be updated as part of the financing process. The market and economic impact studies also require updates that reflect current conditions for the competitive convention center marketplace and to confirm market demand. Several competing convention destinations have expanded recently and several are planning additions to their venues.

The Convention Center has continued working with the City's Financial Advisors to ensure we are ready to move forward with the financing analysis at the appropriate time within the project plan.

	2019	2020	2021
Convention Center West Expansion			
Financial Analysis/ Bond Issuance			
Update to Council of financing model			
3rd party market analysis			
3rd party feasibility update; finalize financing model/documents			
City Council approval; Bond Issuance/delivery of funds			

2) *HOT Taxes: Please verify the allowed uses and limitations for an additional 2% increase in HOT levy. Please explain how Chapter 351, Sec. 351.1065 pertains to options that the city is considering. Should the city opt to fund the convention center with an additional 2% levy can 15% of these additional funds (from a 2% increase) be used for cultural arts and another 15% of these additional funds be used for historic preservation? Please explain what financing options we have for convention center expansion that might also create new money for live music, cultural arts, and historic preservation.*

Sec. 351.1065. ALLOCATION OF REVENUE: ELIGIBLE CENTRAL MUNICIPALITY. (a) An eligible central municipality shall use the amount of revenue from the tax that is derived from the application of the tax at a rate of more than seven percent of the cost of a room only for:

- (1) the construction of an expansion of an existing convention center facility;
- (2) a qualified project to which Section 351.1015 applies; and
- (3) pledging payment of revenue bonds and revenue refunding bonds issued under Subchapter A, Chapter 1504, Government Code, for the construction or qualified project.

Sec. 351.103(c) states that not more than 15 percent of the hotel tax revenue collected by a municipality may be used for promotion of the arts and no more than 15% historic preservation activities. The 15 percent cap applies to the total amount collected under chapter 351, including any amount assessed under section 351.1065. The Texas Tax Code limits the 2% levy only for expansion of the convention center. However, the financing model includes computing 15% of the 2% levy and allocating this amount from the Convention Center's current allocation of the

7% levy. The allocation will be used for both the arts and historic preservation. As a note, the 7% levy will be first pledged to the project financing then made available to the other uses to keep all options open for repayment of debt.

3) Existing Allocations to Cultural Arts and Historic Preservation: What options does the City have to structure the financing of a potential Convention Center expansion to protect existing funding allocations to Cultural Arts and Historic Preservation?

The City's existing Chapter 351 HOT revenue that is currently allocated to promotion of the arts, historic preservation activities, or tourism promotion will not be pledged to the expansion project financing, and will therefore continue to be available for those current purposes under the proposed expansion model.

4) TPID: Reference has been made to the possibility of an additional hotel tax via a TPID levy voluntarily adopted by the hotel industry. \$30 million is often mentioned as the amount that might be allocated to homelessness from such a TPID. Under this scenario, what is the projected total TPID levy? What portion would go to homelessness? What would the balance fund? Would this be a totally new TPID or additional to an existing TPID structure? How was the amount for the TPID determined and what is the rationale given for the portion allocated to homelessness? What options exist to increase the amount to be contributed to fund homelessness related activities? How do other Texas cities structure TPIDs on the hotel industry? Please describe what our peer cities are doing with respect to such voluntary levies on the hotel industry.

A TPID may be established for authorized uses as set forth in chapter 372 of the Texas Local Government Code, as amended. The hoteliers who initiate the petition establish the framework for the expenditures, as well as the plan to effectuate the goals of the TPID. The purpose of a TPID is limited to a project for advertising, promotion, or business recruitment directly related to hotels. No TPID currently exists.

The proposed structure of the new TPID in Austin that will be approved by the participating hotel owners and the City is currently being finalized. The hotel community has continued to state that approval of a TPID with this proposed structure that provides for a much higher portion of funds ultimately available for a city purpose than in other TPIDs across the state is contingent upon a Convention Center expansion. Current discussions indicate TPID will be structured as follows:

The 1% TPID allocation would be:

- 50% for marketing and promotion
- 40% for Convention Center incentive/buydown program
- 5% for TPID administration
- 5% for research

The funding allocated to the Convention Center incentive/buydown program is the source of funding for the City to use for homeless services and programs. Once the TPID funds are utilized as part of the incentive/buydown program, the statutory requirements for the use of TPID funds will be satisfied. At that point, the Convention Center can transfer the funds to the City's use for homeless services and programs. This transfer will be possible since the TPID funding will not be included in the pledged revenues for project financing.

There is the potential for the TPID to increase to a 2% assessment in the future.

Based on current estimates of HOT over the next 10 years, a 1% TPID is estimated to generate the following in terms of funding that would ultimately be available for the City's use for homeless services and programs:

Fiscal Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	10 YR Total
Homeless Initiatives	\$ 3.1	\$ 3.4	\$ 3.7	\$ 4.0	\$ 4.1	\$ 4.4	\$ 4.5	\$ 4.7	\$ 4.9	\$ 5.1	\$ 41.9

Other Texas cities have established TPIDs and have allocated the funds as follows:

TPID Allocations in Other Texas Cities

	Dallas	Fort Worth	San Antonio	Arlington	Average
Sales/Incentives	42.5%	42.0%	45.0%	46.8%	44.1%
Marketing	35.0%	34.6%	45.0%	48.2%	40.7%
Site Visits/Tours	10.0%	0.0%	0.0%	0.0%	2.5%
Customer Engagement	0.0%	9.9%	0.0%	0.0%	2.5%
Industry Partnerships	0.0%	0.0%	5.0%	0.0%	1.3%
Operations/Research/Admin	5.0%	6.1%	3.0%	5.0%	4.8%
Contingency Funds	0.0%	0.0%	2.0%	0.0%	0.5%
Event Funding Application Pool	7.5%	0.0%	0.0%	0.0%	1.9%
Promotion of Arts	0.0%	7.4%	0.0%	0.0%	1.9%
total	100.0%	100.0%	100.0%	100.0%	100.0%

Used for City purposes

Fort Worth and Dallas are the only cities that have established allocations for City purposes within their TPID service plans. Both cities use that portion of the TPID funds for promotion of arts. It is important to note that those cities do not allocate much, if any, HOT to

promotion of the arts. A review of the current HOT uses indicates that Fort Worth does not allocate any HOT to promotion of the arts and Dallas allocates less than 3% to such use.

Item #30: Approve an ordinance authorizing the City Manager to negotiate and execute an amended and restated agreement with the Zilker Botanical Garden Conservancy (Conservancy) to authorize the Conservancy to manage and operate the Zilker Botanical Garden admissions; and amending the schedule of Fees and Fines and Other Charges to be set or charged by the City (Ordinance No. 20180911-002) to increase the fee charged for admission for visitors who are not Conservancy members.

COUNCIL MEMBER TOVO'S OFFICE

1. Are admission costs at any fee-based City pools or parks set at full cost recovery? Are any programs for City of Austin residents at our COA recreation centers set at full cost recovery?

Currently, none of the admission fees for city pools, parks or recreation centers are at 100% cost recovery. The nearest full cost recovery fee for pool admission is the Adult (18 to 61 years), Non-Resident fee which is at 95%. The current entry fees for the Zilker Botanical Garden result in a 55% cost recovery rate based on the FY19 budget for the Zilker Botanical Garden.

2. The Pro Forma distributed by the Zilker Botanical Gardens Conservancy notes that the executive director will be a "shared position." Does this mean that the City of Austin would share the cost of this position's salary? If so, please indicate the expected salary and the COA's anticipated share.

Yes, the Pro Forma states a proposal by the Conservancy to share the cost of the executive director/manager position that is currently funded fully by the City of Austin. The proposal, suggested by COA/PARD staff as a possibility for future consideration, assumes that this staff member would serve as the Executive Director of the Conservancy, as well as continuing to serve as the ZBG Environmental Conservation Program Manager. This would result in a cost savings to the City of a portion of this manager's salary. Specifics regarding how much the City would fund and how much the Conservancy would fund have not been determined to date. Please note that this is not a confirmed plan, but rather a possibility, included in the Pro Forma as a point of information for potential cost-savings under discussion.

3. The Pro Forma lists \$360,000 of staff costs for Year 1. Most of these positions appear to be new, with only \$80,000 worth of gate staff shifting from the COA Parks Department. Is that accurate, or would the Conservancy be absorbing additional city staffing costs?

This is accurate—the positions being added by the Conservancy initially, other than the gate staff, are new positions that will build the capacity of the Conservancy to support the needs of the Garden in areas such as fundraising and education.

4. If existing gate staff will no longer be City of Austin employees, how will that impact their retirement and other accrued benefits?

Admissions/gate staff are all temporary employees, thus they are currently not eligible to participate in the COA retirement system. They will be offered relocation options within PARD, should they wish to remain with the City to continue to accrue eligible benefits such as sick leave. Some may elect to work for the Conservancy.

5. Footnote C on the Pro Forma states: “Funds to be used for Deferred Maintenance or Garden Improvements [sic] (20% of overall gate fee managed by PARD initially [sic]) Master Plan, Fundraising Consultant and other capital projects mutually agreed upon by ZBGC and PARD” Please explain what is intended with regard to the overall gate fee, as referenced in the above sentence. Does the Conservancy intend to contract with a fundraising consultant in addition to hiring a full-time development director with a salary of \$80,000?

In year 1, the Conservancy would seek to hire a Development Director. The Conservancy anticipates its Development staff increasing beyond a single Development Director to 2-3 full time staff members within 3 to 5 years. The Conservancy would likely hire a fundraising consultant focused on the larger capital campaign, though this would be several years later. All of the additional funds for these positions will be generated from new sources. The staffing represented in the Pro Forma is initial staffing only.

6. The “Cost-Comparison” one-pager from the Zilker Botanical Garden and PARD suggests that this new proposal will reduce COA costs by \$70,000. Please detail those savings.

The \$70,000 represents the estimated net savings once cost of the hourly/temp gate attendant positions become the Conservancy’s cost responsibility.

7. The document lists “\$70K improved visitor entry.” Assuming that this sentence means the proposal would net \$70,000 in higher admission revenue, please explain how much of this estimated is attributed to expected increased attendance and how much to higher admission costs.

The statement “\$70K improved visitor entry...” does not represent estimated revenue growth. The statement is referencing the additional \$70K to be added to the Conservancy’s budget to absorb cost of hourly/temp gate attendant positions, currently funded by the City. As a part of the proposal of taking over the management of the gate/admissions, the Conservancy would commit to matching the COA/PARD hourly rate (\$15/hr), comparable benefits, and will commit to providing additional training in customer service. For example, cashiers will be trained to handle sensitive situations such as those where guests may not be able to afford the admission fee.

