

AGENDA
CITY COUNCIL MEETING
DECEMBER 9, 1998
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[98-3480]**

Agenda Item/Open Microphone Speakers **[98-3481]**

VOTING AGENDA

1. Approval of Minutes of the November 11, 1998 City Council Meeting
[APPROVED; 98-3482]

CONSENT AGENDA **[98-3483]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. to provide Phase I of the paint analysis and restoration maintenance plan at Fair Park - \$47,120 - Financing: 1998 Bond Funds
[APPROVED; 98-3484]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize professional services contracts with 16 consulting engineering firms for the design of 5 alley petitions, 4 street petitions, 1 street reconstruction, 4 alley reconstructions, 1 local collector, 5 storm drainage relief systems and 1 flood management project (list attached) - \$1,335,934 - Financing: 1998 Bond Funds (\$1,253,849), Water Utilities Capital Improvement Funds (\$82,085) **[APPROVED; 98-3485]**
4. Authorize a professional services contract with Camp Dresser & McKee, Inc. to provide engineering services for the chemical handling facility at the Southside Wastewater Treatment Plant - \$797,088 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-3486]**

Authorization of Contracts

5. Authorize a contract for playground replacement at Arapaho, Churchill and Harry S. Moss Parks - Pittman Construction, Inc., lowest responsible bidder of two - \$124,583 - Financing: 1995 Bond Funds **[APPROVED; 98-3487]**
6. Authorize a contract for playground replacement at Bluffview, Grauwlyer and Marcus Parks - Pittman Construction, Inc., lowest responsible bidder of two - \$174,902 - Financing: 1995 Bond Funds **[APPROVED; 98-3488]**
7. Authorize a contract for playground replacement at R. P. Brooks Park - JDC Construction, lowest responsible bidder of two - \$52,250 - Financing: 1995 Bond Funds (\$37,250) and Capital Gifts and Donations Funds (\$15,000) **[APPROVED; 98-3489]**
8. Authorize rescinding the contract with Admirals Aquatics, Inc., for mechanical improvements and renovations of the neighborhood pool at Wheatley Park, and authorize a contract with Shasta Industries, Inc., second lowest responsible bidder - \$45,000 - Financing: 1996-97 Community Development Grant Funds **[APPROVED; 98-3490]**
9. Authorize a contract for Coliseum Building roof repairs to include repair of the existing foam roof, re-coating and the addition of safety tie-backs on the roof, Phase II at Fair Park - Neogard, a Division of Jones-Blair, lowest responsible bidder of seven - \$142,467 - Financing: Texas Department of Agriculture Grant Funds **[APPROVED; 98-3491]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

10. Authorize a contract for limited electrical modifications and roof repairs to include repair of roof and roof drains, replacement of fuse panels at catwalk, exhibit area power boxes and exhibit lighting and associated wiring for the Automobile Building, Phase I at Fair Park - Southcrest Corporation, lowest responsible bidder of two - \$719,777 - Financing: State Fair of Texas Capital Construction Funds (\$710,000) and 1995 Bond Funds (\$9,777) **[APPROVED; 98-3492]**
11. Authorize a contract for the construction of roof replacement and asbestos abatement at the Dallas West Branch Library - Castro Roofing of Texas, Inc., lowest responsible bidder of six - \$91,996 - Financing: 1996-97 Community Development Grant Funds (\$75,220), 1995-96 Community Development Grant Funds (\$16,776) **[APPROVED; 98-3493]**
12. Authorize a contract for the construction of roof replacement and asbestos abatement at the Park Forest Branch Library - A A Applicators, Inc., lowest responsible bidder of eight - \$72,600 - Financing: Capital Construction Funds **[APPROVED; 98-3494]**
13. Authorize a contract for the replacement of the heating, ventilation and air conditioning unit at the Horticulture Building at Fair Park - Burden Brothers, Inc., only bidder - \$140,464 - Financing: 1995 Bond Funds (\$77,000), 1985 Bond Funds (\$30,500), Capital Construction Funds (\$32,964) **[APPROVED; 98-3495]**
14. Authorize a contract for the replacement of the heating ventilation and air conditioning unit at the J. Erik Jonsson Central Library - Burden Brothers, Inc., lowest responsible bidder of four - \$907,291 - Financing: Capital Construction Funds **[APPROVED; 98-3496]**
15. Authorize a contract for the replacement of skylights in the Area C Lobby at the Dallas Convention Center - HCI General Contractors, Inc., lowest responsible bidder of two - \$293,626 - Financing: Event Services Current Funds **[APPROVED; 98-3497]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

16. Authorize Supplemental Agreement No. 2 to the contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for preparation of documents and construction administration for the conservation of the murals, bas reliefs (sculptural projections from the wall surface) and sculptures on the Centennial, Automobile, Phase I and Food and Fiber Buildings at Fair Park - \$42,110, from \$741,221 to \$783,331 - Financing: 1998 Bond Funds **[APPROVED; 98-3498]**
17. Authorize Supplemental Agreement No. 2 to the contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. to provide design, construction documents and construction administration services for demolition and reconstruction of the exhibit hall at the Tower Building, Phase III at Fair Park - \$421,877, from \$400,707 to \$822,584 - Financing: 1998 Bond Funds **[APPROVED; 98-3499]**
18. Authorize Supplemental Agreement No. 1 to the contract with Conley Design Group, Inc. to provide construction documents and construction administration services for replacement of the Terra Cotta tile for the African American Museum at Fair Park - \$9,800, from \$6,200 to \$16,000 - Financing: 1998 Bond Funds **[APPROVED; 98-3500]**
19. Authorize Supplemental Agreement No. 2 to the contract with Vidaud & Associates, Inc. to provide additional design and construction administration services for the Americans with Disabilities Act Implementation Program for City public buildings (list attached) - \$48,554, from \$116,867 to \$165,421 - Financing: 1995 Bond Funds **[APPROVED; 98-3501]**
20. Authorize an increase in the contract with Atkins Bros. Equipment Co., Inc. for the replacement of an additional water and wastewater main in an alley between Velasco Avenue and Llano Avenue from Matilda Street to Delmar Avenue - \$151,704, from \$1,119,250 to \$1,270,954 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-3502]**

Construction Miscellaneous

21. Authorize an Interlocal Agreement with the North Texas Tollway Authority for the construction of permanent paving improvements within the North Texas Tollway Authority right-of-way on Frankford Road from Renaissance Drive to Marsh Lane - Financing: No cost consideration to the City **[APPROVED; 98-3503]**

CONSENT AGENDA (Continued)

