

**AGENDA**  
**CITY COUNCIL MEETING**  
**FEBRUARY 14, 2001**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [01-0500]

Agenda Item/Open Microphone Speakers [01-0501]

VOTING AGENDA

1. Approval of Minutes of the January 24, 2001 City Council Meeting [01-0502; APPROVED AS AMENDED]

CONSENT AGENDA [01-0503]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

2. Authorize **(1)** a contract for the electrical work (Bid Package No. 1) for Arlington Hall at Lee Park - Alman Electric, Inc., lowest responsible bidder of four and **(2)** assignment of the contract to Lee Park Arlington Hall Conservancy - \$302,568 - Financing: 1995 Bond Funds (\$235,000) and 1998 Bond Funds (\$67,568)  
[01-0504; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Authorization of Contracts (Continued)

3. Authorize **(1)** a contract for the masonry work (Bid Package No. 2) for Arlington Hall at Lee Park - Texas Commercial Builders, Inc., only bidder and **(2)** assignment of the contract to Lee Park Arlington Hall Conservancy - \$89,727 - Financing: 1998 Bond Funds **[01-0505; APPROVED AS AN INDIVIDUAL ITEM]**
4. Authorize a contract for the restoration of the Sheep, Goat and Arena Buildings in the Pan American Complex at Fair Park - J.N. Kent Construction Company, Inc., lowest responsible bidder of eight - \$1,566,151 - Financing: Fair Park Agrarian District Funds **[01-0506; APPROVED]**
5. Authorize **(1)** a contract for the construction of sidewalks, street paving, street lighting, streetscaping, trees and irrigation system along Canton Street and South Central Expressway for Farmers Market Townhomes with New Star Grading & Paving, lowest responsible bidder of nine, in the amount of \$173,045, **(2)** assignment of the construction contract to Camden Realty, Inc. for construction administration, and **(3)** payment to Camden Realty, Inc. in an amount not to exceed \$24,000 for design, construction management and testing - \$197,045 - Financing: Private Funds (Advanced from Camden Realty, Inc. to the Farmers Market TIF District Fund) **[01-0507; APPROVED]**

#### Construction Miscellaneous

6. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at the intersections of SH 310 at Overton Road, Illinois Avenue, and Linfield Road - \$108,234 - Financing: Texas Department of Transportation Grant Funds **[01-0508; APPROVED]**

#### Sidewalk Group 98-109 (list attached)

7. \* Authorize sidewalk paving improvements, water, and wastewater adjustments; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of improvements to be prepared as required by law **[01-0509; APPROVED]**
8. \* Authorize a benefit assessment hearing to be held on March 28, 2001, for sidewalk paving - Financing: No cost consideration to the City **[01-0510; APPROVED]**

## CONSENT AGENDA (Continued)

### LAND ACQUISITION

9. Authorize **(1)** the acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 1.87 acres of land from Blanche M. Stanley, improved with a 51,779 square foot building located near the intersection of Chestnut and Hickory Streets, which is currently used for the Property Division of the Police Department and **(2)** an increase in appropriations in the amount of \$1,109,916 in the Police Department's budget - \$1,109,916 - Financing: Contingency Reserve Funds **[01-0511; APPROVED]**

### LAND MISCELLANEOUS

10. An ordinance abandoning a wastewater easement to Alan J. Perkins and Sondra B. Perkins, the abutting owners, containing approximately 1,766 square feet of land located near the intersection of Collinway Place and Downs Lake Circle, providing for the dedication of a new wastewater easement and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-0512; ORDINANCE 24507; APPROVED]**
11. An ordinance abandoning a drainage easement to Morning Park, Inc. and Argent Pinnacle Park, L.P., the abutting owners, containing approximately 169,313 square feet of land located near the intersection of North Cockrell Hill Road and Interstate Highway 30, providing for the dedication of a new drainage easement, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-0513; ORDINANCE 24508; APPROVED]**
12. An ordinance abandoning a portion of a floodway management area to Lawrence R. Deere, the abutting owner, containing approximately 660 square feet land located near the intersection of Arbor Park Drive and Royal Lane, and authorizing the quitclaim - Revenue: \$3,843 plus the \$20 ordinance publication fee **[01-0514; ORDINANCE 24509; APPROVED]**
13. An ordinance granting a private license to Anland 1A/1C, L.P., and Anland 5B/6 L.P., for the use of approximately 1,372 square feet of land to construct and maintain a subsurface utility bank under three portions of southbound Houston Street right-of-way near its intersections with Hi Line Drive and Wichita Street - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-0515; ORDINANCE 24510; APPROVED]**
14. An ordinance granting a private license to Williams TravelCenters, Inc. for the use of approximately 1,200 square feet of land to maintain a drainage facility under Peterbilt Avenue right-of-way located near its intersection with Cedardale Drive - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-0516; ORDINANCE 24511; APPROVED]**
15. An ordinance abandoning a portion of Meadowood Road to Robert K. Hoffman and Marguerite Hoffman, the abutting owners, containing approximately 4,866 square feet of land located at its intersection with Walnut Hill Lane, and authorizing the quitclaim - Revenue: \$53,769 plus the \$20 ordinance publication fee **[01-0517; ORDINANCE 24512; APPROVED]**