8. Likewise, this document notes “10K visitor enhancements.” Is this the wayfinding and signage described in another document?

The \$10K represents an initial investment in software that will be used to make the admissions process more efficient, as well as support a more integrated system that can offer an improved visitor/customer experience.

Additionally, the Conservancy states in the Pro Forma, that it will commit to investing in more ‘front of house’ visitor service amenities. These include the creation of a new logo for the Garden, a visitor brochure—which the Garden does not currently have—as well as a much-improved visitor map, and directional signage for parking and admissions. Additional wayfinding signs are also anticipated through the Garden as part of an interpretive master plan that the Conservancy will fund.

9. Please provide a history of funding that the City of Austin has provided to the Zilker Botanical Conservancy. The graphic one-pager reflects the following:

2016: \$47,500

2017: \$47,500

Per the COA Controller's Office website, following are the payments made to the Zilker Botanical Conservancy during the past 10 years:

FY 2016: \$47,500 50% of Executive Director salary (year 1) **

FY 2017: \$47,500 50% of Executive Director salary (year 2) **

FY 2018: \$2,500 Contract for Conservancy to conduct survey of AAGC membership as part of Master Plan Phase I Community Engagement.

***The COA helped fund an Executive Director position that was directly employed by the Conservancy.*

10. How much money has the Conservancy raised each year since its founding in 2015? How have these funds been spent? Please separate in-kind donations from monetary donations.

The fundraising list below was based on a recent report from the Conservancy, and provides an overview of their fundraising efforts to date. Financial statements are available for each year, but were not available in the time frame allowed for this report.

Fundraising Item	Monetary Amount	In-Kind Amount
Conservancy donation for Sister City Oita, Japan celebration	\$3,000	
AAGC Donation	\$82,500	
Annual Gala ('17, '18, '19) "Starlight Social"	\$128,000	
Private donations '16-'19	\$135,000	
In-Kind Architectural and Design Services for Riparian Streambed project at the Garden—Taniguchi (FY16 & FY17)		\$25,000
Donation held in Conservancy reserve account for Garden Master Plan (FY18 & FY19)	\$35,000	
Private donations for Title I School Field Trips to the Garden (FY18 & 19)	\$15,000	
In-Kind Architectural and Design Services for Riparian Streambed project at the Garden—Taniguchi & Orr/Studio Balcones (FY19)		\$35,000
Taniguchi entry path—Conservancy donation (FY19)	\$20,000	
Taniguchi entry path—APF grant written by Conservancy (FY19)	\$10,000	
Total (from Hals' memo—needs to be checked & verified)	\$428,500	\$60,000

11. Attachment A includes an ADA project approved in April 2017; please explain why this work hasn't yet begun.

PARD approved projects including 1) an ADA pathway through the Taniguchi Japanese Garden, 2) a streambed replacement project, and 3) PARD staff identified projects that could be fundraised and implemented prior to completing the master plan for the facility. The Conservancy played a significant role in advocating for the streambed project, called the Riparian Streambed, and also provided in-kind design services through Evan Taniguchi. The other projects have not been funded yet, but remain on the potential projects list.

12. Please provide information related to the number of individual Conservancy volunteers and the number of volunteer hours annually since 2015.

Year	# Volunteers	# Volunteer Hours
2015	Data not available	Data not available

2016	28	782
2017	36	834
2018	44	1,219
2019	45	950 (partial year; 7 mos.)

The figures above represent conservancy volunteers specific to the docent program, including school and adult tours and docent participation in special events such as Faerie Trail events and the StarlightSocial. These education-related docents serve the visitors to the garden and hope to enrich their experiences. These are the only volunteer hours currently tracked, though many more hours are dedicated by Conservancy Board members to Conservancy administration, fundraising, board meetings, etc.

It is important to note that management and tracking of volunteers has been done without paid staff. In 2018, a part time staff member was hired by the Conservancy funded by a donation by a Conservancy member. This employee has been essential to the operation of school tours and expansion of plant-based activities for kids, but has not scheduled docents. Volunteer/docent management is one aspect that the Conservancy plans to address with new staffing as their budget and funds permit.

13. The July 15, 2019, memo and the draft agreement offer different information about whether the membership program currently exists or if it is just planned at this point. If the latter, how many paid memberships does the Zilker Botanical Gardens Conservancy currently have?

The conservancy's membership program was initiated in January of 2019, after their current contract with the City was signed in fall of 2018. The Conservancy has 130 members to date.

14. When the City of Austin began to charge admission, Council offered direction that the Gardens aim to have one free Sunday a month. Has that happened? If so, how often?

Currently there are no regularly scheduled free days. The most recent free day was the Zilker 100 Birthday Celebration.

15. Please provide a history of non-city funding for the Botanical Gardens for the last 10 years.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 YTD	Grand Total
Donations	\$0	\$95,303*	\$300	\$81	\$863	\$787	\$400	\$3,087	\$129,662**	\$20,917	\$313	\$251,713

*The majority of this funding represents 50% of the revenues from the DinoDays exhibit conducted jointly with AAGC.

**Includes a 50K grant from JetBlue.

16. Please provide number of admissions for the Botanical Gardens over the last 10 years and the total revenue raised from admissions for each of those years (since admission charges were implemented 7 years ago). Please also break down this revenue into the amount that went to the general fund each year and the amount that was available for direct improvements at the Botanical Garden.

	2012	2013	2014	2015	2016	2017	2018	2019 YTD	Grand Total
Annual Revenue	\$163,365	\$197,353	\$227,023	\$221,524	\$237,779	\$233,622	\$252,063	\$180,236	\$ 1,712,965

Number of admissions	90,603	112,001	115,210	120,145	120,770	122,498	125,265	92,227* (to 7/23/19)	898,719
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100% of the admission revenues go to the General Fund. No revenue stays at the Garden directly, though it does assist the General Fund of which the Garden is part of. Annual expenses at the Garden are four times greater (on average) than the total revenues earned through the gate, rentals, and programs at the Garden.

17. How have attendance numbers changed over the years? Does PARD capture data about the number of out-of-town visitors, children visitors, adult visitors, and senior visitors annually? If so, please provide that data.

Attendance Category	2012*	2013*	2014	2015	2016	2017	2018	2019 YTD (to 7/23/19)	Grand Total
Adult resident	63015	78925	57935	62228	57585	52906	55823	28343	414,178**
Adult non-resident			24173	22249	28539	30718	32693	15393	196,346**
Senior	10173	11800	12386	15103	13171	15088	15300	11069	104,090
Child 3-12	17415	21276	20716	20609	19417	20340	19223	10373	146,369

* Adult admissions were not broken down into resident and non-resident for the first two years that admissions were charged.

**Adult admissions were allocated 2.1:1 between resident and non-residents, respectively, based on the average ratio of succeeding years.

18. How much is admission for school groups? What will it be if the changes are approved?

Fees for guided school field trips are comprised of regular admission + \$1 per child. Current Admission is \$1 per child, \$2 per adult (teachers, support staff & parent volunteers), \$3 per adult from outside Austin city limits. The program fees include a tour led by docents, plus a hands-on curriculum-based planting activity (a 'Soft Sided Terrarium').

Title 1 schools from Austin city limits: A grant received by the Conservancy covers admission for children and teachers as well as bus fees, and the Conservancy waives their \$1 program fee, so these students/schools receive a free program and admission.

Title 1 schools from outside Austin city limits: Regular admission required, program fee waived.

The charge going forward has not been determined, but if fees increase, they will be kept similar to other nature-based education programs in Austin (ANSC and the Wildflower Center are two primary examples.)

To date, program fees have been charged separately from admission fees, with the \$1 program fee collected by the Conservancy/AAGC, and the admissions going to the Garden's General Fund revenues. The Garden Manager does not have authority to waive these admission fees, even for underserved groups.

19. Please provide more information about the Conservancy's current educational programming. Please list the schools and number of students who have visited the Gardens over the last 5 years and identify Title I schools. Please detail current outreach efforts with Title 1 schools.

There is no formal program of outreach to schools as of yet. However, when the

Conservancy received funding for support of Title I school field trips, their education team reached out to all Council districts for input on Title I schools to contact in order to ensure equitable reach across the City. They then reached out to these and other Title I schools during the 2018/19 school year, which is reflected in the number of Title I schools represented in the program list. Funding has been received to continue support of Title I schools in the 2019/20 school year, and the Conservancy's education team (mostly volunteer) will again reach out to Title I schools.

Please see that attached list. Title 1 Schools are indicated in bold.

20. The draft proposal specifies that beginning in FY20, 15% of the profits from Austin Area Gardening Club events will go toward maintenance, operations, and improvement of the Garden Center and the Zilker Botanical Garden. Does the AAGC currently retain 100% of the profits from their events? In other words, please explain the current arrangement with regard to waiving fees for event space used by the Conservancy and the Austin Area Garden Center. If one of these organizations uses the space for a revenue-generating event, is there a revenue-sharing agreement in place with the City of Austin? What is the total amount of waived fees under the current agreement?

The AAGC Clubs currently retain all revenues generated from their sales. In the past, AAGC contributed \$15,000 to the Garden as part of the co-sponsorship agreement for their annual Garden Festival; however, that event has now been discontinued. No other shows and sales required revenue-sharing. The former contract with AAGC was approved with room-use waivers based on their past support and advocacy in establishing the botanical garden and past fundraising to construct the Garden Center at its inception in the 1960's. They have had a longstanding use of fee waivers for the Garden Center rooms and grounds for garden club meetings, shows, and plant sales, most of which are open to the public and provide educational opportunities. However, revenue-sharing was never a part of earlier contracts. The 15% required in the current contract with the Conservancy attempts to establish a requirement of revenue-sharing based on net profits (not total revenues) from garden club events that use the garden to generate revenues.

21. Under the proposed \$254,000 room waiver (page 3 of draft agreement), will all revenue generated after expenses for events held on-site be put toward Botanical Garden Direct Benefits?

All revenue generated will go to support direct Garden improvements or indirectly through supporting their administration and overhead costs (which enables their provision of education programming, interpretation, family events, visitor services/amenities, gift shop, volunteer coordination, and other program costs not associated with physical garden elements).