LAND ACQUISITION

22. Authorize acquisition of one single-family residential property owned by Robin Anne Wilson, containing approximately 10,280 square feet of land, located at 1300 Snowbird in the City of Irving, for the D-FW International Airport Expansion project - \$170,000 - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) **[APPROVED; 98-3504]**
23. Authorize acquisition of individual avigation easements over 3 residential properties containing approximately 1 acre of land, located in the City of Irving, for the D-FW International Airport Expansion project - \$103,750 (\$49,800 in easement acquisition payments and \$53,950 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) (list attached) **[APPROVED; 98-3505]**
24. Authorize payment of the difference between the Special Commissioners' Award and the jury verdict, including interest to Royal Central Condominium Owners et. al., for approximately 878 square feet of unimproved land, for improvements to North Central Expressway, located near the intersection of North Central Expressway and Royal Lane - \$632 - Financing: 1989 Bond Funds **[APPROVED; 98-3506]**

LAND MISCELLANEOUS

25. An ordinance abandoning an alley to PC Real Estate Investors Limited Partnership, the abutting owner, containing approximately 4,196 square feet of land, located near the intersection of Kings Road and Lemmon Avenue, and authorizing the quitclaim - Revenue: \$23,183 plus the \$20 ordinance publication fee **[APPROVED; 98-3507; ORDINANCE NO. 23715]**
26. Authorize the quitclaim of 24 properties acquired by the taxing authorities from the Sheriff's Sale, to the highest bidders (list attached) - Revenue: \$141,749 **[APPROVED AS AN INDIVIDUAL ITEM; 98-3508]**
27. Authorize conveyance of a water transmission pipeline easement to the City of Rowlett, containing approximately 35,829 square feet of land, for the construction, maintenance and use of a raw water transmission pipeline on City-owned land at Lake Ray Hubbard near the intersection of Liberty Grove and Elm Grove Roads - Financing: No cost consideration to the City **[APPROVED; 98-3509]**
28. An ordinance closing and vacating a portion of Cridelle Drive and a portion of an alley located near Larga Drive and Webb Chapel Road, containing approximately 5,175 square feet of land, for the purpose of consolidating this area with the adjacent City-owned property - Financing: No cost consideration to the City **[APPROVED; 98-3510; ORDINANCE NO. 23716]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

29. A resolution declaring approximately 27,148 square feet of City-owned land, located near the intersection of Larga Drive and Webb Chapel Road, unwanted and unneeded and authorizing the advertisement for sale by sealed bids at a minimum bid of \$67,870 - Financing: No cost consideration to the City **[APPROVED; 98-3511]**
30. An ordinance amending Ordinance No. 20163 granted to the Adolphus Associates in order to delete portions of the licensed area and granting a private license of that area to 1412 Main Street Partners, L.P., for the use of approximately 109 square feet of land to maintain existing building encroachments located at the intersection of Main and Akard Streets - Revenue: \$670 annually plus the \$20 ordinance publication fee **[APPROVED; 98-3512; ORDINANCE NO. 23717]**
31. An ordinance granting a private license to Post Apartment Homes, L.P., for the use of approximately 504 square feet of land, to construct and maintain a canopy in Woodside Street right-of-way near its intersection with Clark Street - Revenue: \$787 annually plus the \$20 ordinance publication fee **[APPROVED; 98-3513; ORDINANCE NO. 23718]**
32. An ordinance granting a revocable license to Concept Nouveau, Inc. for the use of approximately 963 square feet of land to maintain existing overhead awnings, sign mounts, and lighting over portions of Main Street and Crowds Street rights-of-way - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-3514; ORDINANCE NO. 23719]**
33. Authorize a two-year lease agreement with Dallas Children's Advocacy Center, for approximately 3,731 square feet of useable office space located at 3611 Swiss Avenue with five (5) parking spaces for the Police Department's Youth and Family Crimes Division from January 1, 1999 through December 31, 2000 - \$3,856 per month for a two year total of \$92,544 - Financing: Current Funds **[APPROVED; 98-3515]**
34. Authorize the release of a temporary easement granted to the City by the Stephens Group for the White Rock Lake Dredging Project Reclamation Site - Financing: No cost consideration to the City **[APPROVED; 98-3516]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

35. Authorize rescinding the contract with TJW Enterprises, Inc. for securing open and vacant structures - Financing: No cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 98-3517]**
36. Authorize the purchase of a telescoping boom aerial work platform and self-propelled aerial work platform with the lowest responsible bidder of four - BPS Equipment Rental and Sales - Not to exceed \$59,195 - Financing: Aviation Current Funds **[APPROVED; 98-3518]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

37. Authorize a thirty-six month price agreement for parts and labor for Elgin street sweepers with the lowest responsible bidder of three - STM Equipment, Inc. - Not to exceed \$97,107 - Financing: Current Fund **[APPROVED; 98-3519]**
38. Authorize a thirty-six month price agreement for communicable disease exposure testing with the lowest responsible bidder of two - Laboratory Corporation of America - Not to exceed \$54,015 - Financing: Current Funds **[APPROVED; 98-3520]**
39. Authorize a thirty-six month price agreement for random drug and alcohol testing with the lowest responsible bidder of two - SmithKline Beecham Clinical Labs - Not to exceed \$136,400 - Financing: Current Funds **[APPROVED; 98-3521]**
40. Authorize the purchase of one Hazardous Material vehicle and two Aircraft Rescue and Fire Fighting vehicles with the lowest responsible bidders of three - Oshkosh Truck Corporation and Super Vacuum Manufacturing Co., Inc. - Not to exceed \$1,387,195 - Financing: 1993 Equipment Acquisition Contractual Obligation Notes (\$425,130), 1995 Equipment Acquisition Contractual Obligation Notes (\$424,976), 1997 Equipment Acquisition Contractual Obligation Notes (\$302,434) and Current Funds (\$234,655) **[APPROVED; 98-3522]**
41. Authorize a thirty-six month price agreement for HVAC maintenance and repair for Fair Park with the lowest responsible bidder of two - Gulf Energy System, Inc. - Not to exceed \$228,221 - Financing: Current Funds **[APPROVED; 98-3523]**
42. Authorize a thirty-six month multiple award price agreement for the purchase of microcomputer components with the lowest responsible bidders of twelve - Monarch Systems, Inc., USA Electronics, Inc., Mirco Media Solutions, Inc. - Not to exceed \$504,142 - Financing: Water Utilities Current Funds **[APPROVED; 98-3524]**
43. Authorize a twenty-four month multiple award price agreement for pipe fittings with the lowest responsible bidders of four - Romar Supply, Inc., Triangle Supply Company, Inc. and Apex Supply Company - Not to exceed \$62,628 - Financing: Water Utilities Current Funds **[APPROVED; 98-3525]**
44. Authorize a thirty-six month price agreement for printing of water bill inserts with the lowest responsible bidder of seven - Tarrant Dallas Printing, Inc. - Not to exceed \$145,000 - Financing: Water Utilities Current Funds **[APPROVED; 98-3526]**
45. Authorize a twenty-four month price agreement for sewer mainline rehabilitation with the only bidder - Insituform Texark, Inc. - Not to exceed \$1,995,400 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-3527]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

