

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 9, 1999**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [99-1830]

Agenda Item/Open Microphone Speakers [99-1831]

**VOTING AGENDA**

1. Approval of Minutes of the May 26, 1999 City Council Meeting [APPROVED; 99-1832]

**CONSENT AGENDA** [99-1833]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

**Authorization of Contracts**

2. Authorize a contract for electrical work at the Women's Museum: An Institute for the Future at Fair Park - Chickasaw Electrical Corporation, lowest responsible bidder of four - \$796,300 - Financing: 1998 Bond Funds [APPROVED; 99-1834]

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

3. Authorize a contract for the fabrication and installation of new boilers at a temporary location at the Central Plant to provide heat during upgrade and replacement of the heating, ventilation and air conditioning and electrical systems at Dallas Love Field Main Terminal - Trinity Contractors, Inc., lowest responsible bidder of five - \$547,528 - Financing: Aviation Capital Construction Funds **[APPROVED; 99-1835]**
4. Authorize a contract for Asphaltic Concrete Street Restoration on various unimproved streets (list attached) - JRJ Paving, Inc. - lowest responsible bidder of three - \$1,054,770 - Financing: Current Funds (\$1,023,240), Water Utilities Capital Construction Funds (\$31,530) **[APPROVED AS AN INDIVIDUAL ITEM; 99-1836]**
5. Authorize a contract for Bachman sludge lagoon 2 cleaning and Southeast Area Service Center roof replacement - Eagle Construction and Environmental Services, Inc., lowest responsible bidder of seven - \$2,048,041 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 99-1837]**

Construction Miscellaneous

6. Authorize a Supplemental Agreement to the Master Interlocal Agreement between the City of Dallas and Dallas County for the County's share of the cost associated with paving and drainage improvements on Jefferson Boulevard from 7th Street to Colorado Boulevard - Financing: No cost consideration to the City **[APPROVED; 99-1838]**

Alabama Avenue from Hobson Avenue to Elmore Avenue

7. \* Authorize street paving, storm drainage and water main improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law **[APPROVED; 99-1839]**
8. \* Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[APPROVED; 99-1840]**

## LAND ACQUISITION

9. Authorize settlement in lieu of proceeding further in condemnation, from Holigan Homes Texas, Ltd., of a total of approximately 79,131 square feet of unimproved land for park purposes located near the intersection of Churchill Way and Hillcrest Road - \$990,000 - Financing: 1995 Bond Funds (\$615,000), 1998 Bond Funds (\$250,000) and Park Capital Gifts and Donations Funds (\$125,000) **[APPROVED; 99-1841]**

CONSENT AGENDA (Continued)

## LAND MISCELLANEOUS

10. An ordinance abandoning a portion of a drainage easement to Fire Protection and Mechanical Services, L.C., the abutting owner, containing approximately 8,556 square feet of land, located near the intersection of California Crossing Road and Allred Street, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-1842; ORDINANCE 23900]**
11. An ordinance abandoning portions of two sanitary sewer easements to TCR White Rock Creek Limited Partnership, the abutting owner, containing approximately 9,201 square feet of land, located near the intersection of Garland Road and Knob Oak Drive, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-1843; ORDINANCE 23901]**
12. An ordinance granting a private license to 2220 Canton Lofts Homeowners Association, for the use of approximately 651 square feet of land, to use and maintain containers with planted trees, roof drain downspouts, balconies and an entry canopy on public property located near the intersection of Canton Street and Central Expressway - Revenue: \$379 annually plus the \$20 ordinance publication fee **[APPROVED; 99-1844; ORDINANCE 23902]**
13. An ordinance granting a revocable license to LPC Park Limited Partnership for the use of approximately 20,443 square feet of land, to install and maintain landscaping in the median of Caruth Haven Lane between Northwest Highway and North Central Expressway - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 99-1845; ORDINANCE 23903]**
14. Authorize the quitclaim of 23 properties acquired by the taxing authorities from the Sheriff's Sale, to the highest bidders (list attached) - Revenue: \$103,907 **[APPROVED; 99-1846]**
15. Authorize the Cities of Dallas and Fort Worth to transfer their interest in the RAILTRAN Corridor, including accumulated revenue in the custody of the two Cities, to the Dallas Area Rapid Transit Authority and the Fort Worth Transportation Authority - Financing: No cost consideration to the City **[APPROVED; 99-1847]**
16. Authorize a lease agreement with the United States of America, acting through the Department of the Air Force for approximately thirteen non-aviation buildings and twenty-one acres of land at the former Naval Air Station, Dallas - Revenue: \$1,800 annually **[APPROVED; 99-1848]**

