

**ADDENDUM
CITY COUNCIL MEETING
JUNE 28, 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.)

- TCI Dallas (AT&T) Cable Rate Case Appeal

ITEMS FOR INDIVIDUAL CONSIDERATION

1. A resolution urging Congress to provide sufficient additional appropriations to implement the Department of Housing and Urban Development's (HUD) new final rule entitled "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance", and urging HUD to modify the regulation prior to implementation - Financing: No cost consideration to the City
2. Authorize a contract with the Dallas Summer Musicals Management Group, Inc. for repairs and maintenance at the Majestic Theatre and Fair Park Music Hall including roof leaks, HVAC system upgrade, painting, installation of security locks and other miscellaneous building repairs - \$270,000 - Financing: Current Funds
3. Declare 2 tracts of land, containing approximately 16,889 square feet and approximately 1,125 square feet of city-owned land located near the intersection of Wichita Street and northbound Houston Street Extension, unwanted and unneeded and authorize their conveyance to Anland 10, L. P. - Financing: No cost consideration to the City
4. Declare approximately 13,863 square feet of city-owned land located near the intersection of Wichita Street and northbound Houston Street Extension, unwanted and unneeded and authorize its conveyance to Anland 1A/1C, L.P. - Financing: No cost consideration to City
5. Declare the land, including the air rights, in the area located above an elevation of 424.4 feet over approximately 365 square feet of city-owned land near the intersection of Wichita Street and northbound Houston Street Extension, unwanted and unneeded and authorize its conveyance to Anland 1A/1C, L. P. - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

6. An ordinance **(1)** abandoning portions of Houston Street, containing approximately 2,406 square feet of land located near the intersection of Continental Avenue and Houston Street, to Anland 2A, L.P., the abutting owner and **(2)** abandoning portions of Flynn Street, Dale Alley and an unnamed street, containing approximately 15,593 square feet of land located near the intersection of Wichita Street and Houston Street Extension, to Anland 1A/1C, L.P., the abutting owner, and authorizing the quitclaim - Revenue: \$292,118 plus the \$20 ordinance publication fee
7. An ordinance abandoning portions of Alamo Street to Anland 5B/6, L.P., the abutting owner, containing approximately 22,961 square feet of land located near the intersection of Alamo Street and Hi-Line Drive, and authorizing the quitclaim - Revenue: \$156,135 plus the \$20 ordinance publication fee
8. An ordinance abandoning portions of Field and Olin Welbourne Streets to Anland 10, L.P., the abutting owner, containing approximately 13,255 square feet of land located near the intersection of Field and Wichita Streets, and authorizing the quitclaim - Revenue: \$197,281 plus the \$20 ordinance publication fee
9. An ordinance abandoning unneeded street right-of-way abutting the North Houston Street Extension to Anland 3, L.P., the abutting owner, containing approximately 12,755 square feet of land located near the intersection of Wichita Street and North Houston Street Extension, and authorizing the quitclaim - Revenue: \$189,839 plus the \$20 ordinance publication fee
10. An ordinance abandoning portions of Payne Street, containing approximately 3,395 square feet of land, and a portion of Alamo Street, containing approximately 7,649 square feet of land located between North Akard Street and the North Houston Street Extension to Anland 10, L.P., the abutting owner, and authorizing the quitclaim - Revenue: \$334,098 plus the \$20 ordinance publication fee
11. An ordinance abandoning an alley to Blackburn Central Holdings, L.P., the abutting owner, containing approximately 263 square feet of land located on Blackburn Street between McKinney Avenue and Cole Avenue, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

12. Authorize **(1)** a contract for the construction of the Dallas Convention Center Expansion and Renovation 2002 project with Manhattan Construction Company, lowest responsible bidder of two in the amount of \$92,785,000; and, **(2)** assignment of the construction contract to Austin Commercial, Inc. for construction management within the Guaranteed Maximum Price - \$92,785,000 - Financing: 1998 Convention Center Expansion Funds
13. An ordinance amending Chapter 45 of the Dallas City Code and repealing Ordinance No. 16129, as amended, to codify and revise taxicab rates of fare - Financing: No cost consideration to the City
14. Authorize a professional services contract with Water Technology, Inc. to provide a master plan for citywide aquatics - \$197,000 - Financing: 1995 Bond Funds (\$177,000) and 1998 Bond Funds (\$20,000)
15. Authorize an amendment to the City of Dallas Housing Department's Developer Fee Rebate Program Statement to increase program participation by increasing the number of reservations which can be made, decreasing the completion ratio prior to additional reservations, extending the reservation period and adding eligible activities for reimbursement/rebate - Financing: No cost consideration to the City
16. Authorize **(1)** a contract for the construction of street paving, utility and streetscaping improvements for Cityplace West Boulevard located in **Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District)** with Tiseo Paving Company, lowest responsible bidder of six in the amount of \$1,637,636, **(2)** assignment of the construction contract to Oak Creek Partners, Limited for construction administration, and **(3)** payment to Oak Creek Partners, Limited in an amount not to exceed \$411,900 for design, construction management, testing, surveying and street lights - \$2,049,536 - Financing: Private Funds (\$2,049,536 advance from Oak Creek Partners, Limited to the Cityplace Area TIF District Fund)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