46. Authorize the purchase of ten fire pumpers through the Houston-Galveston Area Council of Governments Interlocal Agreement - Not to exceed \$2,474,875 - Financing: 1998 Equipment Acquisition Contractual Obligation Funds **[APPROVED; 98-3528]**
47. Authorize the purchase of fifteen Mobile Intensive Care Units through the Houston-Galveston Area Council of Governments Interlocal Agreement - Not to exceed \$1,130,385 - Financing: 1998 Equipment Acquisition Contractual Obligation Funds **[APPROVED; 98-3529]**
48. Authorize the purchase of two rear mount aerial ladder trucks through the Houston-Galveston Area Council of Governments Interlocal Agreement - Not to exceed \$845,889 - Financing: 1998 Equipment Acquisition Contractual Obligation Funds **[APPROVED; 98-3530]**
49. Authorize an increase in the installment purchase contract with ZARN, Inc. for the purchase of additional roll carts for the automation of Sanitation District 4 in the amount of \$1,681,250, from \$6,725,000 to \$8,406,250 (to be paid over a five year period, subject to annual appropriations) - \$140,104 (FY 1998-99) - Financing: Current Funds **[APPROVED; 98-3531]**

RATIFICATION OF EMERGENCY PURCHASE

50. Authorize the ratification of an emergency purchase for the rehabilitation of a wastewater main in the eastbound service road of I.H. 635 at Preston Road - Insituform Texark, Inc. - Not to exceed \$63,350 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-3532]**
51. Authorize the ratification of an emergency purchase for analytical services of industrial wastewater samples for the Water Utilities Department Pretreatment Program - TTI Environmental Laboratories - Not to exceed \$109,990 - Financing: Water Utilities Current Funds **[APPROVED; 98-3533]**

MISCELLANEOUS

52. Authorize settlement of a lawsuit, styled Oak Cliff Village North, Ltd. v. City of Dallas, Cause No. 93-10777-G - Financing: Current Funds **[APPROVED; 98-3534]**
53. Authorize settlement of a claim filed by Fain E. Wistrand, Claim No. 95-101004798-001 - Financing: Current Funds **[APPROVED; 98-3535]**
54. Authorize settlement of a claim filed by Michael Phillips, Claim No. 95-101003825-001 - Financing: Current Funds **[APPROVED; 98-3536]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

55. Authorize settlement of a claim filed by Ronda Franklin, Claim No. 95-101004822-001 - Financing: Current Funds **[APPROVED; 98-3537]**
56. Authorize settlement of a claim filed by Thomas Phillips, Claim No. 95-101002542-001 - Financing: Current Funds **[APPROVED; 98-3538]**
57. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Carrington, Coleman, Sloman & Blumenthal, L.L.P., to provide legal services in the lawsuits styled (1) City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, Texas, et al., Cause No. 48-171109-97, (Fort Worth lawsuit), and (2) Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R, (consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-2734-R), and in the U.S. Department of Transportation Love Field Service Interpretation Proceeding, Docket No. OST-98-4363 (DOT Proceeding), and any other proceeding relating to the subject matter of this litigation, in an amount not to exceed \$750,000, increasing the original contract and supplemental agreement total from \$775,000 to \$1,525,000 - Financing: Current Funds **[APPROVED AS AN INDIVIDUAL ITEM; 98-3539]**
58. Authorize the City Auditor's 1998-99 Annual Audit Plan as required by paragraph 4(b) of City Council Resolution 79-0723, as amended by City Council Resolution 90-4027, dated December 12, 1990 - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3540]**
59. Authorize the City Auditor's Long-Range Plan for 1999-2001 as required by Section 4 of City Council Resolution 79-0723, as amended by Council Resolution 90-4027, dated December 12, 1990 - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3541]**
60. A resolution requesting that the City Council receive notification of any correctional or rehabilitation facility being located within the city limits and providing for the process to determine, after public hearing, whether the proposed location is in the best interest of the City (pursuant to the Texas State Legislature Local Government Code 244.002 (a), effective September 1, 1997) - Financing: No cost consideration to the City **[APPROVED; 98-3542]**
61. An ordinance awarding a franchise for 10 years to Frontier Local Services, Inc. to provide local exchange telephone services - Revenue: \$1,900,000 over 10 years **[APPROVED; 98-3543; ORDINANCE NO. 23720]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

62. An ordinance awarding a franchise for 10 years to Frontier Telemanagement, Inc. to provide local exchange telephone services - Revenue: \$1,377,000 over 10 years **[APPROVED; 98-3544; ORDINANC NO. 23721]**
63. Authorize an amendment to the existing telecommunications franchise ordinance, #23484 held by CSW/ICG ChoiceCom, L.L.P., reflecting a change in control of the franchise operator - Financing: No cost consideration to the City **[APPROVED; 98-3545; ORDINANCE NO. 23722]**
64. Authorize a professional services contract with C2 Consulting Services, Inc. for conducting an "assessment of Community needs" as part of the renewal process of the TCI Cablevision of Dallas, Inc. (AT&T) cable television franchise - \$117,000 - Financing: Current Funds **[APPROVED; 98-3546]**
65. Adoption of an ordinance either approving or denying change of control of the cable television franchise from TCI Cablevision, Inc. to AT&T Corp. - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3547]**
66. Authorize a real property tax abatement agreement with Delivery Limited, Inc., and its lessor, Viceroy Delivery, L.P. for the purpose of granting a ten-year abatement of 90% of the taxes on added value to real property for the consolidation of their operations in **City of Dallas Enterprise Zone One located at 6320 Denton Drive, Dallas, Texas 75235** - Revenue: First year tax revenue estimated at \$357. Ten-year tax revenue estimated at \$3,570. (Estimated revenue foregone for ten-year abatement \$32,130) - Financing: No cost consideration to the City **[APPROVED; 98-3548]**
67. Authorize **(1)** a real property tax abatement agreement with EXE Technologies, Inc., and its lessor, BLI-8787, LTD c/o Barnett Lane Investments, Inc. for the purpose of granting a ten-year abatement of 90% of the taxes the added value to the real property for the expansion of their operations in **City of Dallas Enterprise Zone One located at 8787 and 8777 Stemmons Freeway, Dallas, Texas**; and **(2)** a 100% development fee rebate to EXE Technologies, Inc. in an amount not to exceed \$70,000 - Revenue: First year tax revenue estimated at \$6,500. Ten-year tax revenue estimated at \$65,000. (Estimated revenue foregone for ten-year abatement \$584,190) - Financing: Public/Private Partnership Funds **[APPROVED; 98-3549]**
68. A resolution authorizing an application to the Texas Department of Economic Development (formerly Texas Department of Commerce) nominating EXE Technologies, Inc., located in the City of Dallas Enterprise Zone One located at 8787 and 8777 Stemmons Freeway, Dallas, Texas, to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) - Financing: No cost consideration to the City **[APPROVED; 98-3550]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