22. Which entity will receive the revenue proceeds from facility rentals?

The contract currently being proposed with the Conservancy does not include rentals. For now, rentals will continue to be managed, and fees collected, by PARD staff with 100% going to the General Fund. Rentals will shift to the Conservancy's management in Phase II of the P3, which will entail a new contract. Fees would be revenue-shared with the City similar to the current proposed structure for Admission Fees.

23. The current proposal is that revenues generated through the increased admission fees would be shared between the Conservancy and the City with the City receiving 36% for the General Fund,

20% going directly to the Zilker Botanical Garden, and 44% going to the Conservancy. Will all revenue generated from annual memberships go to support staffing costs of the Conservancy or will any portion go toward improvements at the Garden (page 3 of draft agreement)?

All of the membership money would go to the Conservancy up to the approved amount of the waiver (\$108,000) in place today. Beyond that, Conservancy proposes to provide revenue to City based upon actual attendance by members (i.e., above the waived amount, Conservancy would pay 36% of waived admissions to the City; similar to a waiver for someone who cannot afford the admission fees). When members come to the garden, the Conservancy would pay the City for the 'City portion' of their admission fee for each visit. So, the City would still receive admission fees from member visits to the Garden.

24. Is there a timeline associated with the elements identified in "Zilker Botanical Garden Public Private Partnership Plan" in Attachment 1?

Phase 1—anticipated for next 2-4 years (to include funding and completion of master plan)

Phase 2—anticipated for following 3-5 years (to include capital campaign)

Phase 3—anticipated 7-10 years out or beyond, depending on final type of partnership desired (full privatization, or ongoing shared public/private partnership)

25. Would any subsequent entry or other fee increases be subject to Council approval?

Yes, any and all future requests for fee increases (admission, rental, or other) would still need to receive Council approval.

26. The City of Austin has agreements with other conservancies raising money for city facilities. Please provide information about whether revenue-sharing arrangements exist for the Barton Springs, Pease Park, or Shoal Creek Conservancies. Do any of those conservancies derive funding for their operations from the City of Austin?

Currently, PARD does not have a revenue sharing agreement with a conservancy partner. Waller Creek Conservancy (WCC) has proposed amending language in its existing agreement that would allow it to enter into license agreements for concessions and other operations in the parks provided that WCC not do anything that would constitute alienation of parkland. The proposed language is currently being reviewed by the COA Legal Department.

The Trail Foundation and Pease Park Conservancy have expressed interest in entering into license agreements for future concessions. Preliminary discussion are underway with Shoal Creek and Barton Springs conservancies regarding a potential partnership agreement with PARD. Currently, PARD has a Management, Operation and Parkland Improvement Agreement for the Existing and Future Umlauf Sculpture Garden and Museum in which the City provides operational funding for the nonprofit.

27. Please provide additional information about the offers of free entry to income-eligible families and how this free admission will be promoted.

While the Conservancy remains open to further input, their plan is to model affordable access after the Museums for All and Open Door policies currently in place at the Thinkery. These are:

- Museums for All—Thinkery invites all families with Electronic Benefits Transfer cards, WIC cards, STAR cards, CHIP cards, Medicaid cards and MAP identification cards to show their card(s) to receive FREE General Admission. (Special programs and events excluded.) Thinkery's Museum for All discount can only be applied at Admissions, not online.

Open Door—Maintaining affordable access for everyone is a top priority for Thinkery. Each year, our Open Door Initiative provides subsidized admissions, camp scholarships and group tours to thousands of children and families with limited financial resources

Follow up Questions – Council Member Tovo's office

1) How many of the 120 members of the Zilker Botanical Garden Conservancy belong to the Austin Area Garden Club?

Pending

2) In the pro forma, ZBGC anticipates to accrue \$40,000 through their membership. Is this amount anticipated to be accrued through membership fees? What is their plan to attract 80,000 new members to meet that \$40,000 target?

Pending

3) Is the funding for the ZBGC's executive director included in the City Manager's proposed budget?

Pending

Item #33: Approve a resolution directing the City Manager to include a partial exemption from ad valorem taxes for certain historically-designated properties in budget calculations for the coming year; to provide this resolution to the Austin Independent School District; and to prepare an ordinance approving these partial exemptions to be considered by Council concurrently with the annual tax levy.
COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Pending

Item #71: Approve a resolution relating to the identification of at least 10 locations within the boundaries of I-35, 15th Street, Lady Bird Lake, and Lamar Boulevard that are suitable to install free, ADA compliant, 24-hour drinking fountains; the formulation of a budget estimate for the installation, operations, and maintenance of drinking fountains; and an expedited procurement process.
COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

The Law Department estimates approximately 20-25 hours to work on this matter.

Austin Water:

It is difficult to assess beforehand the amount of staff time and the cost that will be necessary, and part of the Council directive is to determine a price. For an early estimate of the impact on staff resources, however, Austin Water anticipates roughly 10 hours of employee time per fountain to find suitable locations and develop rough cost estimates,

though that does not cover ongoing care and maintenance. Overall, staff will initially have to be assigned to perform at least the following tasks:

- Find, assess and recommend locations;
- Determine best fountains and infrastructure to suit the purpose;
- Estimate costs of fountains and costs and approach for ongoing maintenance;
- Determine the appropriate procurement process to best meet Council goals.

Item #72: Approve a resolution directing the City Manager to initiate the creation of an economic development entity, including identifying potential funding sources, soliciting stakeholder feedback on the entity's governance and operational structure, and contracting with a subject matter expert to develop an implementation plan; structure the entity to manage a broad range of projects; and bring a recommendation back to Council during the Fiscal Year 2020 budget deliberations.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

The Law Department estimates approximately 10-15 hours to work on this matter.

EDD Staff has not yet determined a cost for acquiring professional consulting services to be responsive to this item.

Item #75: Approve a resolution directing the City Manager to prioritize the completion of the Cypress and Shoal Creek Project (Project); conduct a feasibility and financial analysis of the extension of the Seaholm Tax Increment.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Finance believes an initial review of the Seaholm TIRZ finances, and options could be handled by existing staff and require 20-30 hours. Staff is available to work on this initial review.

Item #76: Approve an ordinance renaming Indiangrass Wildlife Sanctuary to the Louis René Barrera Indiangrass Wildlife Sanctuary, and waiving certain provisions of City Code Chapter 14-1 related to the renaming of parkland.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

If City Council approves the resolution to rename the Indiangrass Wildlife Sanctuary to the Louis René Barrera Indiangrass Wildlife Sanctuary, it is estimated that the total cost would be approximately \$1,100 for the development, manufacturing and installation of the new sign for the sanctuary. The cost estimate includes City staff time.

Item #77: Approve a resolution relating to the creation of a local government corporation to address homelessness issues.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

At this time the Homeless Strategy Office is unable to estimate the impact to City resources, as next steps and implementation would require collaboration with the Office of the City Clerk and Law Department. Once implemented, the LGC would likely require staff support at the executive and administrative level, which we are unable to quantify at this time.

Item #78: Approve a resolution declaring a climate emergency and calling for immediate and coordinated mobilization by the City to address the causes and consequences of climate change and directing the City Manager to take appropriate action.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Sustainability Office:

Staff has reviewed draft resolution 78 and determined that this resolution will create no additional budget impact. The tasks to coordinate, communicate, and create recommendations will take staff time, but those will be covered with existing staff resources. The one area with unknown budget impact is the recommendation "to identify the support needed to implement the Office of Sustainability's recommendation to leverage and invest in established and trusted community facilities in low-to-moderate income areas to serve as "Resilience Hubs."" Staff does not have sufficient information to know the budget impact of this early stage concept, further planning and analysis is needed, and could be conducted as part of the response to the pending council resolution on climate resilience, 20190509-019.

Austin Transportation:

The Office of Sustainability is the primary department responsible for creating policy around air quality and climate. The Austin Transportation Department supports this effort by implementing and managing infrastructure, such as bicycle facilities, and programming that encourages sustainable modes. ATD is inherently supportive of combating climate change and is backed by the recently adopted Austin Strategic Mobility Plan. Transportation Demand Management programming, such as the externally facing Smart Trips Program and internally facing Commute Connections Program, currently incorporates educational materials around transportation's impact to air quality and can continue to incorporate any new awareness materials developed that respond to the resolution. In this regard, staff time is not anticipated to be negatively impacted and any additional time and resources provided to respond to the resolution would improve upon the infrastructure and programming currently being delivered.

Item #81: Approve a resolution directing the City Manager to provide options to support the creation, operation, and maintenance of a high-capacity transit system.

COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Coordination and support of this resolution is already on-going. ATD staff in leadership, planning, and engineering are currently working with leadership from Capital Metro to support the creation, operation, and maintenance of a high-capacity transit system. Staff resources for

coordination and planning efforts for 4-6 months is estimated at ~\$40,000. Cost for consultants is estimated at ~\$30,000. Again, these costs are already programmed as part of ATD's regular work plan.

Items #107-111: East Riverside Drive/S. Pleasant Valley Road Zoning Case
COUNCIL MEMBER ALTER'S OFFICE

1) Does staff have any data on the existing lease turnover rate for the existing multifamily properties on these sites?

Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.

2) Approximately what percentage of residents do not renew their lease annually?

Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.

3) Does staff have information on whether all of these leases, or what percentage of leases, for the existing multifamily properties on these parcels are leases for individual bedrooms vs for the entire unit?

Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.

4) What if any affordability requirements would be in place on these sites were this case denied?

If the properties are not rezoned, a portion of the rezoning area covered by case C14-2018-0027 (Item 108) will still be eligible for increased height with affordability requirements. The 36.967 portion that has frontage on East Riverside and Crossing Place is the only part of the request that is currently located in the ERC Hub boundary.

We do not have information about the number of units proposed on this tract, but calculations would be made as follows:

- The site is currently entitled to an increase in height from 50 to 65 feet. This would add one story.
- If this story is added, it is considered bonus area. The property would be required to provide 1 square foot of affordable housing for every 4 bonus square feet.
- A minimum of 50% of the bonus area must be earned through the provision of on-site affordable housing.

5) Can staff provide a summary of the value of any financial investments the development will be required to make in parkland infrastructure, including trails, in addition to the dedication of parkland? Please provide detail on how that value was calculated. Please provide any available detail on how these funds will be used.

An evaluation of parkland improvements will occur at the time a site plan is submitted.

6) Will any heritage or protected trees be removed for this development? If so please provide details on this. Will the development be required to follow the standard variance process for tree removal?

A tree survey is required as part of the site plan application and if any trees are proposed for removal, they will be identified at that time.

