

MINUTES
COMMITTEE-OF-THE-WHOLE WORK SESSION
April 2, 2018
City Hall Conference Room A

PRESENT: Mayor Thomas Stiehm, Council Members Paul Fischer, Jeff Austin, Steve King, Judy Enright, Laura Helle Steve King and Council Member-at-Large Janet Anderson

ABSENT: Council Member David Hagen

STAFF PRESENT: City Administrator Craig Clark, Director of Administrative Services Tom Dankert, Public Works Director Steven Lang, Planning and Zoning Administrator Holly Wallace, Police Chief Brian Krueger, Library Director Julie Clinefelter, City Clerk Ann Kasel

ALSO PRESENT: Jon Erichson, Jeremy Carolan, Joe Schechinger, Austin Daily Herald, Public

Mayor Stiehm opened the meeting at 6:06 p.m.

Item No. 1 – Rental Housing Ordinance

Planning and Zoning Administrator Holly Wallace stated she met with the Austin Landlord Association on March 13th and met with the rental housing committee on March 26th to work out the final details of the rental housing ordinance. The committee recommended that all rental properties be inspected once every two years with no exemptions for public housing. The fee for each building would be \$100 with an additional \$20 per unit. The effective date of the ordinance would be January 1, 2019.

Council Member King stated he recognizes there is going to be some disagreement with the ordinance but he felt it needs to be revenue neutral.

Council Member-at-Large Anderson stated she has concerns about duplicate inspections for public housing properties.

Jon Erichson, HRA Director, stated the ordinance would have a financial impact on the HRA since some of the rents they charge are not able to be increased. He proposed an alternative inspection approval with no fees to the HRA since the HRA properties are inspected by HUD anyways. He asked the Council to consider an alternative inspection process which could include a reduced fee instead of no fee.

Council Member Austin stated he as was willing to forego inspections for HRA, however, he is not willing of eliminating the fee for the HRA properties. Then other properties would have to pay more to cover the cost of the ordinance.

Peter Grover stated he was concerned about the fees being passed onto the renters.

Council Member Austin stated the most it would increase a rent would be \$10 and most renters would be able to pay that amount.

Moved by Council Member Enright, seconded by Council Member King, directing Holly Wallace to finalize the ordinance as presented. Carried.

The item will be placed on the May 7, 2018 Council Agenda.

Item No. 2 – Annexation Request

Planning and Zoning Administrator Holly Wallace stated the Alamo Society of Austin has requested annexation into the City. The annexation request would be on the April 16, 2018 Council Agenda.

For Council information only, no Council action needed at this time.

Item No. 3 – Transfer Station Lease

Public Works Director Steven Lang stated the City has been working with Waste Management on a lease for the transfer station. He stated a six-year lease was agreed upon by both parties at a rate of \$49,990 for the first year with a 2% increase each year thereafter. It would cover the base costs and additional funds for improvements at the facility. The public hours would stay the same which are Tuesday and Thursdays from 1-5 p.m. and Saturday mornings from 7 a.m. to noon. He stated the City is also working with Waste Management for maintenance of the equipment at the transfer station. He recommended approval of the lease.

David Yerhart, Y Waste Removal, stated he has had issues with Waste Management operating the transfer station. He asked for a chance to bid on the operation of the transfer station. He stated he would like the be open 8-5, every day.

Moved by Council Member Enright, seconded by Council Member Fischer, to open the operation of the transfer station up for bids. Carried.

Mr. Lang stated the operation of the transfer station has been bid out before and there was only one bid. He stated it was in the City's benefit to not open the operation to bidding.

Item No. 4 - Administrative Report

City Administrator Craig Clark stated he met with legislators about multiple issues that are currently under consideration.

Mr. Clark distributed a draft of the 2018 Council goals.

He also stated the City will be using Flaherty & Hood for the comp and classification study.

Item No. 5 - Open Discussion

None.

Moved by Council Member Enright, seconded by Council Member King, adjourning the work session at 7:10 p.m.

Respectfully Submitted,

Ann M. Kasel
City Clerk