69. Authorize **(1)** a real property tax abatement agreement with Dynasty Consolidated Industries, Inc. dba Posture Beauty Sleep Products for the purpose of granting a ten-year abatement of 90% of taxes on added value to the real property for a manufacturing facility in **City of Dallas Enterprise Zone Three located within Southport Center, Dallas, Texas**; and **(2)** a 100% development fee rebate to Dynasty Consolidated Industries, Inc. dba Posture Beauty Sleep Products in an amount not to exceed \$26,000 - Revenue: First year tax revenue estimated at \$3,895. Ten-year tax revenue estimated at \$38,946. (Estimated revenue foregone for ten-year abatement \$350,514) - Financing: Public/Private Partnership Funds **[APPROVED; 98-3551]**
70. Authorize an infrastructure cost participation agreement with Southern Foods Group, L.P. dba Schepps Dairy not to exceed 30% of the eligible public infrastructure improvements or \$34,000, whichever is less, for the purpose of providing infrastructure improvements serving property located at **3114 South Haskell Avenue, Dallas, Texas 75233 in City of Dallas Enterprise Community/Enterprise Zone**, payable only after completion of improvements as evidenced by a certificate of occupancy - Not to exceed \$34,000 - Financing: Public/Private Partnership Funds **[APPROVED; 98-3552]**
71. Authorize the transfer of the annual taxicab operating authority of Mustang Trading, Inc. d.b.a. West End Cab Company to Dallas Transit, Inc. d.b.a. West End Cab Company - Financing: No cost consideration to the City **[APPROVED; 98-3553]**

State-Thomas TIF District

- 72.* Authorize a development agreement with Post Apartment Homes, L.P., (hereinafter "Post Properties") for the funding and construction of certain public improvements for the **Heights of State Thomas, Phase V-B (Block 572) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** and establishment of appropriations - Not to exceed \$1,295,481 - Financing: Principal in an amount not to exceed \$1,295,481 to be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund **[APPROVED; 98-3554]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

State-Thomas TIF District (Continued)

73. * Authorize a resolution declaring the intent of **Tax Increment Financing District Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** to reimburse Post Apartment Homes, L.P. for the funding and construction of certain public improvements for the **Heights of State Thomas, Phase V-B (Block 572)** in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Not to exceed \$1,295,481 - Financing: Principal in an amount not to exceed \$1,295,481 to be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund **[APPROVED; 98-3555]**
74. * Authorize a development agreement with Gables Residential Trust, for the funding and construction of certain public improvements for the **Allen Street Apartments (Block 578)** in **Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** and establishment of appropriations - Not to exceed \$1,582,886 - Financing: Principal in an amount not to exceed \$1,582,886 to be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund **[APPROVED; 98-3556]**
75. * A resolution declaring the intent of **Tax Increment Financing District Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** to reimburse Gables Residential Trust for the funding and construction of certain public improvements for the **Allen Street Apartments (Block 578)** in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Not to exceed \$1,582,886 - Financing: Principal in an amount not to exceed \$1,582,886 to be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund **[APPROVED; 98-3557]**
76. Approval of a partial release of the City's second lien on 1.536 acres of a 332 acre secured parcel located at the northeast corner of Bonnie View Road and I-20, described as Lot 1 of City Block A/8264 Site 37 in Southport Centre, formerly owned by LBJ Diamond Partnership, sold to Sharef Development Corporation in February 1997 and located within the **Foreign Trade Zone and Enterprise Zone Number Three, City of Dallas, Texas** - Financing: No cost consideration to the City **[APPROVED; 98-3558]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

77. Authorize **(1)** a real property tax abatement agreement with Morning Star Productions, Inc. for the purpose of granting a ten-year abatement of 90% of the taxes on improvements to the real property for the development of a recreational event and conference center on property in **City of Dallas Enterprise Zone Three located at 1800 Dowdy Ferry Road, Dallas, Texas 75217**; and **(2)** a 100% development fee rebate to Morning Star Productions, Inc. in an amount not to exceed \$4,000 - Revenue: First year tax revenue estimated at \$326. Ten-year tax revenue estimated at \$3,260. Estimated foregone for 10-year abatement \$29,322 - Financing: Public/Private Partnership Funds **[APPROVED; 98-3559]**
78. Authorize an infrastructure cost participation agreement with Morning Star Productions, Inc. in an amount not to exceed 30% of the eligible public infrastructure improvements or \$25,500, whichever is less, for the purpose of providing infrastructure improvements serving property located at 1800 Dowdy Ferry Road, Dallas, Texas, payable only after completion of improvements as evidenced by a certificate of occupancy - Not to exceed \$25,500 - Financing: Public/Private Partnership Funds **[APPROVED; 98-3560]**
79. Authorize **(1)** a public hearing to be held on January 13, 1999 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone No. 44, consisting of **2.812 acres located at 1230 East Ledbetter, City of Dallas, Texas**, in order for the property to be eligible for real property tax abatement; **(2)** an ordinance creating City of Dallas Reinvestment Zone No. 44 on January 13, 1999; and **(3)** a tangible personal property tax abatement agreement and development fee rebate with Quiltcraft Industries, Inc., and its lessor, LJP Realty, Ltd., on January 13, 1999 - Financing: No cost consideration to the City **[APPROVED; 98-3561]**
80. Authorize an amendment to the real property tax abatement agreement with Utility Trailer of Dallas, Inc., approved by the City Council on October 9, 1996, by Resolution Number 96-3283, changing the substantial completion date of improvements to the real property located at the **34000 block of Lyndon B. Johnson Freeway and Bonnie View Road** from May 31, 1997 to December 31, 1998 - Financing: No cost consideration to the City (Estimated revenue foregone for the 10-year abatement \$81,786) **[APPROVED; 98-3562]**
81. An ordinance amending Chapter 5A of the Dallas City Code to update citations to state air pollution regulations adopted by the City - Financing: No cost consideration to the City **[APPROVED; 98-3563; ORDINANCE NO. 23723]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