Items #115: C14-2018-0124- River Place - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as Milky Way Drive (West Bull Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district zoning. Staff Recommendation: To grant single-family residence-large lot-conditional overlay (SF-1-CO) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: Forwarded to Council without a recommendation due to lack of an affirmative vote. Owner/Applicant: Milky Way Holdings GP, LLC (Garrett S. Martin). Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Sherri Sirwaitis, 512-974-3057. Related to item #32.
COUNCIL MEMBER ALTER'S OFFICE

1) Can our Austin Fire Department describe what is the level of wildfire risk for the area requesting this zoning change?

The wildfire risk is considered high. This is based on a relative risk scale that takes into account the potential intensity, probability, and exposure to a wildfire. The location, being surrounded by steep topography and continuous wildland fuels is inherently hazardous. Limited access exacerbates the natural hazards. Specific hazard classifications for this site are publically available to review on the Travis County Wildfire Hazards Viewer:
<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Farcg.is%2F0bb5Pe&data=02%7C01%7Catie.powers%40austintexas.gov%7C0e3ea8e7d4264c8082a808d71b4e0cf5%7C5c5e19f6a6ab4b45b1d0be4608a9a67f%7C0%7C0%7C637007894354919540&sdata=JIEiXJ%2BzwBQnBU97KzOkpGsVEPpdIY0tdgW3R2CA25A%3D&reserved=0>

2) Can our Water Department comment on any data for the surrounding neighborhoods regarding water pressure testing for area fire hydrants?

We currently have only one hydrant test on Milky Way Drive. It was performed on 12/17/18 and at that time provided 2685 GPM of fire flow and had a static pressure of 66 PSI and a residual Pressure of 54 PSI and is an 8 inch line. The test was performed on Hydrant #219124 that is about half way down Milky Way Drive and sits at an approx. elevation of 1067 ft. Most of the property in question sits at a significantly lower elevation with the northern section at about the same elevation then going lower from there with parts of it as low as 860 ft in the far south corner.

3) Should this property develop, would the developer be responsible for developing the infrastructure to ensure appropriate water flow to fight fires including wildfire? Would hydrant testing have to pass a certain threshold?

Yes, there will have to be a certain amount of fire flow depending on the fire area of the largest planned structure. The current fire flow test on Milky Way Drive would support a structure up to 9400 SF of fire area. Fire flow under current code is based on the proposed structures not the wildland hazard.

4) Will this development have a secondary fire exit/access? Does the Austin Fire Department have any concerns regarding the viability of evacuation in the event of wildfire?

The proposed development will be over 30 homes and per Land Development Code (Transportation Section,) they are required to provide two routes of access/exit. The design team propose a second route via a private site's fire lane. For the development to have a code approved secondary access route utilizing a private fire lane, the route must have a Joint Use Access Easement recorded to the benefit of the proposed development. Until the easement is

recorded the proposed development does not have secondary ingress/egress.



Council Question and Answer

Related To

Item #5

Meeting Date

August 8, 2019

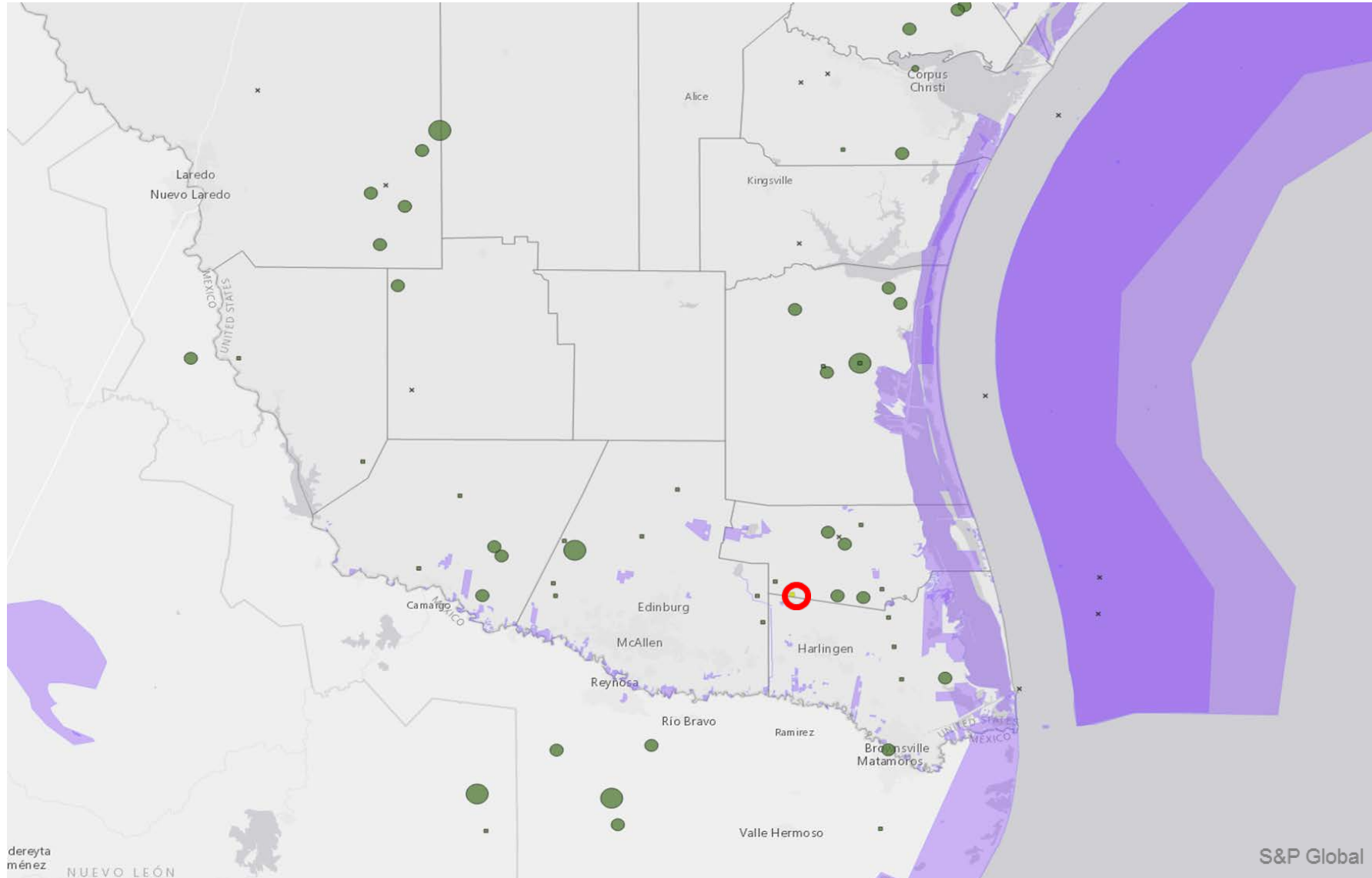
Additional Answer Information

Authorize negotiation and execution of a 12-year power purchase agreement with E.ON Climate & Renewables, for up to 200 megawatts of electricity from a utility-scale wind-generation facility, in an estimated amount of up to \$17,000,000 per year, for a total estimated amount of up to \$204,000,000.

QUESTION/ANSWER: Council Member Kitchen's Office

Backup states "The site is not within the coastline "flyway" discussed at the Resource Management Commission meeting on July 16, 2019". Can staff provide a map of the proposed site as well as the map they are using to define the coastline "flyway"?

Please see the attached map.





Council Question and Answer

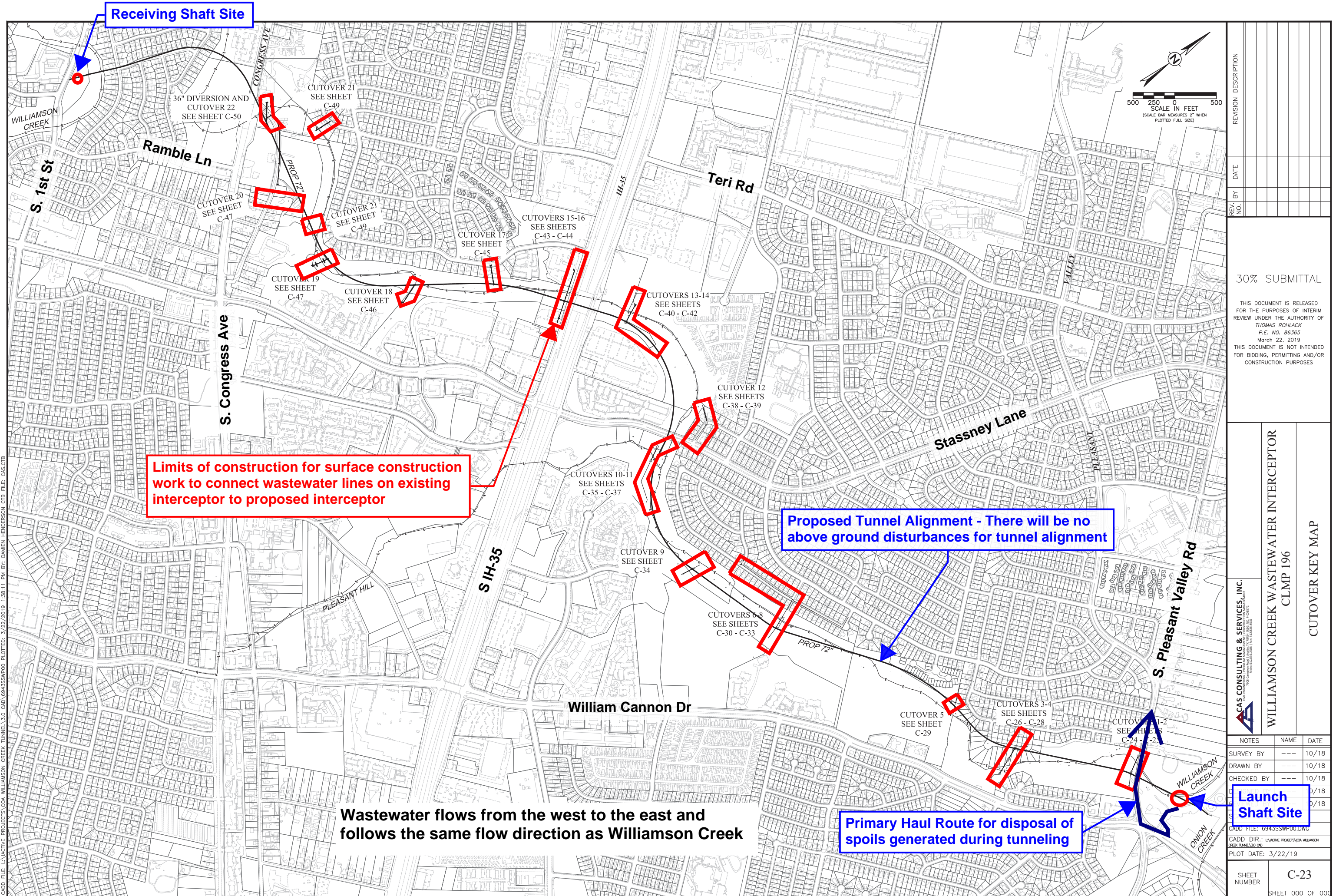
Related To	Item #7	Meeting Date	August 8, 2019
Additional Answer Information			

Authorize negotiation and execution of an amendment to the professional services agreement with CAS Consulting & Services, Inc. (MBE) for engineering services for the Williamson Creek Wastewater Interceptor project in the amount of \$2,400,995.53, for a total contract amount not to exceed \$6,459,995.53.

