

**ADDENDUM
CITY COUNCIL MEETING
MARCH 8, 2000
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.**

ADDITIONS:

Closed Session

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

- Yolanda Campos Hartke, Ind. & NF Estate of Dolores Gallegos & her infant Jazmine Eve Loredó v. City of Dallas, Civil Cause No. 3:98-CV-0796-T
- First Trade Union Savings Bank, FSB v. City of Dallas, Cause No. DV98-05191-F
- Albert, et al. v. City of Dallas, Cause No. 199-697-94
- Hill, et al v. City of Dallas, Cause No. 95-00975-F
- Willis, et al. v. City of Dallas, Cause No. 199-200-95
- Barber, et al v. City of Dallas, Cause No. 199-624-95
- Parker, et al. v. City of Dallas, Cause No. 1-95-107
- Martin, et al v. City of Dallas, Cause No. 1-95-506
- City of Dallas, et al v. James C. Curry, et al.; Docket No. 94-07642-K
- MD II Entertainment, Inc., d/b/a The Fare West and D. Burch, Inc. d/b/a Baby Dolls Topless Saloon, Allen Burch, Inc. d/b/a The Fare, and Santa Fe Cabaret L.L.C. d/b/a Santa Fe Cabaret v. City of Dallas, Texas Civil Action No. 3-00-CV0423-X
- Application No. 08-2458 of the City of Dallas before the Texas Natural Resource Conservation Commission; Application No. 08-2363 of the Dallas County Park Cities Municipal Utility District before the Texas Natural Resource Conservation Commission; Application No. 5414 of the City of Dallas before the Texas Natural Resource Conservation Commission; and related matters

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Acknowledge the Friends of the Dallas Public Library, Inc. for donating a Mobile Learning Center to the Dallas Public Library and authorize acceptance of a Mobile Learning Center, with an estimated market value not to exceed \$300,000, from the Friends of the Dallas Public Library, Inc. to the Dallas Public Library to provide educational opportunities to Dallas citizens and to serve as a gateway to the Dallas Public Library System - Financing: Friends of the Dallas Public Library, Inc.
2. Authorize an excused absence for a member of the City Plan Commission on March 9, 16, and 23, 2000, for a planned vacation in accordance with City Council policy as stated in Resolution 76-1594 and the provisions of Chapter 8 of the Dallas City Code - Financing: No cost consideration to the City
3. Authorize a professional services contract with Malcolm Pirnie, Inc., for the design of odor control improvements at the Central Wastewater Treatment Plant and Cadiz Pump Station - \$1,494,669 - Financing: Water Utilities Capital Improvement Funds
4. Authorize payment of a judgment in a lawsuit, styled Linda Graham, Stephanie Mathis, Individually and as Next Friend of Breshay Mathis and Brittney Mathis v. Rodney Wayne Lusk and City of Dallas, Cause No. 96-10901-J - Financing: Current Funds
5. Exercise the option to purchase additional marked vehicles, automobiles, light trucks, vans & utility trucks under the same terms as previously awarded on February 24, 1999, by Resolution Number 99-0759, with the lowest responsible bidders of seven - Village Ford of Lewisville, Inc., Permian Autos, Inc., RDO Truck Center Company - Not to exceed \$4,074,342 - Financing: Current Funds (\$2,076,061), Aviation Current Funds (\$115,605), WRR Current Funds (\$23,485), 1998 Equipment Acquisition Contractual Obligation Notes (\$199,710), 1999 Equipment Acquisition Contractual Obligation Notes (\$1,543,705), Texas Department of Transportation Alternative Fuels Program Funds (\$115,776)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

6. Authorize a multiple award purchase of automobiles, light trucks, vans and utility trucks with the lowest responsible bidders of thirteen - Showcase Chevrolet, Inc., Village Ford of Lewisville, Inc., Permian Autos, Inc., Southwest International Trucks, Inc., Sonic-Lute Riley, L.P., RDO Truck Center Company, Masters International, Inc. - Not to exceed \$10,858,528 - Financing: Current Funds (\$5,069,213), Aviation Current Funds (\$185,751), 1998 Local Law Enforcement Block Grant Funds (\$1,965,875), 1999 Equipment Acquisition Contractual Obligation Notes (\$3,411,095), Dallas Zoo Trust Fund (\$17,836), Texas Department of Transportation Alternative Fuel Program Funds (\$208,758)
7. An ordinance abandoning a portion of a sanitary sewer easement to Knox Street Village Holdings, Inc., the abutting owner, containing approximately 2,330 square feet of land, located near the intersection of Knox and Travis Streets, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee
8. Authorize the planning phase for a possible major sports celebration in honor of the Dallas Stars between June 7, 2000 and June 16, 2000, in accordance with Resolution 93-4570, "A Policy Statement for Major Sports Celebrations" - Financing: This action has no cost consideration to the City
9. Authorize the City of Dallas Housing Finance Corporation to issue a Multifamily Mortgage Revenue Bond Series 2000 for the acquisition and rehabilitation of the 200-unit St. Augustine Apartments located at 1198 N. St. Augustine in Census Tract 118, in a face amount not to exceed \$7,070,000 for the benefit of Texas Augustus Ltd., a Texas Limited Partnership made up of Hunt Building Corporation and Investment Builders, Inc. - Four of the units will be deed restricted for the Walker Consent Decree which consist of 4 two-bedrooms (850 SF) - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