82. Authorize Supplemental Agreement No. 3 to the Master Agreement with Dallas Youth Services Corps, Inc. to include funding for the provision of minor home repairs from the South Dallas/Fair Park Trust Fund; public improvement and human service projects for the Department of Park and Recreation; various program support services for the Mayor and City Council office; and human services projects for the Department of Environmental and Health Services, and extend the term of the agreement through September 30, 1999 - \$351,556 - Financing: 1998-99 Community Development Grant Funds (\$60,000), South Dallas/Fair Park Trust Funds (\$50,000), and Current Funds (\$241,556) **[APPROVED; 98-3564]**
83. Authorize the acceptance of grant funds from the U.S. Department of Health and Human Services/Public Health Service to continue providing primary health care, dental care, mental health and substance abuse services to the homeless for the period November 1, 1998 through October 31, 1999 and execution of the grant agreement - \$586,974 - Financing: U.S. Department of Health and Human Services, Public Health Service Grant Funds **[APPROVED; 98-3565]**
84. Authorize application for and acceptance of grant funds from the Texas Commission on the Arts, for general operation and project support to arts and cultural organizations in the city of Dallas for the period September 1, 1999 through August 31, 2000, in the amount of \$145,325 - Financing: Texas Commission on the Arts Grant Funds **[APPROVED; 98-3566]**
85. Authorize the second amendment to the long term use agreement with the Dallas Symphony Association, Inc. - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3567]**
86. Approve a major sports celebration in honor of the Dallas Cowboys between February 1, 1999 and February 12, 1999 - Financing: This action has no cost consideration to the City **[APPROVED; 98-3568]**

Employee Benefits Programs

87. * Authorize an increase in the contract with Merck-Medco Managed Care, LLC for prescription drug program services for the 1998 benefit plan year - \$850,000, from \$7,500,000 to \$8,350,000 - Financing: Employee Benefits Current Funds **[APPROVED; 98-3569]**
88. * Authorize an increase in the contract with Buck Consultants, Inc. to provide actuarial and benefits consulting services planned for the 1999 benefit plan year - \$250,000, from \$250,000 to \$500,000 - Financing: Employee Benefits Current Funds **[APPROVED; 98-3570]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

89. Authorize **1)** application for and acceptance of a telecommunications grant from the Telecommunications Infrastructure Fund Board (TIFB) which was created in May, 1995 by the Texas State Legislature in HB2128; **2)** execution of a grant agreement with the TIFB for enhancing internet connectivity in the J. Erik Jonsson Central Library and twenty-two branches of the Dallas Public Library - \$251,000 - Financing: state Telecommunications Infrastructure Grant Funds **[APPROVED; 98-3571]**
90. A resolution appointing Fred Tinsley as full-time municipal court judge - Financing: No cost consideration to the City (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) **[DID NOT PASS; 98-3572]**
91. Authorize Supplemental Agreement #8 to the Interlocal Agreement with the Dallas Housing Authority extending the term from March 25, 1999 to March 24, 2000 and adding funding for marketing and rental bonus payments to property owners leasing three and four bedroom units in non-minority areas to participants in the Section 8 Program - \$71,400 - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 98-3573]**
92. Authorize a public hearing to be held on January 13, 1999, to receive citizen comments, and authorize Council action on January 13, 1999, on the proposed use of a portion of the Katy Trail by TU Electric for installation of a permanent utility pole - Financing: No cost consideration to the City **[APPROVED; 98-3574]**
93. Authorize a second amendment to the contract with the State Fair of Texas, Inc. to convey the right to conduct the Annual Cotton Bowl Classic football game to the City of Dallas - Financing: This action has no cost consideration to the City **[APPROVED; 98-3575]**
94. Authorize an amendment to City Council Resolution No. 981751 approved on June 10, 1998 and to the authorized documents to correct the map, legal description and survey used for the closing of the sale and lease-back agreement documents with Post Properties for the Wilson Building located at 1623 Main Street - Financing: No cost consideration to the City **[APPROVED; 98-3576]**
95. Authorize Historic Preservation Tax Incentives for 1325 (15 year abatement), 1401 (10 year abatement), 1409 (15 year abatement), and 1601 (a portion of the property will receive a 10 year and the remainder of the property will receive a 15 year abatement) South Lamar, Dallas, Texas (South Side on Lamar) - Revenue: First year tax revenue at \$0 (Estimated revenue foregone for 10 year (\$449,949) and 15 year (\$8,755,403) abatements is \$9,205,352) - Financing: No cost consideration to the City **[APPROVED; 98-3577]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

96. Authorize renewal of an Interlocal Agreement with Dallas County for computer services for the Police Department to access criminal history and other County records to more efficiently perform its law enforcement functions - Not to exceed \$39,355 - Financing: Current Funds **[APPROVED; 98-3578]**
97. Authorize application for and acceptance of the Internet Crimes Against Children grant in the amount of \$299,474 to respond to the sexual abuse and exploitation of children which is facilitated by the use of computer technology from the U. S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention for the period October 1, 1998 through September 30, 1999, and execution of the grant agreement - \$299,474 - Financing: U. S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention Funds **[APPROVED; 98-3579]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

City of Dallas Reinvestment Zone No. 43

- 98.* A public hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as **City of Dallas Reinvestment Zone No. 43, Commercial Zone "B", consisting of .3344 acres located at 2720 Taylor Street, Dallas, Texas**, for the purpose of granting tax abatement on the added value to the tangible personal property to Brilla International, Inc., and its lessor, Jim Lake Company - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3580]**
- 99.* An ordinance designating property located at **2720 Taylor Street, Dallas, Texas, consisting of .3344 acres, as City of Dallas Reinvestment Zone No. 43, Commercial Zone "B"**, for commercial-industrial tax abatement for the purpose of granting tangible personal property tax abatement to Brilla International, Inc., and its lessor, Jim Lake Company, establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3580]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

City of Dallas Reinvestment Zone No. 43 (Continued)

100. * Authorize a tangible personal property tax abatement agreement with Brilla International, Inc., and its lessor, Jim Lake Company, for the purpose of granting a 3-year abatement of 75% of the taxes on added value to tangible personal property new to the site for the development of a new manufacturing/converting facility located within **City of Dallas Reinvestment Zone No. 43, Commercial Zone "B", located at 2720 Taylor Street, Dallas, Texas**, for the development of a manufacturing/converting facility - Revenue: First year tax revenue estimated at \$568. Three-year tax revenue estimated at \$1,704. (Estimated revenue foregone for three-year tangible personal property abatement \$5,112) - Financing: No cost consideration to the City **[DEFERRED UNTIL 1/13/99; 98-3581]**