17. Authorize **(1)** a contract for the construction of street paving, streetscaping, street lighting, pedestrian lighting, and other safety enhancements and amenities such as benches and bike racks on streets around Republic Center (St. Paul Street, Pacific Avenue, Ervay Street, and Bryan Street) located in **Tax Increment Financing Reinvestment Zone Number Five, City of Dallas (City Center TIF District)** with Texas Standard Construction, Inc., the only bidder in the amount of \$833,790, **(2)** assignment of the construction contract to Republic Center Limited Partnership for construction administration, **(3)** payment to Republic Center Limited Partnership in an amount not to exceed \$61,390 for design and construction management, and **(4)** an increase in appropriations in the amount of \$3,790 in the City Center TIF District Fund - \$895,180 - Financing: Private Funds (\$815,180 advance from Republic Center Limited Partnership to the City Center TIF District Fund of which \$750,000 will be reimbursed by City Center TIF District Fund), City Center TIF District Fund (\$80,000)
18. Authorize a professional services contract with Halff Associates, Inc. for the preparation of the Lower Five Mile Creek Floodplain Management Study from its confluence with the Trinity River to Bonnie View Road and conceptual design and permitting of levee and swale improvements for the expansion of the McCommas Bluff Landfill - \$834,710 - Financing: 1985 Bond Funds (\$346,991), Capital Construction Funds (\$450,000), Current Funds (\$37,719)
19. Authorize a professional services contract with Freese and Nichols, Inc. for the preparation of the Elm Fork Floodplain Management Study - \$497,018 - Financing: 1998 Bond Funds
20. Authorize an increase in the contract with Tiseo Paving Company for the removal of concrete on Guillot Street and Allen Street (State-Thomas Phase V-B) - \$46,616, from \$814,318 to \$860,934 - Financing: Private Funds (Advance from Post Apartment Homes, L.P. to the State-Thomas TIF District Fund)
21. Authorize an increase in the contract with Gibson & Associates, Inc. for the construction of Davis/Bishop Area improvements - \$162,306, from \$2,424,072 to \$2,586,378 - Financing: Neighborhood Renaissance Partnership Section 108 Notes (\$124,025), 1998-99 Community Development Grant Funds (\$38,281)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Neighborhood Renaissance Partnership Program

- 22.* Authorize **(1)** a contract with Allied Builders, Inc., lowest responsible bidder of four, for eleven projects in Area "D" of the Neighborhood Renaissance Partnership Program to construct exterior building improvements under the "Business Facade Improvement Program", thereby upgrading the facade of commercial/retail buildings, funded through NRP Section 108 Loan Guarantee Funds of the Section 108 program; **(2)** the City Manager or his designee, to implement the business facade program administered by the Economic Development Department, including the NRP Program; **(3)** the City Manager or his designee, to execute grant contracts for the facade improvements with eleven individual business owners in Area "D"; **(4)** the City Manager to execute all amendments for any contract documents required to administer the program; and **(5)** the disbursement of funds for the Neighborhood Renaissance Partnership Program (list attached) - \$96,095 - Financing: Neighborhood Renaissance Program Section 108 Notes
- 23.* Authorize **(1)** a contract with New World Industries, lowest responsible bidder of four, for ten projects in Area "C" of the Neighborhood Renaissance Partnership Program to construct exterior building improvements under the "Business Facade Improvement Program", thereby upgrading the facade of commercial/retail buildings, funded through NRP Section 108 Loan Guarantee Funds; **(2)** the City Manager or his designee, to implement the business facade program administered by the Economic Development Department, including the NRP Program; **(3)** the City Manager or his designee, to execute grant contracts for the facade improvements with ten individual business owners in Area "C"; and **(4)** the City Manager to execute all amendments for any contract documents required to administer the program; and **(5)** the disbursement of funds for the Neighborhood Renaissance Partnership Program (list attached) - \$77,740 - Financing: Neighborhood Renaissance Partnership Section 108 Notes