10. Authorize **(1)** an amendment to City of Dallas Intown Housing Program Policy to continue to support existing projects, as well as add new ones, as required by the two-year review period approved by the City Council in the initial Resolution #93-1822 on May 12, 1993, as amended by Resolution #93-4286 on November 17, 1993, as amended by Resolution #96-0279 on January 10, 1996, as amended by Resolution #98-0175 on January 14, 1998, **(2)** a two-year extension of the sunset date with a review of the Intown Housing Program Policy two years from the passage of this resolution, **(3)** the adoption of guidelines and criteria for residential tax abatement agreements pursuant to the Property Redevelopment and Tax Abatement Act (V.T.C.A., Tax Code, Chapter 312) and **(4)** the amendment of prior Intown Housing Incentive Contracts for Gaston Yard, JPI at North End, JPI Bryan Place I, JPI Bryan Place II, Wilson Building and Kessler Heights I and II to extend substantial completion dates for these projects, to reflect new provisions defining substantial completion, affordability units and affordability period calculations - Financing: No cost consideration to the City
11. Authorize a professional services contract with Hammer, Siler, George Associates to assess, analyze and report as to the efficiency, economy and effectiveness of the programs and projects of Dallas economic development organizations and report such data and recommendations for structure and funding to the City Council - \$60,000 - Financing: Current Funds
12. Authorize **(1)** a public hearing to be held on April 12, 2000 to receive citizen comments on the proposed private sale by quitclaim deed of 18 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations and **(2)** the private sale by quitclaim deed of these 18 unimproved properties to qualified non-profit organizations on April 12, 2000 (list attached) - Financing: No cost consideration to the City
13. Authorize **(1)** a 23-year lease agreement with International Business Machines Corporation, for approximately 170,814 square feet of land improved with a three story parking garage located at 1000 Belleview Street, near its intersection with Cockrell Street, to be used by the Police Department as a parking garage for the Police Headquarters - April 1, 2000 - March 31, 2003: \$33,333 per month; April 1, 2003 - March 31, 2014: \$83,333 per month; April 1, 2014 - March 31, 2023: \$29,167

per month, and (2) an Option Agreement providing for acquisition of approximately 224,528 square feet of land improved with an office building and the parking garage at the end of the lease term - Financing: General Capital Reserve Funds (subject to annual appropriations)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

14. Authorize acceptance of a donation of approximately 138,300 square feet of improved land by South Side Plaza II, Ltd., located at 1400 Lamar Street, near its intersection with Belleview Street, to be used for the Police Headquarters - Financing: No cost consideration to the City
15. Authorize settlement of a lawsuit, styled City of Dallas v. Pfirmen Corporation, Federal Deposit Insurance Corporation, in its corporate capacity and as Receiver for First RepublicBank Dallas, N.A., and Bank of America, N.A. f/k/a NationsBank of Texas, N.A. f/k/a NCNB Texas National Bank, N.A., Cause No. 3-99-CV-0312-G, including termination of a lease at 1208 Main Street executed on August 12, 1981 in exchange for \$345,000 - Revenue: \$345,000

TXU Gas Company Motion for Rehearing

- 16.* Authorize an increase in the professional services contract with Diversified Utility Consultants, Inc., to cover costs related to TXU Lone Star Gas Company's motion for rehearing on its application for an increase in gas rates - Not to exceed \$3,000, from \$36,000 to \$39,000 - Financing: Current Funds (to be fully reimbursed by TXU Gas Company)
- 17.* An ordinance denying the Motion for Rehearing of TXU Gas Distribution, a division of TXU Gas Company - Financing: No cost consideration to the City

or, in the alternative;
- 18.* An ordinance granting the Motion for Rehearing of TXU Gas Distribution, a division of TXU Gas Company, adoption of which would repeal Ordinance No. 24192, adopted February 23, 2000, and establishing new residential and commercial rates for natural gas service provided by TXU Gas Distribution - Financing: No cost consideration to the City

TAX FORECLOSURE PROPERTY RESALE
Addendum Item #12

Parcel No.	Address	Mapsco	Non-Profit Organization	Amount	Council District
1.	2626 Rochester	56H	Dallas City Homes	\$1,000.00	4
2.	3211 Cleveland	46W	Dallas Area Habitat for Humanity, Inc.	\$3,146.62	7
3.	1300 Coleman	46W	Dallas Area Habitat for Humanity, Inc.	Price Combine w/above	7
4.	2324 Bethurum	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
5.	2500 Lowery	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
6.	3804 Crozier	46X	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
7.	2526 Starks	56D	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
8.	2318 Bethurum	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
9.	2334 Bethurum	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
10.	2313 Dyson	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
11.	5122 Echo	56D	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
12.	2850 Farragut	56D	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
13.	2411 Garden	56C	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7

14.	2534 Ghent	56D	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
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TAX FORECLOSURE PROPERTY RESALE
Addendum Item #12 (Continued)

Parcel No.	Address	Mapsco	Non-Profit Organization	Amount	Council District
15.	2339 Lowery	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
16.	2323 Starks	56C	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
17.	2618 Starks	56D	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7
18.	2312 Bethurum	56G	T. R. Hoover Comm. Dev. Corp.	\$1,000.00	7