Oak Cliff Gateway TIF District

101. * A public hearing to receive citizen comments on boundary amendments to **Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas ("Oak Cliff Gateway TIF District")** to exclude property, specifically Block 31/3351, part of Block 32/3352, Blocks D/3414, C/3414, B/3414, and part of Block F/3416 from the "Oak Cliff Gateway TIF District" and corresponding amendments to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan ("Oak Cliff Gateway TIF District Plan") - Financing: No cost consideration to the City **[APPROVED; 98-3582]**
102. * An ordinance **(1)** amending the boundaries of **Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas ("Oak Cliff Gateway TIF District")** to exclude the properties (with noted exceptions) bounded by the adjacent rights-of-way of Beckley Avenue, Greenbriar Street, Zang Boulevard, Oakenwald Street, Plowman Avenue, and Tilden Street; specifically Block 33/3351, part of Block 32/3352, Blocks D/3414, C/3414, B/3414 and part of Block F/3416 from the boundaries of the Oak Cliff Gateway TIF District; and **(2)** amending the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan to incorporate the exclusion of the properties listed above - Financing: No cost consideration to the City **[APPROVED; 98-3582; ORDINANCE NO. 23724]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Oak Cliff Gateway TIF District (Continued)

103. * Authorize an agreement with JPI Apartment Development, L.P. ("JPI") contingent on JPI closing on the purchase of the property by April 30, 1999, to provide for **(1)** a 100% development fee rebate not to exceed \$130,000; and **(2)** a tax abatement of 100% of the taxes on the added value of the real property for a period of ten years for property located in Tier I of the Intown Housing Program's incentive boundaries and in an Enterprise Community; such area is bounded by Beckley Avenue, Tilden Street, Plowman Avenue, Oakenwald Street, Zang Boulevard, and Greenbriar Avenue and is also known as Jefferson at Kessler Heights - Not to exceed \$130,000 - Financing: Public/Private Partnership Funds - Revenue: Estimated tax revenue foregone on added value for 10 year abatement, \$2,900,000 **[APPROVED AS CORRECTED ON THE ADDENDUM; 98-3583]**

ZONING CASES - CONSENT [98-3584]

104. Application for and an ordinance granting a Specific Use Permit for a Public School (East Dallas Community School) with before and after school child care on property presently zoned as Conservation District No. 6, the Hollywood/Santa Monica Conservation District, at the east corner of Tenison Memorial Road and Lindsley Avenue
Recommendation of Staff & CPC: Approval for a five-year time period, with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions
Z978-341/10682-C(LS) **[APPROVED AS AN INDIVIDUAL ITEM; 98-3585; ORDINANCE NO. 23725]**
105. Application for and an ordinance granting an amendment to and the expansion of Specific Use Permit No. 1230 for a Mini-Warehouse Use on property presently zoned an MU-1 Mixed Use District on the west side of Coit Road, north of McCallum Boulevard
Recommendation of Staff & CPC: Approval, subject to a revised site plan and amending conditions
Z978-348/4518-NC(SS) **[CPC RECOMMENDATION FOLLOWED; 98-3586; ORDINANCE NO. 23726]**
106. Application for and an ordinance granting a TH-3(A) Townhouse District on property presently zoned an MF-2(A) Multifamily District on property located north of Kiest Boulevard and east of Walton Walker Boulevard
Recommendation of Staff & CPC: Approval
Z978-350/10704-SW(JP) **[CPC RECOMMENDATION FOLLOWED; 98-3587; ORDINANCE NO. 23727]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - CONSENT (Continued)

107. Application for and an ordinance granting a Specific Use Permit for a Private Recreation Club or Area on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast side of Gilbert Avenue, southeast of Herschel Avenue
Recommendation of Staff & CPC: Approval for a permanent time period, subject to a landscape/site plan and conditions
Z978-351/10706-C(SS) **[CPC RECOMMENDATION FOLLOWED; 98-3588; ORDINANCE NO. 23728]**
108. Application for and an ordinance granting an amendment to the conditions and development plan for Planned Development District No. 464 for a Hospital and Other Related uses to provide that signs must comply with the provisions for business zoning districts at the southeast corner of Wheatland Road and Bolton Boone Drive
Recommendation of Staff & CPC: Approval
Z978-352/2512-SW(SS) **[CPC RECOMMENDATION FOLLOWED; 98-3589; ORDINANCE NO. 23729]**
109. Application for and an ordinance granting an IR Industrial Research District on property presently zoned an MC-1 Multiple Commercial District at the southeast corner of Cockrell Hill Road and Red Bird Lane
Recommendation of Staff & CPC: Approval
Z978-355/10709-SW(SS) **[APPROVED AS CORRECTED ON THE ADDENDUM; 98-3590; ORDINANCE NO. 23730]**
110. Application for and an ordinance granting an amendment to Specific Use Permit No. 1362 for a Public School (West Oak Cliff Charter School) on property presently zoned an R-5(A) Single Family District at the northeast corner of West Illinois Avenue and Andrews Street
Recommendation of Staff and CPC: Approval
Z978-361/10194-SW(ML) **[CPC RECOMMENDATION FOLLOWED; 98-3591; ORDINANCE NO. 23731]**

ZONING CASES - INDIVIDUAL

111. Application for a Specific Use Permit for a Commercial amusement (inside) use for a dance hall on property presently zoned a CR Community Retail District at the northeast corner of Bachman Drive and Ovella Avenue
Recommendation of Staff: Approval for a one-year time period, subject to a site plan and conditions
Recommendation of CPC: Denial
Z978-160/10222-NW(RB) **[HEARING CLOSED; APPROVED; 98-3592]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - INDIVIDUAL (Continued)

112. Application for and an ordinance granting a CS Commercial Service District on property presently zoned an R-5(A) Single Family District and a CR Community Retail District at the northeast corner of Singleton Boulevard and Peoria Avenue, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z978-256/10600-NW(ML) **[CPC RECOMMENDATION FOLLOWED; 98-3593; ORDINANCE NO. 23732]**
113. Application for a Specific Use Permit for a Multifamily Use on property presently zoned as Planned Development District No. 407 for Multifamily and Townhouse Uses on the south side of Kiest Boulevard, east of Boulder Drive
Recommendation of Staff: Approval for a one-year time period, with eligibility for automatic renewal for additional two-year time periods, subject to a site plan and conditions
Recommendation of CPC: Denial
Z978-302/9670-SW(RB) **[DELETED ON THE ADDENDUM; 98-3594]**
114. Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District on the north side of Lake June Road, west of Masters Drive, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z978-305/10537-SE(LS) **[APPROVED AS AMENDED; 98-3595; ORDINANCE NO. 23733]**
115. Application for an amendment to Planned Development District No. 67 to amend the conditions for Tract II in order to permit NS Neighborhood Service District uses and to create a new Tract IV that allows R-5 Single Family District uses, duplex uses, and multiple family uses at the southwest corner of University Boulevard and Roper Street
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z978-260/10597-NW(ML) **[CONTINUED UNTIL 1/13/99 WITH HEARING OPEN; 98-3596]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - INDIVIDUAL (Continued)