QUESTION/ANSWER: Mayor Pro Tem Garza's Office

Where will the work actually be taking place? Is it only at the South First/Stassney location of the Williamson Creek Interceptor, or will it also impact the Onion Creek Tunnel near William Cannon Drive and S. Pleasant Valley Rd. Can you provide a map?

The attached exhibit shows the full extent of the alignment, the specific locations where surface construction occurs, the locations of the shaft sites and the project's primary haul route. Specific to the question of impact in the area of William Cannon/Pleasant Valley, it is essentially limited to the haul route being in that vicinity.





Council Question and Answer

Related To

Item #16

Meeting Date

August 8, 2019

Additional Answer Information

Adopt a citizen-initiated ordinance, supported by a petition certified sufficient on July 26, 2019, to amend the City Code regarding the use of Austin's Hotel Occupancy Tax revenue.

QUESTION/ANSWER: Council Member Alter's Office

We have been hearing various public claims made about the economics of a potential Austin Convention Center expansion. In the interest of transparency, please provide answers to the following questions.

1) Timing of Analysis: When does the city manager anticipate delivering the economic and financial analysis of Austin Convention Center expansion requested as part of the Palm District Resolution (No. 20190523-029)?

A timeline of the financing analysis and potential bond issuance is outlined below.

The financial analysis will be influenced by the final site acquisition and public-private partnership determination, should such a partnership be pursued. Once those elements are more informed, staff will update the financial analysis.

The financing model will be updated with current market and economic conditions, and funding cash flows will need to be updated as part of the financing process. The market and economic impact studies also require updates that reflect current conditions for the competitive convention center marketplace and to confirm market demand. Several competing convention destinations have expanded recently and several are planning additions to their venues.

The Convention Center has continued working with the City's Financial Advisors to ensure we are ready to move forward with the financing analysis at the appropriate time within the project plan.

	2019	2020	2021
Convention Center West Expansion			
Financial Analysis/ Bond Issuance			
Update to Council of financing model			
3rd party market analysis			
3rd party feasibility update; finalize financing model/documents			
City Council approval; Bond Issuance/delivery of funds			

2) HOT Taxes: Please verify the allowed uses and limitations for an additional 2% increase in HOT levy. Please explain how

Chapter 351, Sec. 351.1065 pertains to options that the city is considering. Should the city opt to fund the convention center with an additional 2% levy can 15% of these additional funds (from a 2% increase) be used for cultural arts and another 15% of these additional funds be used for historic preservation? Please explain what financing options we have for convention center expansion that might also create new money for live music, cultural arts, and historic preservation.

Sec. 351.1065. ALLOCATION OF REVENUE: ELIGIBLE CENTRAL MUNICIPALITY. (a) An eligible central municipality shall use the amount of revenue from the tax that is derived from the application of the tax at a rate of more than seven percent of the cost of a room only for:

- (1) the construction of an expansion of an existing convention center facility;
- (2) a qualified project to which Section 351.1015 applies; and
- (3) pledging payment of revenue bonds and revenue refunding bonds issued under Subchapter A, Chapter 1504, Government Code, for the construction or qualified project.

Sec. 351.103(c) states that not more than 15 percent of the hotel tax revenue collected by a municipality may be used for promotion of the arts and no more than 15% historic preservation activities. The 15 percent cap applies to the total amount collected under chapter 351, including any amount assessed under section 351.1065. The Texas Tax Code limits the 2% levy only for expansion of the convention center. However, the financing model includes computing 15% of the 2% levy for both arts and historic, allocating this amount from the Convention Center's current allocation of the 7% levy, and will be part of the flow of funds established in the financing documents. As a note, the 7% levy will be first pledged to the project financing then made available to the other uses defined in the flow of funds to provide for needed financing capacity.

3) Existing Allocations to Cultural Arts and Historic Preservation: What options does the City have to structure the financing of a potential Convention Center expansion to protect existing funding allocations to Cultural Arts and Historic Preservation?

The City's existing Chapter 351 HOT revenue that is currently allocated to promotion of the arts, historic preservation activities, or tourism promotion will **not** be pledged to the expansion project financing, and will therefore continue to be available for those current purposes under the proposed expansion model.

4) TPID: Reference has been made to the possibility of an additional hotel tax via a TPID levy voluntarily adopted by the hotel industry. \$30 million is often mentioned as the amount that might be allocated to homelessness from such a TPID. Under this scenario, what is the projected total TPID levy? What portion would go to homelessness? What would the balance fund? Would this be a totally new TPID or additional to an existing TPID structure? How was the amount for the TPID determined and what is the rationale given for the portion allocated to homelessness? What options exist to increase the amount to be contributed to fund homelessness related activities? How do other Texas cities structure TPIDs on the hotel industry? Please describe what our peer cities are doing with respect to such voluntary levies on the hotel industry.

A TPID may be established for authorized uses as set forth in chapter 372 of the Texas Local Government Code, as amended. The hoteliers who initiate the petition establish the framework for the expenditures, as well as the plan to effectuate the goals of the TPID. The purpose of a TPID is limited to a project for advertising, promotion, or business recruitment directly related to hotels. No TPID currently exists.

The proposed structure of the new TPID in Austin that will be approved by the participating hotel owners and the City is currently being finalized. The hotel community has continued to state that approval of a TPID with this proposed structure that provides for a much higher portion of funds ultimately available for a city purpose than in other TPIDs across the state is contingent upon a Convention Center expansion. Current discussions indicate TPID will be structured as follows:

The 1% TPID allocation would be:

- 50% for marketing and promotion
- 40% for Convention Center incentive/buydown program
- 5% for TPID administration
- 5% for research

The funding allocated to the Convention Center incentive/buydown program is the source of funding for the City to use for homeless services and programs. Once the TPID funds are utilized as part of the incentive/buydown program, the statutory requirements for the use of TPID funds will be satisfied. At that point, the Convention Center can transfer the funds to the City's use for homeless services and programs. This transfer will be possible since the TPID funding will not be included in the pledged revenues for project financing.

There is the potential for the TPID to increase to a 2% assessment in the future.

Based on current estimates of HOT over the next 10 years, a 1% TPID is estimated to generate the following in terms of funding that would ultimately be available for the City's use for homeless services and programs:

Fiscal Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	10 YR Total
Homeless Initiatives	\$ 3.1	\$ 3.4	\$ 3.7	\$ 4.0	\$ 4.1	\$ 4.4	\$ 4.5	\$ 4.7	\$ 4.9	\$ 5.1	\$ 41.9

Other Texas cities have established TPIDs and have allocated the funds as follows:

TPID Allocations in Other Texas Cities

	Dallas	Fort Worth	San Antonio	Arlington	Average
Sales/Incentives	42.5%	42.0%	45.0%	46.8%	44.1%
Marketing	35.0%	34.6%	45.0%	48.2%	40.7%
Site Visits/Tours	10.0%	0.0%	0.0%	0.0%	2.5%
Customer Engagement	0.0%	9.9%	0.0%	0.0%	2.5%
Industry Partnerships	0.0%	0.0%	5.0%	0.0%	1.3%
Operations/Research/Admin	5.0%	6.1%	3.0%	5.0%	4.8%
Contingency Funds	0.0%	0.0%	2.0%	0.0%	0.5%
Event Funding Application Pool	7.5%	0.0%	0.0%	0.0%	1.9%
Promotion of Arts	0.0%	7.4%	0.0%	0.0%	1.9%
total	100.0%	100.0%	100.0%	100.0%	100.0%

Used for City purposes

Fort Worth and Dallas are the only cities that have established allocations for City purposes within their TPID service plans. Both cities use that portion of the TPID funds for promotion of arts. It is important to note that those cities do not allocate much, if any, HOT to promotion of the arts. A review of the current HOT uses indicates that Fort Worth does not allocate any HOT to promotion of the arts and Dallas allocates less than 3% to such use.



Council Question and Answer

Related To

Item #30

Meeting Date

August 8, 2019

Additional Answer Information

Approve an ordinance authorizing the City Manager to negotiate and execute an amended and restated agreement with the Zilker Botanical Garden Conservancy (Conservancy) to authorize the Conservancy to manage and operate the Zilker Botanical Garden admissions; and amending the schedule of Fees and Fines and Other Charges to be set or charged by the City (Ordinance No. 20180911-002) to increase the fee charged for admission for visitors who are not Conservancy members.

QUESTION/ANSWER: Council Member Tovo's Office

1. Are admission costs at any fee-based City pools or parks set at full cost recovery? Are any programs for City of Austin residents at our COA recreation centers set at full cost recovery?

Currently, none of the admission fees for city pools, parks or recreation centers are at 100% cost recovery. The nearest full cost recovery fee for pool admission is the Adult (18 to 61 years), Non-Resident fee which is at 95%. The current entry fees for the Zilker Botanical Garden result in a 55% cost recovery rate based on the FY19 budget for the Zilker Botanical Garden.

2. The Pro Forma distributed by the Zilker Botanical Gardens Conservancy notes that the executive director will be a "shared position." Does this mean that the City of Austin would share the cost of this position's salary? If so, please indicate the expected salary and the COA's anticipated share.

Yes, the Pro Forma states a proposal by the Conservancy to share the cost of the executive director/manager position that is currently funded fully by the City of Austin. The proposal, suggested by COA/PARD staff as a possibility for future consideration, assumes that this staff member would serve as the Executive Director of the Conservancy, as well as continuing to serve as the ZBG Environmental Conservation Program Manager. This would result in a cost savings to the City of a portion of this manager's salary. Specifics regarding how much the City would fund and how much the Conservancy would fund have not been determined to date. Please note that this is not a confirmed plan, but rather a possibility, included in the Pro Forma as a point of information for potential cost-savings under discussion.