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Southern Dallas Public/Private Partnerships

- 24.* Authorize **(1)** an infrastructure cost participation agreement with Morning Park, Inc., a Texas corporation as Nominee for MPI Realty, Ltd., a Texas limited partnership in an amount not to exceed \$6,164,131 for the cost of eligible infrastructure improvements serving Pinnacle Park, payable only after verified completion of improvements; **(2)** an increase in appropriations in the amount of \$1,550,000 in the Public/Private Partnership Fund; and **(3)** receive developer funds and increase appropriations by \$2,092,131 in the Public/Private Partnership Fund - Financing: 1998 Bond Funds (\$1,300,000); Public/Private Partnership Funds (\$2,772,000); Private Funds (\$2,092,131)
- 25.* Authorize Supplemental Agreement No. 1 to the contract with Halff Associates, Inc. to provide additional engineering services for the design of water mains in Pinnacle Park commercial development area - \$40,418, from \$381,943 to \$422,361 - Financing: Public/Private Partnership Funds
- 26.* Authorize an increase in the contract with Cajun Constructors, Inc., for the construction of water mains in Pinnacle Park commercial development area - \$351,000, from \$6,153,500 to \$6,504,500 - Financing: Public/Private Partnership Funds
- 27.* Authorize an increase in the contract with Cajun Constructors, Inc., for the construction of water and wastewater mains for Pinnacle Park commercial development area - \$1,549,000, from \$8,072,000 to \$9,621,000 - Financing: Public/Private Partnership Funds
- 28.* Authorize a real property tax abatement agreement with Morning Park, Inc., a Texas corporation, as Nominee for MPI Realty, Ltd., a Texas limited partnership and successors to be assigned to Lincoln Property Company for the purpose of granting a ten-year abatement of 90% of taxes on added value to the real property related to the development of office-tech facilities within Pinnacle Park in **City of Dallas Enterprise Zone One, Dallas, Texas** - Revenue: First year tax revenue estimated at \$6,008; ten-year revenue estimated at \$60,075 (Estimated revenue foregone for ten-year abatement is \$540,675) - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Southern Dallas Public/Private Partnerships (Continued)

- 29.* Authorize a development agreement with The Courtland Group for the funding and construction of certain public infrastructure improvements in an amount not to exceed \$7,000,000 at Mountain Creek Industrial Business Park in **City of Dallas Enterprise Zone Two, Dallas, Texas** - \$7,000,000 - Financing: 1998 Bond Funds
- 30.* Authorize a resolution evidencing the City's intent to consider granting a property tax abatement to The Courtland Group for the construction of four new industrial facilities at Mountain Creek in **City of Dallas Enterprise Zone Two, Dallas, Texas** at a future City Council date prior to September 1, 2005 - Financing: No cost consideration to the City
- 31.* Authorize a resolution evidencing the City's intent to enter into a development agreement with LBJ-Diamond and Langdon 114 for funding and construction of certain public infrastructure improvements in an amount not to exceed \$8,300,000 in Southport Business Park located in **City of Dallas Enterprise Zone Three, City of Dallas, Texas** - Financing: No cost consideration to the City
- 32.* Authorize a resolution evidencing the City's intent to consider granting tax abatement for the construction of four new industrial facilities in Southport Business Park with LBJ-Diamond and Langdon 114 at a future City Council date prior to September 1, 2005 - Financing: No cost consideration to the City
- 33.* Authorize an infrastructure cost participation agreement with James Michael Boney and Vernon Jordon (developers) for an amount not to exceed \$1,000,000 for infrastructure improvements for The Villages of Runyon Springs, a residential development consisting of 278 acres located between Lancaster Road and Houston School Road near Simpson Stuart Road - Financing: 1995 Bond Funds
- 34.* Authorize an infrastructure cost participation agreement with James Michael Boney and Vernon Jordon (developers) for an amount not to exceed the rate in evaluated cost tables or rate in contract for the oversizing of water and wastewater mains or \$350,000 whichever is less, within 90 days of acceptance by the Department - Financing: Water Utilities Current Funds

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Southern Dallas Public/Private Partnerships (Continued)