116. Application for a Planned Development District for CS Commercial Service District Uses and MF-2(A) Multifamily District Uses on property presently zoned a CS Commercial Service District at the southwest corner of University Boulevard and Webster Street
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Denial without prejudice
Z978-261/10603-NW(LS) **[CONTINUED UNTIL 1/13/99 WITH HEARING OPEN; 98-3597]**
117. Application for and an ordinance granting a Planned Development District for MU-3 Mixed Use District uses and a Transit Passenger Station or Transfer Center on property presently zoned an MU-3 Mixed Use District, an RR regional Retail District, and a GO(A) General Office District, and a resolution rescinding City Council Resolution No. 951957 that approved a site plan for the Park Lane DART Rail Transit Passenger Station at the northwest corner of Park Lane and Greenville Avenue
Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions
Recommendation of CPC: Denial without prejudice
Z978-296/10635-NE(ML) **[CPC RECOMMENDATION FOLLOWED; 98-3598; ORDINANCE NO. 23734]**

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

118. Application for and an ordinance granting an amendment to Planned Development District No.174 to reduce lot coverage and height, to terminate the existing phasing line, maintain the current setbacks, and terminate the current development plans for Phase I and Phase II at the west corner of Lemmon Avenue and Carlisle Street
Recommendation of Staff and CPC: Approval, subject to a new conceptual plan and amended conditions
Z978-324/536-C(EM) **[CONTINUED UNTIL 1/27/99 WITH HEARING OPEN; 98-3599]**
Note: This application was considered by the City Council at a public hearing on November 11, 1998, and was taken under advisement until December 9, 1998, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

119. Consideration of an amendment to the Dallas Development Code amending Section 51A-4.210(7), Commercial amusement (inside), by requiring a Specific Use Permit for a bingo parlor in the CR Community Retail District
Recommendation of Staff: Approval
Recommendation of CPC: No change
DCA 978-6 **[CPC RECOMMENDATION FOLLOWED; 98-3600]**
120. Consideration of an amendment to the Dallas Development Code amending Section 51A-4.211, Transportation Uses, by amending various regulations for the use, including, but not limited to the definition, zoning districts where the use is permitted, changing the off-street parking requirements, and placing additional provisions on the Commercial bus station and terminal use, and an ordinance implementing the proposal
Recommendation of Staff : Approval
Recommendation of CPC: Approval, subject to additional restrictions, including requiring a Specific Use Permit in the CS Commercial Service District
DCA 967-9 **[APPROVED AS AMENDED; 98-3601; ORDINANCE NO. 23735]**

ITEMS FOR INDIVIDUAL CONSIDERATION

121. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPOINTMENT MADE TO BOARDS; 98-3602]**
122. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) **[APPOINTMENT MADE TO BOARD; 98-3603]**
123. Authorize a twenty-four month multiple award price agreement for building material with the lowest responsible bidders of six - Gulf States Door Co., Craddock Lumber Company's, Phillips Lumber Co., Inc., Alexander Lumber Company, RDL Supply, Screw Products International - Not to exceed \$88,741 - Financing: Current Funds **(Tie Bids)** **[APPROVED TO CRADDOCK LUMBER COMPANY AND PHILLIPS LUMBER CO., INC.; 98-3604]**
124. An ordinance amending Chapter 2 of the Dallas City Code to reduce the mandatory training period for permit and license appeal board members (Mayor Pro Tem Poss, and Councilmembers Blumer, Duncan, Loza, Walne, Miller, and Mayes) **[APPROVED; 98-3605; ORDINANCE NO. 23736]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

125. A resolution creating a task force to review and recommend possible changes or additions to ethics laws applicable to city officers and employees, and providing for the membership and duties of the task force (Mayor Kirk) **[APPROVED; 98-3606]**
126. Appointment of members to the task force created to review and recommend possible changes and additions to ethics laws applicable to city officers and employees (Mayor Kirk) **[APPROVED; 98-3607]**

ITEMS FOR FURTHER CONSIDERATION

127. Authorize an amendment to the real property tax abatement agreement with Focus Service Group, Inc., approved by the City Council on February 11, 1998, by Resolution Number 98-0499, changing the substantial completion date of improvements to the real property located at **5800-5858 W. Kiest Boulevard, Dallas, Texas** from December 31, 1998 to December 31, 1999 - Financing: No cost consideration to the City (Estimated revenue forgone for the 10-year abatement \$310,520) **[APPROVED; 98-3608]**

Closed Session **[CLOSED SESSION HELD; 98-3609]**

Attorney Briefings (Sec. 551.071 T.O.M.A)

- Debra Walker, et al. v. HUD, et al
- City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, Texas et al., Cause No. 48-171109-97
- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R
(consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-2734-R)
- U.S. Department of Transportation
Love Field Service Interpretation Proceeding,
Docket No. OST-98-4363
- AT&T Communications of the Southwest, Inc. v. City of Dallas, Cause No. 3-98-CV-0003-R; GTE Southwest Incorporated v. City of Dallas, Cause No. 3-98-CV-0662-R; Southwestern Bell Telephone Company v. City of Dallas, Cause No. 3-98-CV-0843-R; Teligent, Inc. v. City of Dallas, Cause No. 3-97-CV-3052-R
Caprock Communications Corp., Golden Harbor of Texas, Inc. and Westel, Inc. v. City of Dallas, Cause No. 3-98-CV-1227-R; and Sprint Communications Company, L.P. v. City of Dallas, Cause No. 3-98-CV- 1576-R