3. The Pro Forma lists \$360,000 of staff costs for Year 1. Most of these positions appear to be new, with only \$80,000 worth of gate staff shifting from the COA Parks Department. Is that accurate, or would the Conservancy be absorbing additional city staffing costs?

This is accurate—the positions being added by the Conservancy initially, other than the gate staff, are new positions that will build the capacity of the Conservancy to support the needs of the Garden in areas such as fundraising and education.

4. If existing gate staff will no longer be City of Austin employees, how will that impact their retirement and other accrued benefits?

Admissions/gate staff are all temporary employees, thus they are currently not eligible to participate in the COA retirement system. They will be offered relocation options within PARD, should they wish to remain

with the City to continue to accrue eligible benefits such as sick leave. Some may elect to work for the Conservancy.

5. Footnote C on the Pro Forma states: “Funds to be used for Deferred Maintenance or Garden Improvements [sic] (20% of overall gate fee managed by PARD initially [sic]) Master Plan, Fundraising Consultant and other capital projects mutually agreed upon by ZBGC and PARD” Please explain what is intended with regard to the overall gate fee, as referenced in the above sentence. Does the Conservancy intend to contract with a fundraising consultant in addition to hiring a full-time development director with a salary of \$80,000?

In year 1, the Conservancy would seek to hire a Development Director. The Conservancy anticipates its Development staff increasing beyond a single Development Director to 2-3 full time staff members within 3 to 5 years. The Conservancy would likely hire a fundraising consultant focused on the larger capital campaign, though this would be several years later. All of the additional funds for these positions will be generated from new sources. The staffing represented in the Pro Forma is initial staffing only.

6. The “Cost-Comparison” one-pager from the Zilker Botanical Garden and PARD suggests that this new proposal will reduce COA costs by \$70,000. Please detail those savings.

The \$70,000 represents the estimated net savings once cost of the hourly/temp gate attendant positions become the Conservancy’s cost responsibility.

7. The document lists “\$70K improved visitor entry.” Assuming that this sentence means the proposal would net \$70,000 in higher admission revenue, please explain how much of this estimated is attributed to expected increased attendance and how much to higher admission costs.

The statement “\$70K improved visitor entry...” does not represent estimated revenue growth. The statement is referencing the additional \$70K to be added to the Conservancy’s budget to absorb cost of hourly/temp gate attendant positions, currently funded by the City. As a part of the proposal of taking over the management of the gate/admissions, the Conservancy would commit to matching the COA/PARD hourly rate (\$15/hr), comparable benefits, and will commit to providing additional training in customer service. For example, cashiers will be trained to handle sensitive situations such as those where guests may not be able to afford the admission fee.

8. Likewise, this document notes “10K visitor enhancements.” Is this the wayfinding and signage described in another document?

The \$10K represents an initial investment in software that will be used to make the admissions process more efficient, as well as support a more integrated system that can offer an improved visitor/customer experience.

Additionally, the Conservancy states in the Pro Forma, that it will commit to investing in more ‘front of house’ visitor service amenities. These include the creation of a new logo for the Garden, a visitor brochure—which the Garden does not currently have—as well as a much-improved visitor map, and directional signage for parking and admissions. Additional wayfinding signs are also anticipated through the Garden as part of an interpretive master plan that the Conservancy will fund.

9. Please provide a history of funding that the City of Austin has provided to the Zilker Botanical Conservancy. The graphic one-pager reflects the following:

2016: \$47,500

2017: \$47,500

Per the COA Controller’s Office website, following are the payments made to the Zilker Botanical Conservancy during the past 10 years:

FY 2016: \$47,500 50% of Executive Director salary (year 1) **
 FY 2017: \$47,500 50% of Executive Director salary (year 2) **
 FY 2018: \$2,500 Contract for Conservancy to conduct survey of AAGC membership as part of Master Plan Phase 1 Community Engagement.

***The COA helped fund an Executive Director position that was directly employed by the Conservancy.*

10. How much money has the Conservancy raised each year since its founding in 2015? How have these funds been spent? Please separate in-kind donations from monetary donations.

The fundraising list below was based on a recent report from the Conservancy, and provides an overview of their fundraising efforts to date. Financial statements are available for each year, but were not available in the time frame allowed for this report.

Fundraising Item	Monetary Amount	In-Kind Amount
Conservancy donation for Sister City Oita, Japan celebration	\$3,000	
AAGC Donation	\$82,500	
Annual Gala ('17, '18, '19) "Starlight Social"	\$128,000	
Private donations '16-'19	\$135,000	
In-Kind Architectural and Design Services for Riparian Streambed project at the Garden—Taniguchi (FY16 & FY17)		\$25,000
Donation held in Conservancy reserve account for Garden Master Plan (FY18 & FY19)	\$35,000	
Private donations for Title I School Field Trips to the Garden (FY18 & 19)	\$15,000	
In-Kind Architectural and Design Services for Riparian Streambed project at the Garden—Taniguchi & Orr/Studio Balcones (FY19)		\$35,000
Taniguchi entry path—Conservancy donation (FY19)	\$20,000	
Taniguchi entry path—APF grant written by Conservancy (FY19)	\$10,000	
Total (from Hals' memo—needs to be checked & verified)	\$428,500	\$60,000

11. Attachment A includes an ADA project approved in April 2017; please explain why this work hasn't yet begun.

PARD approved projects including 1) an ADA pathway through the Taniguchi Japanese Garden, 2) a streambed replacement project, and 3) PARD staff identified projects that could be fundraised and implemented prior to completing the master plan for the facility. The Conservancy played a significant role in advocating for the streambed project, called the Riparian Streambed, and also provided in-kind design services through Evan Taniguchi. The other projects have not been funded yet, but remain on the potential projects list.

12. Please provide information related to the number of individual Conservancy volunteers and the number of volunteer hours annually since 2015.

Year	# Volunteers	# Volunteer Hours
2015	Data not available	Data not available
2016	28	782
2017	36	834
2018	44	1,219
2019	45	950 (partial year; 7 mos.)

The figures above represent conservancy volunteers specific to the docent program, including school and adult tour and docent participation in special events such as Faerie Trail events and the StarlightSocial. These education-related docents serve the visitors to the garden and hope to enrich their experiences. These are the only volunteer hours currently tracked, though many more hours are dedicated by Conservancy Board members to Conservancy

administration, fundraising, board meetings, etc.

It is important to note that management and tracking of volunteers has been done without paid staff. In 2018, a part-time staff member was hired by the Conservancy funded by a donation by a Conservancy member. This employee has been essential to the operation of school tours and expansion of plant-based activities for kids, but has not scheduled docents. Volunteer/docent management is one aspect that the Conservancy plans to address with new staffing as the budget and funds permit.

13. The July 15, 2019, memo and the draft agreement offer different information about whether the membership program currently exists or if it is just planned at this point. If the latter, how many paid memberships does the Zilker Botanical Gardens Conservancy currently have?

The conservancy's membership program was initiated in January of 2019, after their current contract with the City was signed in fall of 2018. The Conservancy has 130 members to date.

14. When the City of Austin began to charge admission, Council offered direction that the Gardens aim to have one free Sunday a month. Has that happened? If so, how often?

Currently there are no regularly scheduled free days. The most recent free day was the Zilker 100 Birthday Celebration.

15. Please provide a history of non-city funding for the Botanical Gardens for the last 10 years.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 YTD	Grand Total
Donations	\$0	\$95,303*	\$300	\$81	\$863	\$787	\$400	\$3,087	\$129,662**	\$20,917	\$313	\$251,713

*The majority of this funding represents 50% of the revenues from the DinoDays exhibit conducted jointly with AAGC.

**Includes a 50K grant from JetBlue.

16. Please provide number of admissions for the Botanical Gardens over the last 10 years and the total revenue raised from admissions for each of those years (since admission charges were implemented 7 years ago). Please also break down this revenue into the amount that went to the general fund each year and the amount that was available for direct improvements at the Botanical Garden.

	2012	2013	2014	2015	2016	2017	2018	2019 YTD	Grand Total
Annual Revenue	\$163,365	\$197,353	\$227,023	\$221,524	\$237,779	\$233,622	\$252,063	\$180,236	\$ 1,712,965
Number of admissions	90,603	112,001	115,210	120,145	120,770	122,498	125,265	92,227* (to 7/23/19)	898,719

100% of the admission revenues go to the General Fund. No revenue stays at the Garden directly, though it does as part of the General Fund of which the Garden is part of. Annual expenses at the Garden are four times greater (on average) than the total revenues earned through the gate, rentals, and programs at the Garden.

17. How have attendance numbers changed over the years? Does PARD capture data about the number of out-of-town visitors, children visitors, adult visitors, and senior visitors annually? If so, please provide that data.

Attendance Category	2012*	2013*	2014	2015	2016	2017	2018	2019 YTD (to 7/23/19)	Grand Total
Adult resident	63015	78925	57935	62228	57585	52906	55823	28343	414,178**
Adult non-resident			24173	22249	28539	30718	32693	15393	196,346**
Senior	10173	11800	12386	15103	13171	15088	15300	11069	104,090
Child 3-12	17415	21276	20716	20609	19417	20340	19223	10373	146,369

* Adult admissions were not broken down into resident and non-resident for the first two years that admissions were charged.

**Adult admissions were allocated 2.1:1 between resident and non-residents, respectively, based on the average ratio of succeeding years.

18. How much is admission for school groups? What will it be if the changes are approved?

Fees for guided school field trips are comprised of regular admission + \$1 per child.

Current Admission is \$1 per child, \$2 per adult (teachers, support staff & parent volunteers), \$3 per adult from outside Austin city limits. The program fees include a tour led by docents, plus a hands-on curriculum-based planting activity (a 'Soft Sided Terrarium').

Title 1 schools from Austin city limits: A grant received by the Conservancy covers admission for children and teachers as well as bus fees, and the Conservancy waives their \$1 program fee, so these students/schools receive a free program and admission.

Title 1 schools from outside Austin city limits: Regular admission required, program fee waived.

The charge going forward has not been determined, but if fees increase, they will be kept similar to other nature-based education programs in Austin (ANSC and the Wildflower Center are two primary examples.)

To date, program fees have been charged separately from admission fees, with the \$1 program fee collected by the Conservancy/AAGC, and the admissions going to the Garden's General Fund revenues. The Garden Manager does not have authority to waive these admission fees, even for underserved groups.