## CONSENT AGENDA (Continued)

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

16. Authorize the rejection of the only bid received for replacement carpet in the Convention Center Theater and authorize the re-advertisement for new bids - Financing: No cost consideration to the City **[01-0518; APPROVED]**
17. Authorize the rejection of the only bid received for a thermal imaging system for use at the Dallas Convention Center and authorize the re-advertisement for new bids - Financing: No cost consideration to the City **[01-0519; APPROVED]**
18. Authorize an increase in the price agreement and extension of the contract with AM-KO Building Maintenance Co., Inc. to provide janitorial services at City facilities through the existing contract to include City Hall, Northeast and Northwest, Southeast and Southwest District buildings - \$651,921, from \$2,607,685 to \$3,259,606 - Financing: Current Funds **[01-0520; APPROVED]**
19. Authorize the purchase of five light brush fire apparatus from the lowest responsible bidder of three - J & J Acquisition Corporation dba S & S Fire Apparatus Company - Not to exceed \$508,020 - Financing: Current Funds (\$17,736), 1999 Equipment Acquisition Contractual Obligation Notes (\$163,428), 1998 Equipment Acquisition Contractual Obligation Notes (\$163,428), 1997 Equipment Acquisition Contractual Obligation Notes (\$163,428) **[01-0521; APPROVED]**
20. Authorize the rejection of bids received for verbal and written language translation and interpreting services for municipal court proceedings and authorize the re-advertisement for new bids - Financing: No cost consideration to the City **[01-0522; APPROVED]**
21. Authorize a twenty-four-month price agreement for tennis court paint with the lowest responsible bidder of three - SealMaster Industries, Inc. - \$82,524 - Financing: Current Funds **[01-0523; APPROVED]**
22. Authorize a twenty-four-month price agreement for grass seed with the lowest responsible bidder of two - Justin Seed - Not to exceed \$145,276 - Financing: Current Funds **[01-0524; APPROVED]**
23. Authorize a forty-eight-month price agreement to provide Police ballistic vests, vest alterations, and replacement of outer vest garment covers with the lowest responsible bidder of six - Second Chance Body Armor, Inc. - Not to exceed \$1,073,700 - Financing: Current Funds **[01-0525; APPROVED]**
24. Authorize a sixty-month price agreement for helicopter parts with the lowest responsible bidder of two - Heli-Dyne Systems, Inc. - Not to exceed \$847,920 - Financing: Current Funds **[01-0526; APPROVED]**
25. Authorize a thirty-six-month price agreement for blacksmith horse shoeing services with the lowest responsible bidder of two - Farrier - Not to exceed \$88,515 - Financing: Current Funds **[01-0527; APPROVED]**

## CONSENT AGENDA (Continued)

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

26. Authorize a twenty-four-month multiple award price agreement for heavy equipment rental at the Southside Wastewater Treatment Plant with the lowest responsible bidders of three - Romco Equipment Company, Darr Equipment Company, Con-Equipment, Inc. - Not to exceed \$1,569,612 - Financing: Water Utilities Current Funds **[01-0528; APPROVED]**

### RATIFICATION OF EMERGENCY REPAIRS

27. Authorize the ratification of emergency repairs for testing investigation of the 96-inch Cedar Crest water transmission main in the vicinity of Bonnie View Road and Kiest Boulevard - The Pressure Pipe Inspection Company Ltd. - \$75,000 - Financing: Water Utilities Capital Construction Funds **[01-0529; APPROVED]**

