

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 28, 2001
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.)
Charles Freeman and Rosalyn Brown v. City of Dallas,
United States Court of Appeal Fifth Circuit No. 97-10907

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize preparation of plans for issuance of approximately \$59,000,000 in Airport System Revenue Bonds, Series 2001 - Financing: No cost consideration to the City
2. Authorize adoption of the Airport Master Plan for Redbird Airport and approval of the recommendations contained therein as a guide in the implementation of future airport development to service forecasted operational demand - Financing: No cost consideration to the City
3. Authorize **(1)** a thirty-six-month lease agreement with Dell Financial Services, L. P. to lease or purchase computer hardware and **(2)** a thirty-six-month price agreement with Xerox Connect, Inc., for computer installation, maintenance, and support services - Not to exceed \$5,000,000 - Financing: Current Funds (\$3,298,065), 2000 Omnibus Appropriations Local Law Enforcement Block Grant Funds (\$748,146) and Juvenile Accountability Incentive Block Grant Funds (\$953,789)
4. Authorize **(1)** a three-year Interlocal Agreement with two twenty-four-month renewal options with the State of Texas, Department of Information Resources, to utilize the services of KPMG Consulting, LLC to develop a comprehensive citywide e-Government website to process electronic transactions through the Texas Electronic Framework and **(2)** negotiation of transaction fees with KPMG Consulting, LLC - Financing: To be determined based on negotiated fees
5. An ordinance **(1)** approving Dallas-Fort Worth International Airport Board Resolution No. 2001-02-54, which amends Chapter 4 of the 1988 Revised Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board to establish rates of fare for limousine, shared-ride, and taxicab service at the airport and to establish fare collection procedures for taxicabs, and **(2)** amending Chapter 45 "Taxicabs" of the Dallas City Code to revise rates of fare for taxicab service at Dallas-Fort Worth International Airport - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Center TIF District

6. * Authorize **(1)** a development agreement with Mercantile Complex, L.P., to provide for the funding of asbestos removal and demolition, facade restoration, engineering, testing and design services related to TIF funded improvements and construction of public infrastructure improvements related to the redevelopment of the Mercantile Block bounded by Main, St. Paul, Commerce and Ervay Streets in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District); **(2)** acquisition of deed restrictions committing 340 parking spaces in the new garage to short-term, public parking ("TIF Parking Spaces") with an income interest on 100 of such spaces, **(3)** a management agreement for the 340 TIF Parking Spaces; and **(4)** the establishment of appropriations in the amount of \$6,100,000 in the City Center TIF District Fund - Financing: \$6,100,000 to be advanced by a private developer for asbestos abatement and demolition on the garage portion of the project and reimbursed with interest at a market rate from the City Center TIF District Fund at time of completion of 30,000 square feet of retail space in the Garage Building and a Certificate of Occupancy for the garage; and \$15,600,000 from the City Center TIF District Funds to be paid during redevelopment of the Mercantile Tower and upon completion of the garage

7. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse Mercantile Complex, L.P., for funds advanced or paid pursuant to a development agreement between the City and Mercantile Complex, L.P., in an amount not to exceed \$6,100,000, for certain eligible TIF expenditures and improvements related to the redevelopment of the Mercantile Complex, bounded by Main, St. Paul, Commerce and Ervay Streets in the City Center TIF District - Financing: \$6,100,000 to be advanced by a private developer and reimbursed plus interest at a market rate solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from the City Center TIF District Fund

8. * Authorize a loan agreement with Hamilton Davis LLP (or its successor, Western Morning News Properties, Ltd.) on property located at 1309 Main Street (Davis Building) for the loan of funds under the City of Dallas guidelines and U.S. Department of Housing and Urban Development (HUD) regulations pertaining to the Section 108 Intown Housing Program, contingent upon HUD's approval of this use of funds after publication of the proposed use of funds and opportunity for the public to comment - \$7,026,189 - Financing: Section 108 Intown Housing Notes

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Pinnacle Park

9. * Authorize an amendment to the real property tax abatement agreement with Hillwood Metro No. 8 L.L.C. authorized by City Council on December 13, 2000 pursuant to Resolution No. 00-3732 to: **(1)** modify the legal description of property contained in the current tax abatement agreement executed on December 13, 2000, **(2)** extend the required substantial completion date of improvements to the real property located within City of Dallas Enterprise Zone One at Pinnacle Park, Dallas, Texas, from December 31, 2001 to December 31, 2002, and **(3)** defer the start date for the tax abatement period from January 1, 2002 to January 1, 2003- Financing: No cost consideration to the City
10. * Authorize a real property tax abatement agreement with Morning Park, Inc., and its subsequent owner, Panattoni Development Company, L.L.C., for the purpose of granting a ten-year abatement of 90% of the taxes on added value to the real property for the construction of two speculative warehouse/office facilities to be located within City of Dallas Enterprise Zone One at Pinnacle Park, Dallas, Texas- Revenue: First year tax revenue estimated at \$20,025; ten-year tax revenue estimated at \$189,236 (Estimated revenue foregone for ten-year abatement \$1,703,126)
11. Adoption of the City's Federal Legislative Agenda as recommended by the Legislative Affairs Committee - Financing: No cost consideration to the City
12. A concurrent resolution of the City Councils of the Cities of Dallas and Fort Worth consenting to the City of Irving's grant of a rebate incentive for Aviall Services, Inc., to relocate its corporate headquarters and central distribution facilities to D-FW Airport - Financing: No cost consideration to the City
13. Authorize the exercise of one five-year renewal option, subject to annual review by the City Manager, to the contract with Culinaire of Texas, Inc. for food and beverage services at the Morton H. Meyerson Symphony Center - Estimated Annual Revenue: \$100,000
14. Authorize approval of the final component of the Public Art Plan, (previously approved on November 8, 2000, Resolution # 003440), for Proposition 2, Park and Recreation Department, as outlined, as directed by the Public Art Ordinance (Dallas City Code, Chapter 2, Article X) - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