19. Please provide more information about the Conservancy's current educational programming. Please list the schools and number of students who have visited the Gardens over the last 5 years and identify Title I schools.

Please detail current outreach efforts with Title 1 schools.

There is no formal program of outreach to schools as of yet. However, when the Conservancy received funding for support of Title I school field trips, their education team reached out to all Council districts for input on Title I schools to contact in order to ensure equitable reach across the City. They then reached out to these and other Title I schools during the 2018/19 school year, which is reflected in the number of Title I schools represented in the program list. Funding has been received to continue support of Title I schools in the 2019/20 school year, and the Conservancy's education team (mostly volunteer) will again reach out to Title I schools.

Please see that attached list. Title 1 Schools are indicated in bold.

20. The draft proposal specifies that beginning in FY20, 15% of the profits from Austin Area Gardening Club events will go toward maintenance, operations, and improvement of the Garden Center and the Zilker Botanical Garden. Does the AAGC currently retain 100% of the profits from their events? In other words, please explain the current arrangement with regard to waiving fees for event space used by the Conservancy and the Austin Area Garden Center. If one of these organizations uses the space for a revenue-generating event, is there a revenue-sharing agreement in place with the City of Austin? What is the total amount of waived fees under the current agreement?

The AAGC Clubs currently retain all revenues generated from their sales. In the past, AAGC contributed \$15,000 to the Garden as part of the co-sponsorship agreement for their annual Garden Festival; however, that event has now been discontinued. No other shows and sales required revenue-sharing. The former contract with AAGC was approved with room-use waivers based on their past support and advocacy in establishing the botanical garden and past fundraising to construct the Garden Center at its inception in the 1960's. They have had a longstanding use of fee waivers for the Garden Center rooms and grounds for garden club meetings, shows, and plant sales, most of which are open to the public and provide educational opportunities. However, revenue-sharing was never a part of earlier contracts. The 15% required in the current contract with the Conservancy attempts to establish a requirement of revenue-sharing based on net profits (not total revenues) from garden club events that use the garden to generate revenues.

21. Under the proposed \$254,000 room waiver (page 3 of draft agreement), will all revenue generated after expenses for events held on-site be put toward Botanical Garden Direct Benefits?

All revenue generated will go to support direct Garden improvements or indirectly through supporting their administration and overhead costs (which enables their provision of education programming, interpretation, family events, visitor services/amenities, gift shop, volunteer coordination, and other program costs not associated with physical garden elements).

22. Which entity will receive the revenue proceeds from facility rentals?

The contract currently being proposed with the Conservancy does not include rentals. For now, rentals will continue to be managed, and fees collected, by PARD staff with 100% going to the General Fund. Rentals will shift to the Conservancy's management in Phase II of the P3, which will entail a new contract. Fees would be revenue-shared with the City similar to the current proposed structure for Admission Fees.

23. The current proposal is that revenues generated through the increased admission fees would be shared between the Conservancy and the City with the City receiving 36% for the General Fund, 20% going directly to the Zilker Botanical Garden, and 44% going to the Conservancy. Will all revenue generated from annual memberships go to support staffing costs of the Conservancy or will any portion go toward improvements at the Garden (page 3 of draft agreement)?

All of the membership money would go to the Conservancy up to the approved amount of the waiver (\$108,000) in place today. Beyond that, Conservancy proposes to provide revenue to City based upon actual attendance by members (i.e., above the waived amount, Conservancy would pay 36% of waived admissions to the City; similar to a waiver for someone who cannot afford the admission fees). When members come to the garden, the Conservancy would pay the City for the 'City portion' of their admission fee for each visit. So, the City would still receive admission fees from member visits to the Garden.

24. Is there a timeline associated with the elements identified in "Zilker Botanical Garden Public Private Partnership Plan" in Attachment 1?

Phase 1—anticipated for next 2-4 years (to include funding and completion of master plan)

Phase 2—anticipated for following 3-5 years (to include capital campaign)

Phase 3—anticipated 7-10 years out or beyond, depending on final type of partnership desired (full privatization, or ongoing shared public/private partnership)

25. Would any subsequent entry or other fee increases be subject to Council approval?

Yes, any and all future requests for fee increases (admission, rental, or other) would still need to receive Council approval.

26. The City of Austin has agreements with other conservancies raising money for city facilities. Please provide information about whether revenue-sharing arrangements exist for the Barton Springs, Pease Park, or Shoal Creek Conservancies. Do any of those conservancies derive funding for their operations from the City of Austin?

Currently, PARD does not have a revenue sharing agreement with a conservancy partner. Waller Creek Conservancy (WCC) has proposed amending language in its existing agreement that would allow it to enter into license agreements for concessions and other operations in the parks provided that WCC not do anything that would constitute alienation of parkland. The proposed language is currently being reviewed by the COA Legal Department.

The Trail Foundation and Pease Park Conservancy have expressed interest in entering into license agreements for future concessions. Preliminary discussion are underway with Shoal Creek and Barton Springs conservancies regarding a potential partnership agreement with PARD. Currently, PARD has a Management, Operation and Parkland Improvement Agreement for the Existing and Future Umlauf Sculpture Garden and Museum in which the City provides operational funding for the nonprofit.

27. Please provide additional information about the offers of free entry to income-eligible families and how this free

admission will be promoted.

While the Conservancy remains open to further input, their plan is to model affordable access after the Museums for All and Open Door policies currently in place at the Thinkery. These are:

- Museums for All—Thinkery invites all families with Electronic Benefits Transfer cards, WIC cards, STAR cards, CHIP cards, Medicaid cards and MAP identification cards to show their card(s) to receive FREE General Admission. (Special programs and events excluded.) Thinkery's Museum for All discount can only be applied at Admissions, not online.

Open Door—Maintaining affordable access for everyone is a top priority for Thinkery. Each year, our Open Door Initiative provides subsidized admissions, camp scholarships and group tours to thousands of children and families with limited financial resources

Follow up Questions – Council Member Tovo's office

1) How many of the 120 members of the Zilker Botanical Garden Conservancy belong to the Austin Area Garden Club?

Pending

2) In the pro forma, ZBGC anticipates to accrue \$40,000 through their membership. Is this amount anticipated to be accrued through membership fees? What is their plan to attract 80,000 new members to meet that \$40,000 target?

Pending

3) Is the funding for the ZBGC's executive director included in the City Manager's proposed budget?

Pending



Council Question and Answer

Related To

Item #33

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution directing the City Manager to include a partial exemption from ad valorem taxes for certain historically-designated properties in budget calculations for the coming year; to provide this resolution to the Austin Independent School District; and to prepare an ordinance approving these partial exemptions to be considered by Council concurrently with the annual tax levy.

QUESTION/ANSWER: Council Member Tovo's Office

1. When the City gives a tax exemption to historically designated properties, does the tax exemption count against our roll-back rate?

Pending



Council Question and Answer

Related To

Item #71

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution relating to the identification of at least 10 locations within the boundaries of I-35, 15th Street, Lady Bird Lake, and Lamar Boulevard that are suitable to install free, ADA compliant, 24-hour drinking fountains; the formulation of a budget estimate for the installation, operations, and maintenance of drinking fountains; and an expedited procurement process.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

The Law Department estimates approximately 20-25 hours to work on this matter.

For Austin Water:

It is difficult to assess beforehand the amount of staff time and the cost that will be necessary, and part of the Council directive is to determine a price. For an early estimate of the impact on staff resources, however, Austin Water anticipates roughly 10 hours of employee time per fountain to find suitable locations and develop rough cost estimates That though would not cover ongoing care and maintenance. Overall, staff will initially have to be assigned to perform at least the following tasks:

- Find, assess and recommend locations;
- Determine best fountains and infrastructure to suit the purpose;
- Estimate costs of fountains and costs and approach for ongoing maintenance;
- Determine the appropriate procurement process to best meet Council goals.



Council Question and Answer

Related To

Item #72

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution directing the City Manager to initiate the creation of an economic development entity, including identifying potential funding sources, soliciting stakeholder feedback on the entity's governance and operational structure, and contracting with a subject matter expert to develop an implementation plan; structure the entity to manage a broad range of projects; and bring a recommendation back to Council during the Fiscal Year 2020 budget deliberations.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

The Law Department estimates approximately 10-15 hours to work on this matter.

EDD Staff has not yet determined a cost for acquiring professional consulting services to be responsive to this item.



Council Question and Answer

Related To

Item #75

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution directing the City Manager to prioritize the completion of the Cypress and Shoal Creek Project (Project); conduct a feasibility and financial analysis of the extension of the Seaholm Tax Increment Financing District (District); and provide Council with, no later than the end of this fiscal year: (1) a written update of the Project and (2) a feasibility and financial analysis of the extension of the District.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Pending



Council Question and Answer

Related To	Item #76	Meeting Date	August 8, 2019
Additional Answer Information			

Approve an ordinance renaming Indiangrass Wildlife Sanctuary to the Louis René Barrera Indiangrass Wildlife Sanctuary, and waiving certain provisions of City Code Chapter 14-1 related to the renaming of parkland.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

If City Council approves the resolution to rename the Indiangrass Wildlife Sanctuary to the Louis René Barrera Indiangrass Wildlife Sanctuary, it is estimated that the total cost would be approximately \$1,100 for the development, manufacturing and installation of the new sign for the sanctuary. The cost estimate includes City staff time.



Council Question and Answer

Related To

Item #77

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution relating to the creation of a local government corporation to address homelessness issues.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

At this time the Homeless Strategy Office is unable to estimate the impact to City resources, as next steps and implantation would require collaboration with the Office of the City Clerk and Law Department. Once implemented, the LGC would likely require staff support at the executive and administrative level, which we are unable to quantify at this time.



Council Question and Answer

Related To	Item #78	Meeting Date	August 8, 2019
Additional Answer Information			

Approve a resolution declaring a climate emergency and calling for immediate and coordinated mobilization by the City to address the causes and consequences of climate change and directing the City Manager to take appropriate action.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Sustainability Office:

Staff has reviewed draft resolution 78 and determined that this resolution will create no additional budget impact. The tasks to coordinate, communicate, and create recommendations will take staff time, but those will be covered with existing staff resources. The one area with unknown budget impact is the recommendation "to identify the support needed to implement the Office of Sustainability's recommendation to leverage and invest in established and trusted community facilities in low-to-moderate income areas to serve as "Resilience Hubs."" Staff does not have sufficient information to know the budget impact of this early stage concept, further planning and analysis is needed, and could be conducted as part of the response to the pending council resolution on climate resilience, 20190509-019.