### MISCELLANEOUS

28. Authorize settlement of a claim filed by Anthony Wayne Jasper, Claim No. P2001164 - Financing: Current Funds **[01-0530; APPROVED]**
29. Authorize settlement of a claim filed by Enterprise Leasing of DFW, Claim No. 95-008820-01 - Financing: Current Funds **[01-0531; APPROVED]**
30. Authorize settlement of a lawsuit, styled City of Dallas and City of Fort Worth v. Gramex Corporation, et al, Cause No. cc-94-08321-c - Financing: DFW International Airport Funds **[01-0532; APPROVED]**
31. Authorize settlement of a lawsuit, styled Faine T. Wistrand v. City of Dallas and Jeffrey P. Rosso, Cause No. cc-00-05492-e - Financing: Current Funds **[01-0533; APPROVED]**
32. Authorize settlement of a lawsuit, styled Mary Lynn Morris v. City of Dallas, Cause No. 97-10331-C - Financing: Current Funds **[01-0534; APPROVED]**
33. Authorize settlement of a lawsuit, styled Rosemary Johnson v. City of Dallas, Cause No. DV00-03641-E - Financing: Current Funds **[01-0535; APPROVED]**
34. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Florine L. Byrd, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$50,000 - Financing: Current Funds (\$22,500) and 1999-00 Community Development Grant Funds (\$27,500) **[01-0536; APPROVED AS AN INDIVIDUAL ITEM]**
35. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Vivian Bush, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$50,000 - Financing: Current Funds (\$22,500) and 1999-00 Community Development Grant Funds (\$27,500) **[01-0537; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

36. Authorize a loan to Eric Byrd dba E. B. Enterprises which is located in the South Dallas/Fair Park Trust Fund target area to provide funding for the continued renovation of 2731 Grand Avenue - Not to exceed \$50,000 - Financing: South Dallas/Fair Park Trust Funds [01-0538; APPROVED]
37. Authorize **(1)** a real property tax abatement agreement with Shahab Salehoun and lessee New World Auto Imports, Inc. for the purpose of granting a ten-year abatement of 90% of the taxes on added value to the real property for their new facility located within City of Dallas Enterprise Zone One, at 39644 LBJ South Freeway in Dallas, Texas 75237; and **(2)** a 100% development fee rebate to Shahab Salehoun in an amount not to exceed \$10,000 - Revenue: First year tax revenue estimated at \$468; Ten-year tax revenue estimated at \$4,673; (Estimated revenue foregone for ten-year real property abatement \$42,053) - \$10,000 - Financing: Public/Private Partnership Funds [01-0539; APPROVED]
38. Authorize a tangible personal property tax abatement agreement with Qualex Photofinishing Labs, Inc. for the purpose of granting a 5-year abatement of 50% of the taxes on added value to the tangible personal property for its planned operations expansion project to include a research, testing and development component at its current location within City of Dallas Enterprise Zone One at 6300 Cedar Springs Road, Dallas, Texas - Revenue: First year tax revenue estimated at \$20,025 (Estimated foregone revenue for 5-year tangible personal property tax abatement - \$100,125) - Financing: No cost consideration to the City [01-0540; APPROVED AS AN INDIVIDUAL ITEM]
39. Authorize economic development grant agreements with twelve community-based nonprofit agencies as follows: **(1)** St. Philip's Neighborhood Development Corporation in an amount not to exceed \$35,000; **(2)** Park South YMCA in an amount not to exceed \$10,000; **(3)** Dallas Bethlehem Center in an amount not to exceed \$11,500; **(4)** The Science Place in an amount not to exceed \$15,000; **(5)** Stork's Nest in an amount not to exceed \$20,000; **(6)** Senior Citizens of Greater Dallas in an amount not to exceed \$8,500; **(7)** The Child Care Group in an amount not to exceed \$15,000; **(8)** Friends of MLK in an amount not to exceed \$10,000; **(9)** Jefferies Street Learning Center in an amount not to exceed \$20,000; **(10)** Southwest Railroad Historical Society in an amount not to exceed \$20,000; **(11)** Skillful Living Center, Inc. in an amount not to exceed \$6,000; **(12)** Communities in Schools in an amount not to exceed \$15,000 - \$186,000 - Financing: South Dallas/Fair Park Trust Funds [01-0541; APPROVED]
40. Authorize application for and acceptance of City of Dallas Youth Empowerment Project grant funds from the Office of the Governor, Criminal Justice Division, to continue the efforts of the City's Juvenile Delinquency Prevention Initiative for the period September 1, 2001 through August 31, 2002 (\$138,000), September 1, 2002 through August 31, 2003 (\$110,400) and September 1, 2003 through August 31, 2004 (\$82,800) - Not to exceed \$331,200 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds [01-0542; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