15. Authorize a contract with Anita Margrill for the design development, fabrication and installation of a site specific interior space treatment for the lobby of the new Dallas Police Headquarters facility to be constructed at 1400 South Lamar - Not to exceed \$200,000 - Financing: 1998 Bond Funds
16. Authorize an increase in the contract with Ed Bell Construction Company for the Houston Street Extension project, including related streets and infrastructure, to add the relocation and upgrade of an existing 24-inch transmission water line to a 42-inch transmission water line from 550 feet north of Hi Line Drive northward for a length of 1,400 feet - \$561,784, from \$15,035,799 to \$15,597,583 - Financing: Water Utilities Capital Construction Funds (\$291,806 advanced from Dallas Area Rapid Transit)
17. Authorize a fifteen-year lease agreement with Phoenix Houses of Texas, Inc. with an option to extend the lease term for one additional five-year term, for the building located at 2345 Reagan Street to provide substance abuse prevention and treatment services for adolescents for the period April 1, 2001 through March 31, 2016 - Revenue: \$15
18. Authorize a professional services contract with the law firm of Tijerina & Kun, P.C., to provide legal services in the lawsuit, styled City of Dallas vs. Explorer Pipeline Company, Inc., Atofina Petrochemicals, Inc., fka Fina Oil & Chemical Company, Exxon Mobile Corporation, Inc., Diamond Shamrock Refining & Marketing Company, Inc., Conoco, Inc., Phillips Petroleum Company, Inc., Chevron USA, Inc., Motiva Enterprises, LLC, Equilon Enterprises, LLC, The Premcor Refining Group, Inc., fka Clark Refining & Marketing, Inc., Citgo Petroleum Corporation, Mobil Corporation, Inc., BP Amoco Company fka Amoco Corporation and Does 1 through 100; Cause No. DV00-09678-H, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$100,000 - Financing: Current Funds
19. An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 5, 2001, for the purpose of submitting to the qualified voters of the City a proposed amendment to the Dallas City Charter - Financing: This action has no cost consideration to the City
20. A resolution amending Resolution Nos. 01-0577 and 01-0579 to include the special election to be held on May 5, 2001, for the purpose of submitting to the qualified voters of the City a proposed amendment to the City Charter - Financing: This action has no cost consideration to the City

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PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

Proposed Amendments to Chapter 14 of the Dallas City Code

21. * A public hearing to receive citizens' comments on proposed amendments to Chapter 14 of the Dallas City Code relating to dance halls - Financing: No cost consideration to the City
22. * An ordinance amending Chapter 14 of the Dallas City Code relating to the licensing and operation of dance halls - Financing: No cost consideration to the City

DEVELOPMENT CODE AMENDMENT - INDIVIDUAL

23. Consideration of a proposal for and an ordinance amending the Dallas Development Code concerning: (1) adoption of the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (2) notification to surrounding property owners of applications for certificates of appropriateness, (3) the role and operation of the Landmark Commission, and (4) the composition and operation of the Landmark Commission task forces
Recommendation of Staff: Approval
Recommendation of Landmark Commission: Approval
Recommendation of CPC: Approval
DCA 001-03
24. Consideration of a proposal for and an ordinance amending the Dallas Development Code concerning the process for appealing denials of certificates of appropriateness
Recommendation of Staff: Approval of appeals being forwarded to the City Plan Commission
Recommendation of Landmark Commission: Approval of appeals being forwarded to District Court
Recommendation of CPC: Approval of appeals being forwarded to the City Plan Commission
DCA 001-02

or, in the alternative;
25. Authorize an extension of the moratorium on the acceptance of applications for certificates of appropriateness for additions or alterations to the front or side facades of residential structures within certain historic overlay districts - Financing: No cost consideration to the City **(Requires a 3/4 vote of the full City Council for approval)**

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CORRECTIONS:

28. Authorize acquisition of water main easements from TXU Electric Company (TXU) containing a total of approximately 647,900 square feet of unimproved land, located ~~parallel to~~ within TXU's right-of-way, from La Bolsa to La Manga Drives and from the DART Railroad to Frankford Road, for the Meandering Way Transmission Water System project - \$141,590 - Financing: Water Utilities Capital Construction Funds
50. Authorize approval of the bi-weekly tax action - ~~\$19,038~~ \$2,172,709 - Financing: Tax Distribution Funds
78. A resolution approving the appointment of citizens to serve as election judges for the May 5, 2001, joint and special election and the June 2, 2001, runoff election, if necessary - Financing: This action has no cost consideration to the City

DELETION:

60. Application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily Uses and a Private School and termination of Specific Use Permits No. 966 for a Private Elementary School and No. 1337 for a Child-care Facility on Pennsylvania Avenue between Holmes Street and Julius Schepps Freeway and presently zoned an MF-2(A) Multifamily District
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z001-115/2978-SE(JC)