Austin Transportation:

The Office of Sustainability is the primary department responsible for creating policy around air quality and climate. The Austin Transportation Department supports this effort by implementing and managing infrastructure, such as bicycle facilities, and programming that encourages sustainable modes. ATD is inherently supportive of combating climate change and is backed by the recently adopted Austin Strategic Mobility Plan. Transportation Demand Management programming, such as the externally facing Smart Trips Program and internally facing Commute Connections Program, currently incorporates educational materials around transportation's impact to air quality and can continue to incorporate any new awareness materials developed that respond to the resolution. In this regard, staff time is not anticipated to be negatively impacted and any additional time and resources provided to respond to the resolution would improve upon the infrastructure and programming currently being delivered.



Council Question and Answer

Related To

Item #81

Meeting Date

August 8, 2019

Additional Answer Information

Approve a resolution directing the City Manager to provide options to support the creation, operation, and maintenance of a high-capacity transit system.

QUESTION/ANSWER: Council Member Flannigan's Office

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Coordination and support of this resolution is already on-going. ATD staff in leadership, planning, and engineering are currently working with leadership from Capital Metro to support the creation, operation, and maintenance of a high-capacity transit system. Staff resources for coordination and planning efforts for 4-6 months is estimated at ~\$40,000. Cost for consultants is estimated at ~\$30,000. Again, these costs are already programmed as part of ATD's regular work plan.



Council Question and Answer

Related To	Item #107-111	Meeting Date	August 8, 2019
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Additional Answer Information

East Riverside Drive and South Pleasant Valley Zoning Cases

QUESTION/ANSWER: Council Member Alter's Office

- 1) *Does staff have any data on the existing lease turnover rate for the existing multifamily properties on these sites?*
Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.
- 2) *Approximately what percentage of residents do not renew their lease annually?*
Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.
- 3) *Does staff have information on whether all of these leases, or what percentage of leases, for the existing multifamily properties on these parcels are leases for individual bedrooms vs for the entire unit?*
Staff does not have the information to address this question, however, staff has requested that the applicant provide this information if available.
- 4) *What if any affordability requirements would be in place on these sites were this case denied?*
If the properties are not rezoned, a portion of the rezoning area covered by case C14-2018-0027 (Item 108) will still be eligible for increased height with affordability requirements. The 36.967 portion that has frontage on East Riverside and Crossing Place is the only part of the request that is currently located in the ERC Hub boundary.

We do not have information about the number of units proposed on this tract, but calculations would be made as follows:
 - The site is currently entitled to an increase in height from 50 to 65 feet. This would add one story.
 - If this story is added, it is considered bonus area. The property would be required to provide 1 square foot of affordable housing for every 4 bonus square feet.
 - A minimum of 50% of the bonus area must be earned through the provision of on-site affordable housing.
- 5) *Can staff provide a summary of the value of any financial investments the development will be required to make in parkland infrastructure, including trails, in addition to the dedication of parkland? Please provide detail on how that value was calculated. Please provide any available detail on how these funds will be used.*
An evaluation of parkland improvements will occur at the time a site plan is submitted.
- 6) *Will any heritage or protected trees be removed for this development? If so please provide details on this. Will the development be required to follow the standard variance process for tree removal?*
A tree survey is required as part of the site plan application and if any trees are proposed for removal, they will be identified at that time.



Council Question and Answer

Related To

Item #155

Meeting Date

August 8, 2019

Additional Answer Information

C14-2018-0124- River Place - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as Milky Way Drive (West Bull Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to townhouse & condominium residence-conditional overlay (SF-6-CO) combining district zoning. Staff Recommendation: To grant single-family residence-large lot-conditional overlay (SF-1-CO) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: Forwarded to Council without a recommendation due to lack of an affirmative vote. Owner/Applicant: Milky Way Holdings GP, LLC (Garrett S. Martin). Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Sherri Sirwaitis, 512-974-3057. Related to item #32.

QUESTION/ANSWER: Council Member Alter's Office

1) Can our Austin Fire Department describe what is the level of wildfire risk for the area requesting this zoning change?

The wildfire risk is considered high. This is based on a relative risk scale that takes into account the potential intensity, probability, and exposure to a wildfire. The location, being surrounded by steep topography and continuous wildland fuels is inherently hazardous. Limited access exacerbates the natural hazards. Specific hazard classifications for this site are publically available to review on the Travis County Wildfire Hazards Viewer: <https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Farcg.is%2F0bb5Pe&data=02%7C01%7Cccatie.powers%40austintexas.gov%7C0e3ea8e7d4264c8082a808d71b4e0cf5%7C5c5e19f6a6ab4b45b1d0be4608a9a67f%7C0%7C0%7C637007894354919540&data=JEieXJ%2BzwbQnBU97KzOkpGsVEPpdIY0tdgW3R2CA25A%3D&reserved=0>

2) Can our Water Department comment on any data for the surrounding neighborhoods regarding water pressure testing for area fire hydrants?

We currently have only one hydrant test on Milky Way Drive. It was performed on 12/17/18 and at that time provided 2685 GPM of fire flow and had a static pressure of 66 PSI and a residual Pressure of 54 PSI and is an 8 inch line. The test was performed on Hydrant #219124 that is about half way down Milky Way Drive and sits at an approx. elevation of 1067 ft. Most of the property in question sits at a significantly lower elevation with the northern section at about the same elevation then going lower from there with parts of it as low as 860 ft in the far south corner.

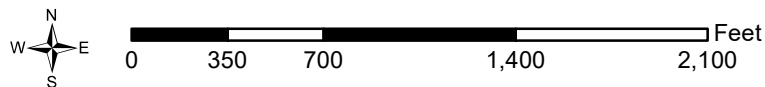
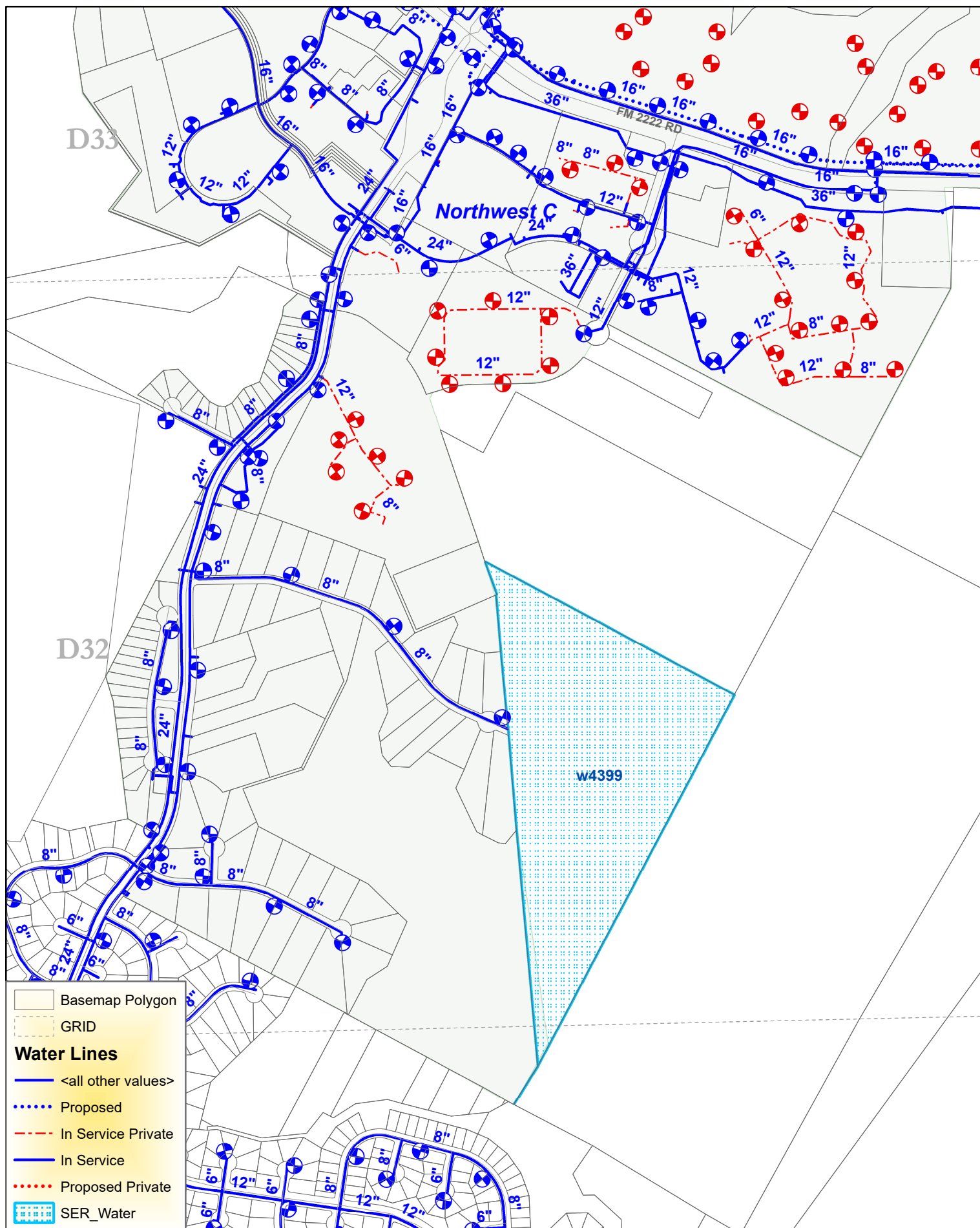
3) Should this property develop, would the developer be responsible for developing the infrastructure to ensure appropriate water flow to fight fires including wildfire? Would hydrant testing have to pass a certain threshold?

Yes, there will have to be a certain amount of fire flow depending on the fire area of the largest planned structure. The current fire flow test on Milky way would support a structure up to 9400 SF of fire area. Fire flow under current code is based on the proposed structures not the wildland hazard.

4) Will this development have a secondary fire exit/access? Does the Austin Fire Department have any concerns regarding the viability of evacuation in the event of wildfire?

The proposed development will be over 30 homes and per Land Development Code (Transportation Section,)

they are required to provide two routes of access/exit. The design team propose a second route via a private site's fire lane. For the development to have a code approved secondary access route utilizing a private fire lane, the route must have a Joint Use Access Easement recorded to the benefit of the Proposed development. Until the easement is recorded the proposed development does not have secondary ingress/egress.



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