41. Authorize Contract Renewal No. 2 with Holmes Street Foundation, Inc. for the provision of substance abuse treatment services in an outpatient setting for adolescents for the period March 1, 2001 through February 28, 2002- Not to exceed \$75,000- Financing: Current Funds **[01-0543; APPROVED]**
42. Authorize a public hearing to be held on February 28, 2001 to receive citizens' comments on the proposed private sale by quitclaim deed of 7 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations (list attached) - Financing: No cost consideration to the City **[01-0544; APPROVED AS CORRECTED ON THE ADDENDUM]**
43. Authorize approval of the bi-weekly tax action - \$33,343 - Financing: Tax Distribution Funds **[01-0545; APPROVED]**
44. Authorize a professional services contract with the Greater Dallas Hispanic Chamber of Commerce to provide a Community Outreach Liaison Program for the period from February 1, 2001 through January 31, 2002 - \$100,000 - Financing: Current Funds **[01-0546; APPROVED]**
45. Authorize ten-year concession contracts for management of golf course pro shop operations with Leonard Jones at Cedar Crest and L. B. Houston, Jim Henderson at Stevens, Bob Smith at Tenison and Kim Brown at Grover C. Keeton - Estimated Annual Revenue: \$3,131,092 **[01-0547; APPROVED]**
46. An ordinance authorizing a Planned Development District for Mixed Uses on property presently zoned an IR Industrial Research District on either side of Inwood Road north and south of Conveyor Lane (Z990-167/1134-NW(RB)) - Financing: No cost consideration to the City **[01-0548; ORDINANCE 24513; APPROVED]**
47. Authorize acceptance of a deed restriction instrument volunteered by the applicant to replace the deed restrictions accepted by the City on January 24, 2001, in conjunction with Zoning Case No. Z990-235/11235-NC(RB), which was approved by the City Council on January 24, 2001 - Financing: No cost consideration to the City **[01-0549; POSTPONED UNTIL 02/28/01]**
48. An ordinance authorizing a correction to the designation number contained in Ordinance No. 24432 which established the Wheatley Place Historic Overlay District for properties generally bounded by Malcolm X Boulevard, Warren Avenue, Meadow Street and McDermott Avenue (Z990-234/11232-SE(AC)) - Financing: No cost consideration to the City **[01-0550; ORDINANCE 24514; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

49. Authorize application for a new law enforcement-related grant, Clandestine Lab Initiative, to enhance current operational strategies with regard to clandestine drug labs and the illegal drugs they produce in Dallas, from the Office of the Governor, Texas Narcotics Control Program, in the amount of \$136,800, for the period October 1, 2001 through September 30, 2002 (local match in the amount of \$45,600, or 25% of all expenses, will be required if awarded) - Financing: Current Funds (subject to future appropriations) **[01-0551; APPROVED]**
50. Authorize application for second-year continuation of the East Dallas Community Enhancement Program grant, to better respond to the needs of the area's Cambodian, Vietnamese, Laotian, and Hispanic refugees, from the Office of the Governor, Criminal Justice Division, in the amount of \$40,483, for the period October 1, 2001 through September 30, 2002 (local match in the amount of \$9,922, or 20% of all expenses, will be required if awarded) - Financing: Current Funds (subject to future appropriations) **[01-0552; APPROVED AS AN INDIVIDUAL ITEM]**
51. Authorize application for a new law enforcement-related grant, School Crime and Anti-Violence Team, for a program to target and combat school-related crime, from the Office of the Governor, Criminal Justice Division, in the amount of \$472,972, for the period October 1, 2001 through September 30, 2002 - Financing: No cost consideration to the City **[01-0553; APPROVED]**
52. Authorize application for third-year continuation of the Public School Child Abuse Response Team grant to provide a liaison with public school officials to respond to child abuse referrals, from the Office of the Governor, Criminal Justice Division, in the amount of \$97,892, for the period October 1, 2001 through September 30, 2002 (local match in the amount of \$63,983, or 40% of all expenses, will be required if awarded) - Financing: Current Funds (subject to future appropriations) **[01-0554; APPROVED]**
53. Authorize application for fifth-year continuation of the Sexual Offender Apprehension Project grant to insure that sex offenders fully comply with the terms of the mandated state registration law as well as the conditions of their probation and parole, from the Office of the Governor, Criminal Justice Division, in the amount of \$71,056, for the period October 1, 2001 through September 30, 2002 (local match in the amount of \$278,647, or 80% of all expenses, will be required if awarded) - Financing: Current Funds (subject to future appropriations) **[01-0555; APPROVED]**
54. Authorize a professional services contract with Haston Associates for groundwater monitoring services at the McCommas Bluff Landfill from February 1, 2001 through January 31, 2002, with one twelve-month renewal option - Not to exceed \$65,600 - Financing: Current Funds **[01-0556; APPROVED]**
55. Authorize a one-year microfilm services contract with the United States National Archives and Records Administration - Fort Worth Branch to microfilm essential and permanent city records in accordance with permanent preservation standards established by state law - Not to exceed \$75,000 - Financing: Current Funds **[01-0557; APPROVED]**