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATION

1. An ordinance abandoning a portion of a utility easement to Carleton-Cityplace II, Ltd., the abutting owner, containing approximately 5,008 square feet of land, located near the intersection of North Peak Street and Lemmon Avenue - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-3610; ORDINANCE NO. 23737]**
2. An ordinance abandoning a portion of Midbury Drive to Marc Robert Stanley, P.C., the abutting owner, containing approximately 10,110 square feet of land, located near the intersection of Northaven Road and St. Michaels Drive, providing for the dedication of approximately 359 square feet of land needed for alley right-of-way and sight easement, and authorizing the quitclaim - Revenue: \$53,874 plus the \$20 ordinance publication fee **[APPROVED; 98-3611; ORDINANCE NO. 23738]**
3. A resolution naming the art space designated as Artists Square as The Annette Strauss Artists Square to honor and acknowledge her contributions to and support of the Dallas arts community, including her role in establishing a foundation for Dallas' internationally acclaimed cultural community; her more than 45 years of volunteer service to and vision for the arts; and her efforts in establishing performance space for local community based arts groups - Financing: No cost consideration to the City **[APPROVED; 98-3612]**
4. A resolution imposing a moratorium on the acceptance of applications for building permits and certificates of occupancy for nonresidential uses in the Lower West Greenville area (described as an area generally bounded by the alley north of Richmond Street on the north, the centerline of Greenville Avenue on the east, the westward prolongation of Ross Avenue on the south, and the alley west of Summit Avenue on the west), and directing the city manager and the city plan commission to perform appropriate analyses, call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the city council regarding appropriate zoning in the Lower West Greenville area and regarding amendments to the Residential Adjacency Review (RAR) standards (Mayor Pro Tem Poss and Councilmembers Forsythe Lill, Loza, Lipscomb and Finkelman) **[APPROVED; 98-3613]**

ADDITIONS: (Continued)ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

5. Authorize a contract for restoration of the Automobile and Centennial Buildings, Phase I at Fair Park to include patching and painting of the exterior plaster, partial reroofing, demolition of the existing floor slab and addition of a new floor slab, interior lighting, electrical work and a heating system - Meridian Commercial, Inc., lowest responsible bidder of four - \$2,800,000 - Financing: 1995 Bond Funds (\$560,000) and Intermodal Surface Transportation Efficiency Act Grant Funds (\$2,240,000) **[APPROVED; 98-3614]**

6. Authorize **(1)** an agreement with the United States of America, acting through the United States Navy, modifying the existing lease for the Dallas Naval Air Station by releasing approximately 385 acres at the Dallas Naval Air Station, **(2)** accept conveyance, from the Navy, of approximately 14 acres of land at the southern end of the main runway, **(3)** accept conveyance, from the Navy, of approximately 4 acres of land on the north side of Jefferson Boulevard, **(4)** acceptance by the City of its reverter interest and/or an interim lease on approximately 31 acres conveyed by the City to the United States of America in 1940, and **(5)** a 40 year lease with Millennium Holdings Corporation for this property - Revenue: \$1,000,000 annually, less amortization of needed repairs and improvements of \$500,000 annually **[APPROVED; 98-3615]**

7. A resolution imposing a moratorium on the acceptance of applications for sign permits for detached, nonpremise signs within 660 feet of the President George Bush Turnpike right-of-way, as described in the moratorium; directing the city manager and the city plan commission to perform appropriate analyses, call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the city council regarding appropriate amendments to the sign regulations governing detached, nonpremise signs in the area adjacent to the President George Bush Turnpike right-of-way, as described in the moratorium **[APPROVED; 98-3616]**

8. Authorize conveyance of a drainage easement containing approximately 8,400 square feet of land and a wastewater easement containing approximately 33,488 square feet of land to the City of Rowlett, for the construction and maintenance of storm water drainage and wastewater facilities on City-owned land at Lake Ray Hubbard, located near the intersection of Suzanne Drive and Rowlett Road - Financing: No cost consideration to the City **[APPROVED; 98-3617]**

ADDITIONS: (Continued)ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

9. Authorize **(1)** a contract for the construction of street paving, streetscaping, service drive replacement, storm drainage, water and wastewater main improvements on Hall Street from Gaston Avenue to Worth Street and the construction of a 54-inch storm drainage system on Worth Street which is a sub-system of the Mill Creek Drainage Relief System with Gibson & Associates, Inc., lowest responsible bidder of three in an amount of \$1,756,481, **(2)** the assignment of the construction contract to Baylor Health Care System as the City's agent and construction manager, for all purposes including inspection, supervision and coordination of construction work, and **(3)** establish appropriations in the amount of \$1,045,912 in the Capital Projects Reimbursement Fund - \$1,756,481 - Financing: 1998 Bond Funds (\$173,063), Water Utilities Capital Construction Funds (\$22,242), Water Utilities Capital Improvement Funds (\$515,264), Private Funds (\$1,045,912), (\$953,861 to be reimbursed from the proceeds of the sale of 1998 General Obligation Bonds upon the completion and acceptance of the project) **[APPROVED; 98-3618]**

10. Authorize a contract for design services with architectural artist Ed Carpenter (selected by competitive process) as a collaborative member of the design team for the Woodall-Rodgers Extension - \$70,000 - Financing: 1995 Bond Funds **[APPROVED; 98-3619]**

CORRECTIONS:

90. A resolution appointing Fred Tinsley as full-time municipal court judge - Financing: No additional cost consideration to the City **[98-3572]**

103. Authorize an agreement with JPI Apartment Development, L.P. Jefferson at Kessler Heights, Phase I, L.P., a Delaware corporation and Jefferson at Kessler Heights, Phase II, L.P., a Delaware corporation ("JPI") contingent on JPI closing on the purchase of the property by April 30, 1999, to provide for **(1)** a 100% development fee rebate not to exceed \$130,000; and **(2)** a tax abatement of 100% of the taxes on the added value of the real property for a period of ten years for property located in Tier I of the Intown Housing Program's incentive boundaries and in an Enterprise Community; such area is bounded by Beckley Avenue, Tilden Street, Plowman Avenue, Oakenwald Street, Zang Boulevard, and Greenbriar Avenue and is also known as Jefferson at Kessler Heights - Not to exceed \$130,000 - Financing: Public/Private Partnership Funds - Revenue: Estimated tax revenue foregone on added value for 10 year abatement, \$2,900,000 **[98-3583]**

CORRECTIONS: (Continued)

109. Application for and an ordinance granting an IR Industrial Research District on property presently zoned an MC-1 Multiple Commercial District at the southeast corner of Cockrell Hill Road and ~~Red~~ Love Bird Lane
Recommendation of Staff & CPC: Approval
Z978-355/10709-SW(SS) [98-3590]

DELETION:

113. Application for a Specific Use Permit for a Multifamily Use on property presently zoned as Planned Development District No. 407 for Multifamily and Townhouse Uses on the south side of Kiest Boulevard, east of Boulder Drive
Recommendation of Staff: Approval for a one-year time period, with eligibility for automatic renewal for additional two-year time periods, subject to a site plan and conditions
Recommendation of CPC: Denial
Z978-302/9670-SW(RB) [98-3594]