35. Direct the City Manager to secure funds in an amount not to exceed \$3,000,000 from public and/or private sources to purchase approximately 200 acres in the I-20 corridor of Southern Dallas for establishment of a permanent campus in Southern Dallas for the University of North Texas System Center (Deputy Mayor Pro Tem Salazar and Councilmembers Hill, Mallory Caraway, Fantroy, and Chaney via Mayor Kirk)
36. Authorize a contract with the Oak Cliff Foundation to loan an amount not to exceed \$1,700,000 of Neighborhood Renaissance Partnership Section 108 Notes for land acquisition, including eligible site preparation, professional, and other related soft costs, construction, reconstruction, historic preservation, rehabilitation costs associated with renovation of the Texas Theater and related properties, 231 W. Jefferson Boulevard and 210 Sunset Avenue, into a community performing arts center in furtherance of the elimination or prevention of blighted and deteriorated conditions - Not to exceed \$1,700,000 - Financing: Neighborhood Renaissance Partnership Section 108 Notes (Forgivable loan - not to exceed \$1,200,000; Term loan - \$500,000)
37. An ordinance closing Cresthaven Road at Bluff View Boulevard to all vehicular traffic, pursuant to Resolution No. 93-4028, which authorizes the Policy for Closure of Local Residential Streets to Through Vehicular Traffic - Revenue: \$1,500 plus the \$20 ordinance publication fee
38. An ordinance abandoning a portion of Berne Street, an alley and five utility easements to John P. Zito, Michelle Zito, Kenneth R. Gibbons, the Estate of M.L. Isbell, Charles R. Carnahan, Norman Hogue, Marciano Olivarez, William J. Teeter and William Whitfield Bishop, the abutting owners, containing approximately 43,045 square feet of land near the intersection of Hampton Road and Illinois Avenue, providing for the dedication of approximately 4,200 square feet of land needed for street right-of-way, and authorizing the quitclaim - Revenue: \$244,341 plus the \$20 ordinance publication fee

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

39. An ordinance abandoning portions of Meyers Street, Park Row Avenue and two alleys to Eban Village I, Ltd. and Eban Village II, Ltd., the abutting owners, containing approximately 81,982 square feet of land located near the intersection of Meyers Street and Grand Avenue, and providing for the dedication of approximately 18,320 square feet of land needed for street and alley rights-of-way, and not less than approximately 39,093 square feet of land for a private drive, and authorizing the quitclaim - Revenue: \$20,884 plus the \$20 ordinance publication fee
40. An ordinance adding Chapter 12A, "Code of Ethics," to the Dallas City Code, as amended; repealing Article XII of Chapter 2, "Administration," and Article I of Chapter 31A, "Officers and Employees"; providing a purpose; providing principles of conduct for elected and appointed city officials; defining terms; revising the ethics laws governing current and former officials and employees of the city; providing regulations, restrictions, and prohibitions relating to improper economic benefits, unfair advancement of private interests, gifts, confidential government information, outside employment, and use of public property and resources; regulating political activities of city officials and employees; providing restrictions on contracting with the city and representing the private interests of others before the city; providing requirements for certain city officials and employees to file financial disclosure reports and travel reports; providing for the creation, membership, qualifications, jurisdiction, and powers of the ethics advisory commission; providing procedures and requirements for the disposition of complaints of ethics violations; providing for legal council to the ethics advisory commission; providing for enforcement and penalties relating to ethics violations; providing a saving clause; providing a severability clause; and providing an effective date and an expiration date - Financing: No cost consideration to the City
41. Authorize a professional services contract with HNTB Corporation to develop a comprehensive land use plan for the Trinity River Corridor - \$924,957 - Financing: 1998 Bond Funds (\$878,837), Contingency Reserve Funds (\$46,120)
42. Authorize the City of Dallas Housing Finance Corporation to adopt Multifamily Program policy revisions to further define project eligibility, establish degree of rehabilitation required; require social services for project residents and provide for the use of ad valorem tax savings received by Community Housing Development Organizations - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

43. Authorize a Memorandum Agreement with the Dallas Opera Foundation wherein they pledge to donate no less than \$3,333,333 to be used for the acquisition of land for the future development of the performing arts center - Financing: No cost consideration to the City
44. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 14 tracts of vacant land, containing a total of approximately 2.3 acres, located near the intersection of Ross Avenue and Fairmount Street, for the Performing Arts Center (list attached) - \$6,136,320 - Financing: 1998 Bond Funds (\$4,602,240) Performing Arts Complex Funds (\$1,534,080)

ITEMS FOR FURTHER CONSIDERATION

45. Authorize a contract for the purchase and installation of furniture for the Police, Building Inspection and Water Departments at the Northwest Service Center - GF Office Furniture, Ltd., lowest responsible bidder of two - \$455,797 - Financing: Northwest Service Center Relocation Funds

CORRECTIONS:

