

AGENDA
CITY COUNCIL MEETING
FEBRUARY 28, 2001
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) [01-0730]

Agenda Item/Open Microphone Speakers [01-0731]

VOTING AGENDA

1. Approval of Minutes of the February 14, 2001 City Council Meeting [01-0732; **NOT READY FOR APPROVAL**]

CONSENT AGENDA [01-0733]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Jones & Boyd, Inc., to provide design services for athletic field improvements at Randall Park - \$26,800 - Financing: 1998 Bond Funds [01-0734; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with David C. Baldwin, Inc., to provide design services for playground replacements at Harry Stone, Ridgewood and Old Renner Parks - \$27,840 - Financing: 1998 Bond Funds **[01-0735; APPROVED]**
4. Authorize professional services contracts with four consulting firms for the engineering design of one drainage relief project, one erosion control project, one street reconstruction project and three thoroughfare projects (list attached) - \$1,083,307 - Financing: 1998 Bond Funds (\$1,010,627), 1995 Bond Funds (\$47,040), Water Utilities Bond Funds (\$25,640) **[01-0736; APPROVED]**

Authorization of Contracts

5. Authorize a contract for limestone repairs at the Museum of Natural History located at 3535 Grand Avenue - Brazos Restoration and Waterproofing, Inc., lowest responsible bidder of nine - \$67,300 - Financing: Capital Construction Funds **[01-0737; APPROVED]**
6. Authorize a contract with TXU Electric to provide **(1)** funding for construction and installation of pedestrian street lighting for Phase VI on Worthington Street, Thomas Avenue, State Street and Boll Street in the State Thomas TIF District, in an amount not to exceed \$40,342; and **(2)** an increase in appropriations in the amount of \$40,342 in the State-Thomas TIF District Fund - Financing: State-Thomas TIF District Funds (Advance from The Belvedere Condominiums, LP) **[01-0738; APPROVED]**
7. Authorize a contract with TXU Electric to provide **(1)** funding for construction and installation of pedestrian street lighting for Blackburn Street on the west side of Central Expressway located in the Cityplace Area TIF District, in an amount not to exceed \$75,000; and **(2)** an increase in appropriations in the amount of \$75,000 in the Cityplace TIF Bond Funds - Financing: Cityplace TIF Bond Funds **[01-0739; APPROVED]**
8. Authorize a contract for facility improvements including floor plan modifications and interior renovations, new canopy over existing walkway and new patio at Arcadia Park Recreation Center - Gilbert May, Inc., dba Phillips/May Corporation, lowest responsible bidder of four - \$298,867 - Financing: 1999-00 Community Development Grant Funds (\$140,810) and 1995 Bond Funds (\$158,057) **[01-0740; APPROVED]**
9. Authorize a contract for the construction of a new parking area and driveway at the recreation center and athletic field improvements including chain link fencing, benches, portable bleachers and accessible sidewalks at Martin Weiss Park - Randall & Blake, Inc., lowest responsible bidder of five - \$166,657 - Financing: 1998 Bond Funds **[01-0741; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

10. Authorize a contract for site development including a new playground, sidewalks, lighting, park sign and drinking fountain at Twin Falls Park - R-Con, Inc., lowest responsible bidder of seven - \$169,865 - Financing: 1995 Bond Funds (\$44,700) and 1998 Bond Funds (\$125,165) **[01-0742; APPROVED]**