## PUBLIC HEARINGS AND RELATED ACTIONS

### MISCELLANEOUS HEARINGS

#### City Center TIF District

56. \* A public hearing to receive citizen comments on amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (“City Center TIF District”) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the “Act”), to provide changes to the Plan to reallocate funding for environmental remediation, interior and exterior demolition, façade improvements and fire safety corridor improvements in the City Center TIF District, modification of the City Center TIF District Boundary to include the Mercantile, Securities and Horsley Buildings, modifications to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan and modifications of Ordinances 22802, 23034 and 23533 which created the City Center TIF District and adopted the Plan - Financing: No cost consideration to the City [01-0558; HEARING CLOSED; CORRECTED ON THE ADDENDUM]
57. \* An ordinance amending Ordinances 22802, 22975, 23034 and 23533 to amend the Project Plan and Reinvestment Financing Plan for Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (“City Center TIF District”) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the “Act”), to provide changes to the Plan to reallocate funding for environmental remediation, interior and exterior demolition, façade improvements and fire safety corridor improvements in the City Center TIF District, modification of the City Center TIF District Boundary to include the Mercantile, Securities and Horsley Buildings, modifications to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan and modifications of Ordinances 22802, 23034 and 23533 which created the City Center TIF District and adopted the Plan - Financing: No cost consideration to the City [01-0558; ORDINANCE 24515; APPROVED AS CORRECTED ON THE ADDENDUM]
58. \* Authorize **(1)** a development agreement with Stone Place Mall Investors to provide for the funding of facade improvements related to the redevelopment of Stone Street Gardens, located at 1525 Main Street and 1520 Elm Street, in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$276,000; **(2)** the funding of design and construction of certain public improvements related to the redevelopment of Stone Street Gardens, located at 1525 Main Street and 1520 Elm Street, in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$600,000 and **(3)** the establishment of appropriations in an amount of \$876,000 in the City Center TIF District Fund - Total not to exceed \$876,000 - Financing: City Center TIF District Funds (\$600,000) (\$276,000 to be advanced by a private developer and reimbursed from the City Center TIF District Fund) [01-0559; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

City Center TIF District (Continued)

59. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse Stone Place Mall Investors for funds advanced pursuant to a development agreement between the City and Stone Place Mall Investors in an amount not to exceed \$276,000 plus interest, for certain public infrastructure improvements related to the redevelopment of Stone Street Gardens, located at 1525 Main Street and 1520 Elm Street in the City Center TIF District - \$276,000 - Financing: To be advanced by a private developer 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 [01-0560; APPROVED]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

60. Authorize an amendment to the CBD Streets and Vehicular Circulation Plan and an ordinance implementing the changes in pavement width to streets associated with the City Center TIF North/South Linkages project to **(1)** designate Field Street between Pacific Avenue and Elm Street as a divided roadway with three lanes northbound and two lanes southbound within 59' pavement; **(2)** designate Field Street between Commerce Street and Jackson Street as a three-lane northbound roadway within 33' pavement; **(3)** designate Field Street between Jackson Street and Wood Street as two lanes northbound and one lane of parking within 30' pavement; **(4)** designate Field Street between Wood Street and Young Street as a two-lane northbound and a two-lane southbound roadway within 40' pavement; **(5)** designate Ervay Street between Pacific Avenue and Young Street as a three-lane northbound roadway within 33' pavement; **(6)** designate St. Paul Street between Pacific Avenue and Young Street as a three-lane southbound roadway within 33' pavement; **(7)** designate Harwood Street between Pacific Street and Elm Street as a two-lane northbound and two-lane southbound roadway within 44' pavement; **(8)** designate Harwood Street between Elm Street and Main Street as two lanes northbound with a northbound turn lane and two lanes southbound within 46' pavement; **(9)** designate Harwood Street between Main Street and Commerce Street as two lanes northbound and two lanes southbound with a southbound turn lane within 45'-60' pavement; and, **(10)** designate Harwood Street between Commerce Street and Young Street as a two-lane northbound and a two-lane southbound roadway within 44' pavement - Financing: No cost consideration to the City [01-0561; ORDINANCE 24516; APPROVED]

Note: This amendment was considered by the City Council at a public hearing on June 28, 2000, August 23, 2000, October 25, 2000 and January 24, 2001, and was taken under advisement until February 14, 2001, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT [01-0562]

