

MINUTES OF THE COUNCIL ZOO COMMITTEE OF THE
METROPOLITAN SERVICE DISTRICT

December 20, 1988

Council Chamber

Committee Members Present: Sharron Kelley (Chair), Tom DeJardin
(V. Chair), Larry Cooper and Corky
Kirkpatrick

Committee Member Absent: Gary Hansen

Chair Kelley called the meeting to order at 5:35 p.m.

1. Consideration of Minutes of October 18 and November 15, 1988

Motion: Councilor Kirkpatrick moved, seconded by Councilor
Cooper, for approval of the minutes.

Vote: Councilors Cooper, Kelley and Kirkpatrick voted aye.
Councilors DeJardin and Hansen were absent. The vote
was unanimous and the minutes were approved.

2. Consideration of Resolution No. 88-1023, for the Purpose of
Approving an Amendment to the Contract with Guthrie Slusarenko and
Associates (GSA) for Design of the Africafe Basement

Kay Rich, Assistant Zoo Director, explained because of the Africa Exhibit opening, there was an increased demand for group facilities at the Zoo. He said a staging area was needed to organize and orient groups. He said more funds were available than originally had been anticipated from the Contingency Fund and could be used to finish the Africafe basement. Mr. Rich said staff's proposal was an amendment to Metro's existing contract with GSA of not more than \$34,840.

Councilor Kirkpatrick asked why the GSA contract had been extended once before and why the design cost did not equal 10 percent of the total cost. Councilor Kirkpatrick expressed objections to sole source contracts and asked how GSA would bill Metro. Mr. Rich said the normal procedure was to bill a lump sum and then bill on the percentage completed, but said GSA had also offered to submit hourly figures.

Chair Kelley asked specifically what would be done to the Africafe basement. Mr. Rich said the walls and ceiling would be finished and part of the concrete slab repoured. He said the space would serve as a meeting center and larger dining space for groups. Chair Kelley asked what the charge would be for use of the facility. Mr. Rich said the regular Zoo admission. Chair Kelley asked revenue Metro could expect to receive and noted in the future revenue could be leveraged against admission fees.

Sherry Sheng, Zoo Director, said the Zoo was a facility to serve children's needs via teacher training, packets and tours, but was a

facility for adults as well. Ms. Sheng cited a group of Rotarians who met at the Zoo but said there had not been a large enough facility to feed all of them at the same time. She said staff planned a basic all-purpose room and said it would not be a specialized facility.

Councilor Kirkpatrick asked staff if there were other unforeseen expenditures. Ms. Sheng said the Africa III Exhibit was on budget and on schedule. She said the only unexpected item had been the finishing of the Africafe basement.

Councilor Kirkpatrick said she objected to sole-source contracts and said there had been time for staff to issue a bid.

Motion: Councilor Kirkpatrick moved to recommend Resolution No. 88-1023 to the Council Internal Affairs Committee for adoption.

Vote: Councilors Cooper, DeJardin, Kelley and Kirkpatrick voted aye. Councilor Hansen was absent. The vote was unanimous and the motion passed.

3. WORK SESSION: Discussion on Long-Term Financing and Construction at Metro's Washington Park Zoo

Councilor Kirkpatrick said staff's report in this meeting's agenda packet did not seem to apply to the Zoo. She noted Metro had only one year and three months to plan the next levy.

Ms. Sheng briefed the Committee on the process involved and the level of detail. She said the draft was at the beginning stage. She said she understood the Committee would have preferred the draft submitted sooner.

Ray Phelps, Director of Finance and Administration, said a five-year plan was required and that it should be a plan consistent with other Metro departments. He hoped the plan submitted in the agenda packet would become the model for all Metro departments. He said the Zoo's Masterplan fit into the criteria specified and would need only minor adjustments.

Mr. Phelps discussed gate revenues and projected they could increase. He said a consultant could analyze whether the rate charged was fair or should be increased. He said a serial levy might always be necessary because of the continued capital costs of construction to keep the Zoo modern. He said revenue from concessions and the Zoo Train should be estimated.

Mr. Phelps said Metro should focus more closely on grants and donations because the Zoo was an educational as well as an entertainment opportunity.

Councilor Kirkpatrick said Metro had done everything discussed thus far. Mr. Phelps said he would like to see all aspects of the Zoo pulled together into one coherent whole. He did not know whether there had been any kind of product measurement study. He said interfund transfers should be analyzed as well as cost allocations.

The Committee and Mr. Phelps discussed the Zoo's long-term financing further.

Chair Kelley said the Committee was under a tight time line to finalize this and other plans with regard to the Zoo. She said because of the new Councilor-Elects, there would be new committee appointments. She said the Council Zoo Committee had to get organized. Chair Kelley asked that this agenda item be returned to the Committee so it could be dealt with in a workshop session with new and old Committee members. Councilor Kirkpatrick expressed concern about the Zoo serial levy and noted each election Metro has won by less and less of a margin.

Chair Kelley said the policy of excess funds in the Operating Fund rolled into the Capital Fund should be analyzed. Councilor Kirkpatrick said Zoo staff had used their funds wisely.

Chair Kelley adjourned the meeting at 4:35 p.m.

Respectfully submitted,



Paulette Allen
Committee Clerk
CZC88.355