Farmers Market TIF District

11. * Authorize **(1)** a contract for the construction of hardscape, planting and irrigation improvements on the west side of Good Latimer Expressway between Canton Street and Commerce Street in **Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District)**, and; **(2)** an increase in appropriations in the amount of \$425,536 in the Farmers Market TIF District Fund - Gibson & Associates, Inc., lowest responsible bidder of six - \$425,536 - Financing: Farmers Market TIF District Funds **[01-0743; APPROVED]**
12. * A resolution declaring the intent of the City of Dallas to utilize tax increment proceeds to reimburse the Street System Improvement Fund for certain expenditures made under an agreement between Camden Property Trust and the City of Dallas, on behalf of the Farmers Market TIF District, for the purpose of public improvements located in **Tax Increment Reinvestment Financing Zone Number Six (Farmers Market TIF District)** - \$425,536 - Financing: To be transferred from City sources and reimbursed with interest from the Farmers Market TIF District Fund and accrued interest to be repaid solely from the Farmers Market TIF District Fund **[01-0744; APPROVED]**
13. Authorize a contract for Asphaltic Concrete Street Resurfacing Group 1 on various improved streets (list attached) - Austin Bridge & Road, Inc., lowest responsible bidder of five - \$4,218,795 - Financing: 1998 Bond Funds (\$3,034,192), Current Funds (\$1,025,391), Water Utilities Capital Construction Funds (\$159,212) **[01-0745; APPROVED]**
14. Authorize a contract for Asphaltic Concrete Street Resurfacing Group 2 on various improved streets (list attached) - Austin Bridge & Road, Inc., lowest responsible bidder of five - \$3,243,617 - Financing: 1998 Bond Funds (\$2,541,493), Current Funds (\$521,269), Water Utilities Capital Construction Funds (\$180,855) **[01-0746; APPROVED]**
15. Authorize a contract for the construction of sidewalks, curb, gutter, drive approaches, barrier free ramps, water and wastewater adjustments on Maryland Avenue from Woodin Boulevard to Illinois Avenue, Phase II, for Neighborhood Renaissance Partnership Program Area C - Driveway Maintenance, Inc., lowest responsible bidder of seven - \$75,856 - Financing: 1995-96 Community Development Grant Funds (\$39,491), Neighborhood Renaissance Partnership Section 108 Notes (\$31,500), Water Utilities Capital Construction Funds (\$4,865) **[01-0747; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

16. Authorize a contract for asphalt concrete street restoration and rehabilitation for 2001 on various unimproved streets (list attached) - Austin Bridge & Road, Inc., lowest responsible bidder of five - \$1,797,610 - Financing: Current Funds (\$1,710,562), Water Utilities Capital Construction Funds (\$45,244), Wastewater Capital Construction Funds (\$41,804) **[01-0748; APPROVED AS AN INDIVIDUAL ITEM]**
17. Authorize a contract for the reconstruction of aprons/continuous drains at Gates 41, 42 and 43 at Dallas Love Field Airport - Randall & Blake, Inc., lowest responsible bidder of six - \$198,797 - Financing: Aviation Capital Construction Funds **[01-0749; APPROVED]**

Contract Amendments

18. Authorize Supplemental Agreement No. 3 to the contract with Huitt-Zollars Inc. to provide additional design services for the new parking facility at Dallas Love Field Airport - \$260,170, from \$3,541,737 to \$3,801,907 - Financing: Aviation Capital Construction Funds **[01-0750; APPROVED AS AN INDIVIDUAL ITEM]**
19. Authorize Supplemental Agreement No. 4 to the contract with Carter & Burgess, Inc. for the upgrades to the heating, ventilation and air conditioning system and the electrical system in the terminal building at Dallas Love Field Airport - \$1,580,898, from \$2,317,234 to \$3,898,132 - Financing: Aviation Capital Construction Funds **[01-0751; APPROVED]**
20. Authorize Supplemental Agreement No. 2 to the contract with Halff Associates, Inc. to provide additional engineering services for the design of a 48-inch water transmission main and system improvements in Meandering Way from La Bolsa Drive to Frankford Road - \$28,385, from \$422,361 to \$450,746 - Financing: Water Utilities Capital Construction Funds **[01-0752; APPROVED]**

Construction Miscellaneous

J. Erik Jonsson Central Library

21. * Authorize the acceptance of \$1,000,000 in donations from the Eugene McDermott Foundation and the Friends of the Dallas Public Library, Inc. for the renovation of the 8th floor of the J. Erik Jonsson Central Library - Financing: Friends of the Dallas Public Library Funds **[01-0753; APPROVED AS AN INDIVIDUAL ITEM]**
22. * Authorize a contract for furniture, furnishings and equipment associated with the 8th floor renovation at the J. Erik Jonsson Central Library - Vance Hunt and Associates, Inc., dba L.B. Interiors, lowest responsible bidder of one on bid groups 2, 4, 5 and 6 and lowest responsible bidder of two on group 3 - \$568,722 - Financing: Capital Construction Funds (\$333,840) and Friends of the Dallas Public Library Funds (\$234,882) **[01-0754; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