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

17. Authorize the purchase of mobile data terminals, base stations, system design and implementation through an existing Interlocal Agreement with Houston-Galveston Area Council of Governments (H-GAC) - Not to exceed \$9,150,000 - Financing: 1997 Equipment Acquisition Contractual Obligation Notes **[APPROVED; 99-1849]**

CONSENT AGENDA (Continued)

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

18. Authorize a sixty month contract for billing and collection for emergency ambulance fees with the lowest responsible bidder of three - Southwest General Services, Inc. - Estimated Revenue: \$7,053,255 annually **[APPROVED; 99-1850]**
19. Authorize a thirty-six month price agreement for carpet cleaning at Love Field with the lowest responsible bidder of three - Clean Team, Inc. dba MilliCare Environmental Services - Not to exceed \$157,205 - Financing: Aviation Current Funds **[APPROVED; 99-1851]**
20. Authorize a twelve month price agreement with two twelve month renewal options for a world-wide-web based full text Dallas Morning News database with the lowest responsible bidder of three - The Dallas Morning News - Not to exceed \$180,000 - Financing: Current Funds **[APPROVED; 99-1852]**
21. Authorize a twenty-four month price agreement for traffic signage supplies and sign posts with the lowest responsible bidders of six - 3M Company, Nippon Carbide Industries (USA), Inc., Centerline Supply, Inc., Unistrut Texas, Inc. - Not to exceed \$265,388 - Financing: Water Utilities Current Funds (\$11,357), Current Funds (\$254,031) **[APPROVED; 99-1853]**
22. Authorize a twenty-four month price agreement for barricade flasher warning lights with the lowest responsible bidder of five - Texas Mill Metroplex Supply, Inc. - Not to exceed \$238,140 - Financing: Water Utilities Current Funds (\$153,090), Current Funds (\$85,050) **[APPROVED; 99-1854]**
23. Authorize a twenty-four month price agreement for barricades with the lowest responsible bidder of two - Crown Metal Corp. - Not to exceed \$675,330 - Financing: Current Funds (\$39,380), Water Utilities Current Funds (\$635,950) **[APPROVED; 99-1855]**
24. Authorize a thirty-six month price agreement for sewer rods with the lowest responsible bidder of five - Sewer Rodding Equipment Co. - Not to exceed \$54,670 - Financing: Water Utilities Current Funds **[APPROVED; 99-1856]**
25. Authorize the purchase of easement machines with blades and buckets with the lowest responsible bidder of two - Clarklift of Ft. Worth, Inc. - Not to exceed \$64,182 - Financing: Water Utilities Current Funds **[APPROVED; 99-1857]**
26. Authorize the purchase of synthetic material for oxygen transfer in wastewater with the lowest responsible bidder of four - Water and Waste Management Associates, Inc. - Not to exceed \$57,642 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 99-1858]**

CONSENT AGENDA (Continued)

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

27. Authorize a twenty-four month price agreement for traffic cones with the lowest responsible bidder of five - Work Area Protection Corp. - Not to exceed \$67,283 - Financing: Water Utilities Current Funds (\$61,538), Current Funds (\$5,745) **[APPROVED; 99-1859]**