61. Application for and an ordinance granting an Historic Overlay District for the Interurban Building, located at 1500 Jackson Street on property zoned CA-1(A) SP  
Recommendation of Staff, Landmark Commission, and CPC: Approval, subject to preservation criteria  
Z990-266/11290-C(JA) [01-0563; **POSTPONED UNTIL 02/28/01**]
62. Application for and an ordinance granting an Historic Overlay District for the Olive and Myers Building located at 2200 Young Street and presently zoned CA-1(A) Central Area District  
Recommendation of Staff, Landmark Commission, and CPC: Approval, subject to preservation criteria  
Z001-111/11314-C(JA) [01-0564; **POSTPONED UNTIL 02/28/01**]
63. Application for and an ordinance granting an Historic Overlay District for the Bluit Sanitarium and the R. P. Aspley Building located at 2034 and 2038 Commerce Street on property zoned P.D. No. 357, the Farmer=s Market Special Purpose District  
Recommendation of Staff, Landmark Commission and CPC: Approval, subject to preservation criteria  
Z001-116/11316-C(JA) [01-0565; **ORDINANCE 24517; CPC RECOMMENDATION FOLLOWED**]
64. A City Plan Commission authorized hearing to determine proper zoning with consideration being given to amending Conservation District No. 7, to include a reduction of the required number of parking spaces as well as establishing a maximum remote parking distance on property generally bounded by Seventh Street, Melba Street, Llewellyn Avenue and Zang Boulevard and an ordinance implementing the proposed changes  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval of changes to restrict the recommended remote parking distance increase only to Subarea 2, and to keep residential off-street parking requirements as per the current Conservation District No. 7 requirements.  
Z001-107/10864-SW(BH) [01-0566; **ORDINANCE 24518; CPC RECOMMENDATION FOLLOWED**]
65. Application for and an ordinance granting a Specific Use Permit for a Fire Station on property zoned an R-7.5(A) Single Family District on the southeast corner of Lancaster Road and 56th Street  
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions  
Z001-109/11299-SE(EB) [01-0567; **ORDINANCE 24519; CPC RECOMMENDATION FOLLOWED**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

66. Application for and an ordinance granting a Specific Use Permit for a Tower/antenna for cellular communication on property located at 3223 Pennsylvania Avenue, southwest of Fourth Street and zoned a CR Community Retail District  
Recommendation of Staff and CPC: Approval for a ten-year time period with eligibility for automatic renewal for additional ten-year time periods, subject to a site plan and conditions  
Z001-113/11315-SE(FD) [01-0568; ORDINANCE 24520; CPC RECOMMENDATION FOLLOWED]
67. Application for and an ordinance granting an expansion of and an amendment to the site plan and conditions for Specific Use Permit No. 1408 for a Child-care facility on property located on Davenport Road north of McCallum Boulevard zoned an R-7.5(A) Single Family District and an R-10(A) Single Family District  
Recommendation of Staff: Approval for a ten-year time period with eligibility for automatic renewal for additional ten-year time periods  
Recommendation of CPC: Approval for a five-year time period with eligibility for automatic renewal for additional ten-year time periods  
Z001-119/5873-NC(FD) [01-0569; ORDINANCE 24521; CPC RECOMMENDATION FOLLOWED]
68. A City Plan Commission authorized hearing to determine proper zoning with consideration being given to the granting of a CS Commercial Service District on properties with Freeway frontage on the south side of Interstate-20 between Seagoville Road and Belt Line Road and an ordinance granting the proposal  
Recommendation of Staff and CPC: Approval with retention of the existing Specific Use Permit No. 1204, volunteered deed restrictions, and a D-1 Dry Overlay  
Z001-124/11317-SE(CG) [01-0570; ORDINANCE 24522; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

69. Application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict Uses on property presently zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Holland Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval  
Z990-226/11182-C(BP) [01-0571; DELETED ON THE ADDENDUM]
70. Application for and an ordinance granting the street name change of Houston Street and West Houston Street between I-35E on the north and Continental Avenue on the south to "Victory Avenue"  
Recommendation of Staff and CPC: Approval  
NC 001-101PN [01-0572; ORDINANCE 24523; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

DEVELOPMENT CODE AMENDMENTS UNDER ADVISEMENT- INDIVIDUAL

71. A proposal for and an ordinance amending Chapter 51 and 51A of the Dallas Development Code to revise the regulations for Local utilities and to create new sub-uses for Communications exchange facilities and Utility services  
Recommendation of Staff and CPC: Approval  
DCA 990-10 [01-0573; AMENDED; BRING ORDINANCE BACK]  
Note: This item was considered by the City Council at a public hearing on December 13, 2000, and was taken under advisement until February 14, 2001, with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

72. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) [01-0574 and 00-0575; **APPOINTMENTS MADE TO BOARDS**]

**Actions Related to the May 5, 2001 City Election**

73. \* An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 5, 2001, for the purpose of electing members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 for the term beginning June 11, 2001 - Financing: This action has no cost consideration to the City [01-0576; **ORDINANCE 24524; APPROVED**]
74. \* A resolution authorizing a joint election agreement and election services contract between the City of Dallas, various other jurisdictions within Dallas County, and Dallas County for the conduct of a joint election to be held on Saturday, May 5, 2001, and authorizing an extension of the agreement for a runoff election, if necessary, to be held on Saturday, June 2, 2001 - \$1,788,600 - Financing: Current Funds [01-0577; **APPROVED AS AMENDED**]  
(Note: If election costs exceed the \$475,000 budgeted in FY 2000-01, the City Manager plans to recommend the use of Contingency Reserve Funds for the additional costs.)
75. \* A resolution approving the appointment of citizens to serve as election judges for the May 5, 2001, joint election and the June 2, 2001, runoff election, if necessary - Financing: This action has no cost consideration to the City [01-0578; **POSTPONED UNTIL 02/28/01**]
76. \* A resolution authorizing the Mayor to appoint an ad hoc City Council Canvassing Committee to review the returns of the May 5, 2001, general election and submit a canvass report to the full city council on Wednesday, May 9, 2001 - Financing: This action has no cost consideration to the City [01-0579; **APPROVED**]

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

77. Authorize hardship relief for Eddy J. Royal on property at 3100 Colonial Avenue from the South Dallas moratorium on the acceptance of applications for building permits and certificates of occupancy for certain uses - Financing: No cost consideration to the City **[01-0580; DEFERRED UNTIL 02/28/01]**
78. Authorize hardship relief for Mike Marigos on property at 3650 Lamar Street from the South Dallas moratorium on the acceptance of applications for building permits and certificates of occupancy for certain uses - Financing: No cost consideration to the City **[01-0581; POSTPONED UNTIL 03/28/01]**
79. Authorize a Preservation Incentives Tax Abatement for 2036/2038 Commerce Street - Financing: No cost consideration to the City (Estimated revenue foregone for ten-year abatement - \$62,105) **[01-0582; APPROVED]**
80. Authorize a Preservation Incentives Tax Abatement for 2200-2216 Young Street - Financing: No cost consideration to the City (Estimated revenue foregone for ten-year abatement - \$388,160) **[01-0583; APPROVED]**
81. Authorize the rejection of bids received for anhydrous ammonia and authorize the re-advertisement for new bids - Financing: No cost consideration to the City **[01-0584; APPROVED]**
82. Authorize the ratification of an emergency purchase for 500 tons of anhydrous ammonia - BBB Fertilizer Company - \$232,230 - Financing: Water Utilities Current Funds **[01-0585; APPROVED]**

## ITEMS FOR FURTHER CONSIDERATION

83. Authorize a professional services contract with The Portico Group to provide design guidelines and design services for the Dallas Zoo - \$284,486 - Financing: 1998 Bond Funds **[01-0586; APPROVED]**
84. Authorize a professional services contract with Oglesby-Greene, Inc., to provide design services for a master plan and commissary facility for the Dallas Zoo - \$184,775 - Financing: 1998 Bond Funds **[01-0587; APPROVED]**
85. Authorize a professional services contract with Oglesby-Greene, Inc., to provide design services for a new Conservation Education and Science Center at the Dallas Zoo - \$247,818 - Financing: 1998 Bond Funds **[01-0588; APPROVED]**
86. Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services for paving, drainage, and bridge improvements on Churchill Way from 250 feet east of Coit Road to the northbound U.S. 75 service road - \$679,223 - Financing: 1995 Bond Funds **[01-0589; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

87. Authorize a contract for the construction of a replacement facility for existing Fire Station No. 25 to be located at 2112 56th Street - Big Sky Construction Company, Inc., lowest responsible bidder of two - \$1,894,395 - Financing: 1985 Bond Funds (\$346,442), 1995 Bond Funds (\$1,547,953) **[01-0590; APPROVED]**
  
88. Authorize a contract for the repainting and repair of the Forest Lane elevated storage tank and Cedardale Road elevated storage tank - TMI Coatings, Inc., lowest responsible bidder of six - \$537,800 - Financing: Water Utilities Capital Construction Funds **[01-0591; APPROVED]**