J. Erik Jonsson Central Library (Continued)

23. * Authorize a contract for 8th floor interior renovation at the J. Erik Jonsson Central Library - Gilbert May, Inc., dba Phillips/May Corporation, lowest responsible bidder of three, \$1,085,316 - Financing: Capital Construction Funds (\$637,080) and Friends of the Dallas Public Library Funds (\$448,236)
[01-0755; APPROVED AS AN INDIVIDUAL ITEM]
24. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at twelve intersections affected by the Texas Department of Transportation's Interstate Highway 635/U. S. Highway 75 interchange reconstruction project (list attached) - \$1,497,867 - Financing: Texas Department of Transportation Grant Funds **[01-0756; APPROVED]**

Sidewalk Group 98-110 (list attached)

25. * Authorize sidewalk paving improvements; 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 **[01-0757; APPROVED]**
26. * Authorize a benefit assessment hearing to be held on April 11, 2001, for sidewalk paving - Financing: No cost consideration to the City **[01-0758; APPROVED]**
27. Authorize an agreement with the Texas Department of Transportation for the relocation of water and wastewater mains in U.S. State Highway 310 between Overton Road and Loop 12 - \$800,000 - Financing: Water Utilities Capital Improvement Funds **[01-0759; APPROVED]**

LAND ACQUISITION

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 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 **[01-0760; APPROVED AS CORRECTED ON THE ADDENDUM]**
29. Authorize settlement in lieu of proceeding further in condemnation of Robert L. Weathersby, of a vacant tract of land containing approximately 10.24 acres, for the Prairie Creek Open Space Project located near the intersection of Dowdy Ferry Road and Interstate Highway 20 - \$27,800 - Financing: 1995 Bond Funds **[01-0761; APPROVED]**
30. Authorize acquisition of a drainage easement by eminent domain from Fred W. Griffin, containing approximately 384 square feet of unimproved land located near the intersection of Dwight Avenue and Susan Street for the Susan Street Paving and Drainage Improvement Project - \$300 - Financing: 1998 Bond Funds **[01-0762; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS

31. An ordinance abandoning a fire lane easement and two utility easements to Brook Hollow Golf Club, the abutting owner, containing approximately 23,275 square feet of land located near the intersection of Anson Road and Brookhollow Drive, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-0763; ORDINANCE 24525; APPROVED]**
32. Authorize the quitclaim of 22 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$131,912 **[01-0764; APPROVED]**
33. An ordinance abandoning a portion of Alamo Street containing approximately 27,965 square feet of land to Dallas Area Rapid Transit, the abutting owner, located near the intersection of Hi Line Drive and IH 35E, and authorizing the quitclaim - Revenue: \$291,806 plus the \$20 ordinance publication fee **[01-0765; ORDINANCE 24526; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

34. Authorize a thirty-six-month price agreement for Detroit diesel parts with the lowest responsible bidder of two - Stewart & Stevenson Services - Not to exceed \$156,131 - Financing: Current Funds **[01-0766; APPROVED]**
35. Authorize an increase in the thirty-six-month price agreement with Quality Alarm Services to provide alarm monitoring and maintenance at City facilities through the existing contract - Not to exceed \$125,856, from \$54,432 to \$180,288 - Financing: Current Funds **[01-0767; APPROVED]**
36. Authorize a twenty-four-month price agreement to provide chemicals for swimming pools, fountains and water filter purification with the lowest responsible bidders of five- Sunbelt Pools, Inc., Harcros Chemicals, Inc., HCI Advance Chemical Distribution, Inc. and DCC, Inc. - Not to exceed \$299,961 - Financing: Current Funds (\$162,690) and Water Utilities Current Funds (\$137,271) **[01-0768; APPROVED]**
37. Authorize the purchase and installation of two stationary electric boom cranes with the only bidder - Con-Equipment, Inc. - Not to exceed \$224,650 - Financing: Current Funds **[01-0769; APPROVED]**
38. Authorize a thirty-six-month multiple award price agreement for median and right-of-way maintenance in the Northeast, and portions of the Southwest and Southeast Service Areas with the lowest responsible bidders of ten - Diamond J Custom Services and J & M Total Land Care - Not to exceed \$1,082,799 - Financing: Current Funds **[01-0770; AWARDED TO J & M TOTAL LAND CARE]**
39. Authorize a thirty-six-month price agreement for median and right-of-way maintenance in the Northwest, North Central, and portions of the Southwest and Southeast Service Areas with TIBH Industries, Incorporated, a non profit corporation - Not to exceed \$3,300,000 - Financing: Current Funds **[01-0771; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