## RATIFICATION OF EMERGENCY PURCHASE

28. Authorize ratification of emergency purchase for the replacement of the two hot water generators at City Hall - Anthony Boiler Company, Inc., lowest responsible bidder of two - \$74,724 - Financing: Capital Construction Funds (\$26,599), 1995 Bond Funds (\$48,125) **[APPROVED; 99-1860]**

## MISCELLANEOUS

29. Authorize settlement of a lawsuit, styled Juan Martinez, Alicia Martinez, individually and as next friends of Juan Antonio Martinez, Isela Martinez and Saray Martinez v. City of Dallas, Cause No. DV-98-06781-E - Financing: Current Funds **[APPROVED; 99-1861]**
30. Authorize a public hearing to be held on June 23, 1999 to receive citizen comments on the Preliminary FY 1999-2000 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds, the Preliminary FY 1998-99 Community Development Block Grant Reprogramming Budget #2, and the Preliminary FY 1998-99 Housing Opportunities for Persons with AIDS Reprogramming Budget #1 - Financing: This action has no cost consideration to the City **[APPROVED; 99-1862]**
31. Authorize an Interlocal Agreement and Memorandum of Understanding with the State of Texas, Department of Information Resources, for the purchase of computer software (no cost to the city) and authorize the purchase of File-AID/MVS (Multiple Virtual Storage) and File-AID/Data Solutions Software with a twelve month warranty - Not to exceed \$87,576 - Financing: Current Funds **[APPROVED; 99-1863]**
32. Authorize approval of the bi-weekly tax action **[APPROVED; 99-1864]**
33. An ordinance awarding a franchise for 10 years to Metricom, Inc., to build and operate a radio-based, wireless internet and data communications system - Estimated Revenue: \$1,835,000 over 10 years **[APPROVED; 99-1865; ORDINANCE 23904]**
34. Authorize an increase in the contract with AM-KO Building Maintenance Co., Inc. to provide janitorial service at the Municipal/Police and Courts Complex - \$47,700, from \$683,744 to \$731,444 - Financing: Current Funds **[APPROVED; 99-1866]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

35. Authorize Supplemental Agreement No. 1 exercising the first of two, one-year renewal terms with each of the four Business Assistance Center (BAC) Contractors listed below thereby extending and funding each of the contracts for an additional twelve month period. Amend the BAC contract with the Greater Dallas Hispanic Chamber of Commerce to include both BAC Service Areas #1 and #4. The contracts are: (BAC #1 and #4) - Greater Dallas Hispanic Chamber of Commerce (\$100,000); (BAC #2) - Inncercity Community Development Corporation (\$50,000); (BAC #3) - West Dallas Neighborhood Community Development Corporation (\$50,000); and (BAC #5) - MBA Consultants, Inc. (\$50,000) - \$250,000 - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 99-1867]**
36. Authorize an amendment to the contract with the U. S. Department of Health and Human Services, Public Health Service, for the development of a Metropolitan Medical Strike Team in the City of Dallas for the period June 30, 1999 to June 30, 2000 and execution of the agreement to receive an additional \$200,000 from the Public Health Service to expand the scope of work to include the development of a Biological Terrorism Response Plan and create a Metropolitan Medical Response System for the city - \$200,000 - Financing: Public Health Service 1999 Omnibus Appropriation **[APPROVED; 99-1868]**
37. An ordinance authorizing an amendment to the Subdistrict D portion of Planned Development District No. 305 for Mixed Uses on the southeast side of McKinney Avenue, northeast of Lemmon Avenue East (Z989-169/8018-C(SS) - Financing: No cost consideration to the City **[APPROVED AS AMENDED; 99-1869; ORDINANCE 23905]**
38. An ordinance authorizing an amendment to the conditions, deletion of the existing development plan, deletion of the existing landscape plan and approval of a conceptual plan for Planned Development District No. 375 for Retail, Office and Residential Uses on the west side of Central Expressway, north of Lemmon Avenue (Z989-168/8018-C(SS) - Financing: No cost consideration to the City **[APPROVED AS AMENDED; 99-1870; ORDINANCE 23906]**