## ADDENDUM

### ADDITIONS:

Closed Session [01-0592; CLOSED SESSION HELD]

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

- Robert Jackson, Willie Taylor, Marlin Price and John Holt v. The City of Dallas, Texas; Chief of Police Terrell Bolton, in his Individual and Official Capacities; City Manager Teodoro Benavides, in his Individual and Official Capacities; and Assistant City Manager Charles Daniels, in his Individual and Official Capacities; Civil Action No. 3:00-CV-588-H consolidated with Jill Muncy, Pamela Walt, Donald Whitten, and Douglas Kowalski v. City of Dallas, Texas, and Chief of Police Terrell Bolton, in his Individual and Official Capacities, Civil Action Number 3:99-CV-2960-P

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize a thirty-six-month price agreement for industrial and medical gases with the lowest responsible bidders of two - GWS Welding Supply and Nordan Smith dba Industrial Welding Supply - Not to exceed \$143,971 - Financing: Current Funds (\$80,624), Water Utilities Current Funds (\$59,028), Convention and Event Services Current Funds (\$4,319) [01-0593; APPROVED]
2. Authorize an increase in the contract with Texas Standard Construction, Inc. for additional resurfacing improvements for Asphaltic Concrete Resurfacing Group 4 - \$347,175, from \$1,389,288 to \$1,736,463 - Financing: 1998 Bond Funds [01-0594; APPROVED]

### Financial Advisor Contracts

3. \* Authorize a five-year contract with First Southwest Company to serve as co-financial advisor and provide financial advisory and arbitrage computation services - Financing: Co-financial advisory fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale; arbitrage computation fees to be paid from Current Funds in an amount not to exceed \$80,000 per annum; fees for advisory services not related to bond issuance to be paid from Current Funds in an amount not to exceed \$30,000 per annum [01-0595; APPROVED]



## ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

### Financial Advisor Contracts (Continued)

4. \* Authorize a five-year contract with Estrada Hinojosa & Company, Inc. to serve as co-financial advisor and provide financial advisory services - Financing: Co-financial advisory fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale; fees for advisory services not related to bond issuance to be paid from Current Funds in an amount not to exceed \$20,000 per annum [01-0596; APPROVED]

CORRECTIONS:

42. Authorize a public hearing to be held on February 28, 2001 to receive citizens' comments on the proposed private sale by quitclaim deed of 7 5 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations (list attached) - Financing: No cost consideration to the City [01-0544]

### City Center TIF District

56. \* A public hearing to receive citizen comments on amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (A City Center TIF District@) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the AAct@), to provide changes to the Plan to reallocate funding for environmental remediation, interior and exterior demolition, facade improvements and fire safety corridor improvements in the City Center TIF District, modification of the City Center TIF District Boundary to include the Mercantile, Securities Buildings (subject to City Council approval of historic tax incentives by December 31, 2001) and Horsley Buildings, modifications to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan and modifications of Ordinances 22802, 23034 and 23533 which created the City Center TIF District and adopted the Plan - Financing: No cost consideration to the City [01-0558]

## ADDENDUM

### CORRECTIONS: (Continued)

#### City Center TIF District (Continued)

57. \* An ordinance amending Ordinances 22802, 22975, 23034 and 23533 to amend the Project Plan and Reinvestment Financing Plan for Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (A City Center TIF District@) in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the AAct@), to provide changes to the Plan to reallocate funding for environmental remediation, interior and exterior demolition, facade improvements and fire safety corridor improvements in the City Center TIF District, modification of the City Center TIF District Boundary to include the Mercantile, Securities Buildings (subject to City Council approval of historic tax incentives by December 31, 2001) and Horsley Buildings, modifications to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan and modifications of Ordinances 22802, 23034 and 23533 which created the City Center TIF District and adopted the Plan - Financing: No cost consideration to the City [01-0558]

### DELETION:

69. Application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict Uses on property presently zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Holland Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval  
Z990-226/11182-C(BP) [01-0571]

## **SECOND ADDENDUM**

### ADDITIONS:

Emergency Closed Session [01-0592; **CLOSED SESSION HELD**]

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

- Due to the unforeseen break of the 84-inch water transmission main in the vicinity of Lawther Drive and Northwest Highway on Thursday, February 8, 2001, and the imminent threat it poses to the public health and safety of Dallas citizens because of the damage done to public and private property, a closed session will be held under Section 551.071 of the T.O.M.A. to discuss with the City Attorney the legal options available to address the damages resulting from the water main break.