55. Authorize the purchase of one Aircraft Rescue and Fire Fighting vehicle from the lowest responsible bidder of two - Oshkosh Truck Corporation - Not to exceed \$628,633 - Financing: ~~Current Funds~~ Aviation Current Funds (\$157,158) and Aviation Airport Improvement Program Grant Funds (\$471,475) (Federal Aviation Administration will reimburse 75% of the cost which is \$471,475 and the City's match is \$157,158 which is 25% of the vehicle cost)
78. An ordinance amending Chapter 18 of the Dallas City Code to remove the September 30, 2000, expiration date that allows a private recycling service to collect recyclable household waste from a residence or duplex pursuant to a written agreement with the owner or occupant - Financing: No cost consideration to the City

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DELETIONS:

16. Authorize a contract for the construction of Deep Ellum parking lots (Lot "A" Main Street and Good Latimer Expressway and Lot "B" between Main Street and Elm Street) - Driveway Maintenance, Inc., lowest responsible bidder of nine - \$599,798 - Financing: Capital Construction Facilities Improvement Funds (interim financing from Aviation Capital Reserve Funds to be reimbursed, with interest, from parking fee revenues)

93. Application for and an ordinance granting a GR General Retail Subdistrict on property presently zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on Knight Street, southwest of Cedar Springs Road, and a resolution accepting a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff and CPC: Approval
Z990-182/11143-C(JC)

111. Authorize personnel classification and position changes in various departments which include upgrades, downgrades and reclassifications resulting from the review of classifications as mandated by Council Resolution #94-3507, October 1, 1994

AREA "D" PROJECTS
Addendum Item #22

<u>Name</u>	<u>Address</u>
Dallas Urban League	4315 S. Lancaster
A & M Automotive	4417 S. Lancaster
Preston Beauty Salon	4419 S. Lancaster
Granny's Day Care	4531 S. Lancaster
Curl City Unisex	4303 S. Lancaster
TD's BBQ	3403 S. Lancaster
Flewellen's International Hair	3611 S. Lancaster
Cal's Auto Credit	4123 S. Lancaster
The Elite News	3606 S. Lancaster
Paradise Funeral Home	3902 S. Lancaster
Fisher Income Tax	4328 S. Marsalis

AREA "C" PROJECTS
Addendum Item #23

<u>Name</u>	<u>Address</u>
G & O Texas Classics	1804 S. Beckley
Arthello's Gallery	1922 S. Beckley
Marbella's Taqueria	2011 S. Beckley
Margie Faye Foundation Day Care Center	2638 S. Beckley
Rosie's This and That	2213 Cedar Crest
Lone Star Property Management	2219 Cedar Crest
Bradley Booker's and Beauty Shop	2221 Cedar Crest
New Image Hair Studio	1300 E. Illinois
Two Sisters Fried Chicken and Seafood	2507 S. Lancaster
M & N Cajun Kitchen	801 Vermont

**REAL PROPERTIES TO BE ACQUIRED FOR
PERFORMING ARTS CENTER**

Addendum Item #44

<u>Number</u>	<u>Owner</u>	<u>Property Description</u> <u>Lot/Block</u> <u>Feet</u>	<u>Area</u> <u>Square</u>	<u>Offer</u> <u>Amount</u>
1.	Sherwood E. Blount, Jr.	Part of Lot 1, Block 301	13,039	\$ 801,000
2.	Jenny Dieter Trust	Part of Lots 1 & 2, Block 301	1,792	\$ 112,000
3.	Newberry, Inc.	Part of Lot 2, Block 301	3,579	\$ 220,000
4.	Ameribonds, Inc.	Part of Lot 2 , Block 301	3,534	\$ 217,500
5.	Francis Kaiser Oil Co.	Part of Lots 2&8, Block 301	8,005	\$ 492,000
6.	Ripon, Inc.	Lot 4A, Block 301	7,076	\$ 434,660
7.	Crow - Billingsley	Pt. Lot 5, Block 301	8,005	\$ 480,300
8.	Tigard Investments, N.V.	Lots 5&6, Block 301	13,340	\$ 819,000
9.	Ameribonds	Part of Lot 6, Block 301	3,746	\$ 230,500
10.	NACRA	Part of Lot 6, Block 301	1,591	\$ 95,460
11.	Central Art Company	Part of Lots 6&8 Lots 7-A, 7-B, Block 301	27,052	\$1,657,000
12.	Downtown Joint Venture	Lot 8, Block 301	2,852	\$ 171,120
13.	Abertine Turner Wright	Part of Lot 8, Block 301	2,162	\$ 129,720
14.	Alumville Investment	Part of Lot 8, Block 301	4,601	\$ 276,060