PUBLIC HEARINGS AND RELATED ACTIONS

## MISCELLANEOUS HEARINGS

39. A public hearing to receive citizen comments, and an ordinance readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city-sponsored youth programs in compliance with State law - Financing: No cost consideration to the City **[HEARING CLOSED; 99-1871; ORDINANCE 23907]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## MISCELLANEOUS HEARINGS - HELD UNDER ADVISEMENT

40. A public hearing to receive citizen comments, and Council action on the proposed use of a portion of Northaven Park by the Dallas Water Utilities Department for installation of a permanent wastewater relief main - Financing: This action has no cost consideration to the City

Note: This item was considered by the City Council at a public hearing on April 28, 1999, and was taken under advisement until June 9, 1999, with the public hearing open. **[HEARING CLOSED; 99-1872]**

ZONING CASES - CONSENT [99-1873]

41. Application for and an ordinance granting a P Parking Subdistrict on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Bowser Avenue, northwest of Prescott Avenue  
Recommendation of Staff and CPC: Approval  
Z989-182/10819-C(MB) **[CPC RECOMMENDATION FOLLOWED; 99-1874; ORDINANCE 23908]**
42. Application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Travis Street and Elizabeth Street  
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions  
Z989-185/10837-C(RB) **[CPC RECOMMENDATION FOLLOWED; 99-1875; ORDINANCE 23909]**
43. Application for a CA-2 Central Area Subdistrict within Planned Development District No. 193 on property presently zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south side of Continental Avenue, east of Stemmons Freeway  
Recommendation of Staff and CPC: Denial without prejudice  
Z989-167/6078-C(MB) **[CONTINUED UNTIL 06/23/99 WITH HEARING OPEN; 99-1876]**

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

44. Consideration of an amendment to the Dallas Development Code amending the Bus or rail transit vehicle maintenance or storage facility use, and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 989-007 **[CPC RECOMMENDATION FOLLOWED; 99-1877; ORDINANCE 23910]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## FLOODPLAIN APPLICATIONS

45. Application for a fill permit and removal of the floodplain (FP) prefix from 7.5 acres of land currently in the 100-year floodplain of the Elm Fork of the Trinity River which is located at 10940 Spangler Road at the southeast corner of Spangler Road and Walnut Hill Lane in City Block 6508 and is currently zoned Industrial Research (IR) - Fill Permit 99-01 - Financing: No cost consideration to the City **[APPROVED THE APPLICATION; 99-1878]**

## BENEFIT ASSESSMENT HEARINGS - HELD UNDER ADVISEMENT

Modella Avenue from Dennis Road to Allister Street

46. \* **Benefit assessment hearing for street paving, storm drainage, water and wastewater main improvements for the street listed above [DEFERRED UNTIL 08/11/99; 99-1879]**
47. \* **Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements for the street listed above - Financing: No cost consideration to the City [DEFERRED UNTIL 08/11/99; 99-1879]**

Mohawk Drive from Empire Central Drive to Lovedale Avenue

48. \* Benefit assessment hearing for street paving, storm drainage, water and wastewater adjustments on the street listed above **[HEARING CLOSED; 99-1880]**
49. \* Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater adjustments on the street listed above **[APPROVED; 99-1880; ORDINANCE 23911]**
50. \* Authorize a contract for the construction of street paving, storm drainage, water and wastewater adjustments on the street listed above - Jeske Construction Company, lowest responsible bidder of five - \$367,494 - Financing: 1998 Bond Funds (\$343,979), Water Utilities Capital Construction Funds (\$23,515) **[APPROVED; 99-1880]**

ITEMS FOR INDIVIDUAL CONSIDERATION

51. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO BOARDS; 99-1881]**
52. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO THE DART BOARD; 99-1882]**



ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## ITEMS FOR FURTHER CONSIDERATION

53. Authorize a moratorium on the acceptance of applications for detached non-premise sign permits citywide; and directing the City Manager and the City Plan Commission to perform appropriate analysis, call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the City Council regarding appropriate revisions to the sign regulations governing detached, non-premise signs citywide - Financing: No cost consideration to the City **[APPROVED; 99-1883]**

BRIEFING **[NO BRIEFING HELD; 99-1884]**

Update on Texas Legislative Issues  
(if necessary)

54. Discussion and statement of Dallas' position on various 1999 state legislative issues that could possibly affect the City of Dallas or its citizens - Financing: No cost consideration to the City **[NO ACTION TAKEN ON THIS ITEM; 99-1884]**

Closed Session **[NO CLOSED SESSION HELD; 99-1885]**

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, 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-1187-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-003-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. 3-98-0843-R; Teligent, Inc. v. City of Dallas, Cause No. 3-97-CV-3052-R

## ADDENDUM

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATION

1. Adoption of the Preliminary FY 1999-2000 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,135,177 for the following programs and estimated amounts: Community Development Block Grant (\$21,782,177), HOME Investment Partnerships Program (\$7,168,000), Housing Opportunities for Persons with AIDS (\$2,505,000), Emergency Shelter Grant (\$680,000); Preliminary FY 1998-99 CDBG Reprogramming Budget #2 in the amount of \$731,847; and Preliminary FY 1998-99 HOPWA Reprogramming Budget #1 in the amount of \$704,188 - Financing: U. S. Department of Housing and Urban Development Grant Funds **[APPROVED AS AMENDED; 99-1886]**

City Center TIF District

2. \* Authorize a development agreement with Holtze Magnolia, LLLP, to provide for **(1)** a 100% development fee rebate in an amount not to exceed \$230,000; **(2)** the funding and construction of certain public improvements in **Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District)** in an amount not to exceed \$586,300; and **(3)** the establishment of appropriations - Financing: Public/Private Partnership Funds (development fees in an amount not to exceed \$230,000); \$570,000 to be advanced by a private developer and reimbursed from the City Center TIF District Fund; accrued interest on private funds advanced to be repaid solely from the City Center TIF District Fund; \$16,300 Private Donation **[APPROVED; 99-1887]**
3. \* A resolution declaring the intent of **Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District)** to reimburse Holtze Magnolia, LLLP for funds advanced pursuant to a development agreement between the City and Holtze Magnolia, LLLP, in an amount not to exceed \$570,000 plus interest, for certain public infrastructure improvements located in the City Center TIF District - Financing: \$570,000 to be advanced by Holtze Magnolia, LLLP and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from the City Center TIF District Fund **[APPROVED; 99-1887]**

## ADDENDUM

ADDITIONS: (Continued)ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)City Center TIF District (Continued)

4. \* Authorize **(1)** a contract for the construction of street paving, storm drainage improvements and streetscape on Akard Street from Main Street to Commerce Street and Commerce Street from 210 feet east of Akard Street to Akard Street located in **Tax Increment Reinvestment Financing Zone Number Five, City of Dallas, Texas (City Center TIF District)** with Ed Bell Construction Company, lowest responsible bidder of two in the amount of \$586,300, and **(2)** assignment of the construction contract to Holtze Magnolia, LLLP for construction administration - \$586,300 - Financing: \$570,000 Private Funds (Advance from Holtze Magnolia, LLLP to the City Center TIF District Fund); \$16,300 Private Donation **[APPROVED; 99-1888]**
  
5. A resolution amending Resolution No. 98-3606, passed by the City Council on December 9, 1998, to extend the authority, power, and duties of the ethics review task force past June 30, 1999 (via Mayor Kirk) **[APPROVED; 99-1889]**

CORRECTION:

43. CATEGORY: ZONING CASES - ~~CONSENT~~ INDIVIDUAL **[99-1876]**