40. Authorize a thirty-six-month price agreement for liquid ferric sulfate with the lowest responsible bidder of four - FINI Enterprises, Inc. dba Fe3 Incorporated - Not to exceed \$14,976,000 - Financing: Water Utilities Current Funds [01-0772; APPROVED]
41. Authorize the purchase of twelve remote terminal units to replace units which are 20 years old from the lowest responsible bidder of four - QEI, Inc. - Not to exceed \$137,704 - Financing: Water Utilities Capital Construction Funds [01-0773; APPROVED]
42. Authorize the purchase of five pump impellers for the Lake June Pump Station from the lowest responsible bidder of two - C.I.E., Inc. - Not to exceed \$109,230 - Financing: Water Utilities Capital Construction Funds [01-0774; APPROVED]

RATIFICATION OF EMERGENCY PURCHASE

43. Authorize the ratification of an emergency purchase of an electric motor for the Southcliff Pump Station - Shermco Industries, Inc. - \$190,500 - Financing: Water Utilities Capital Construction Funds [01-0775; APPROVED]

MISCELLANEOUS

44. Authorize settlement of a lawsuit, styled Michael Armstrong and Nina Armstrong v. City of Dallas, Cause No. DV00-00075-A - Financing: Current Funds [01-0776; APPROVED]
45. Authorize settlement of a claim filed by Jovani Gonzalez, Claim No. 95-007270 - Financing: Current Funds [01-0777; APPROVED]
46. Authorize Supplemental Agreement No. 1 to the professional services contract with Diversified Utility Consultants, Inc., for additional expert services related to TXU Gas Distribution's Petition for Review of Dallas' Rate Decision filed with the Railroad Commission, and any other proceedings relating to this appeal - Not to exceed \$75,000, from \$100,000 to \$175,000 - Financing: Current Funds (to be fully reimbursed by TXU Gas Company) [01-0778; APPROVED]
47. Authorize renewal of membership in the Airports Council International - North America for 2001 - \$23,872 - Financing: Aviation Current Funds [01-0779; APPROVED]
48. Authorize a real property tax abatement agreement with 4645 W. Davis, LLC and lessee AVW Audio Visual, Inc. for the purpose of granting a ten-year abatement of 75% of the taxes on added value to the real property for their headquarters relocation located within City of Dallas Enterprise Zone One, at 4645 W. Davis - Revenue: First year tax revenue estimated at \$7,509; Ten-year tax revenue estimated at \$75,094; (Estimated revenue foregone for ten-year real property abatement \$225,281) - Financing: No cost consideration to the City [01-0780; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

49. Authorize a public hearing to be held on March 28, 2001 to receive citizens' comments in preparation of the FY 2001-02 Operating, Capital, Grant, and Trust budgets - Financing: No cost consideration to the City **[01-0781; APPROVED]**
50. Authorize approval of the bi-weekly tax action - \$19,038 - Financing: Tax Distribution Funds **[01-0782; APPROVED AS CORRECTED ON THE ADDENDUM]**
51. Authorize the issuance of tax-exempt bonds by Housing Options, Inc., an agency created by the Dallas Housing Authority, for \$6,425,000 Housing Options, Inc. Multifamily Housing Mortgage Revenue Bonds (Roseland Fellowship, L.P. Project) Series 2001 to finance 101 residential units for senior citizens to be constructed on approximately 1.854 acres located in the 2000 block of Washington Avenue, Dallas, Texas 75204 to be owned by Roseland Fellowship, L.P. - Financing: No cost consideration to the City **[01-0783; APPROVED]**
52. Authorize adoption of the DART LBJ East Station Area Plan and approval of the recommendations contained therein as a guide in the implementation of future development in the area bounded by and within one half mile of the DART LBJ East Station at IH-635 (LBJ Freeway) and Skillman Street - Financing: No cost consideration to the City **[01-0784; APPROVED AS AN INDIVIDUAL ITEM]**
53. Authorize adoption of the DART White Rock Station Area Plan and approval of the recommendations contained therein as a guide in the implementation of future development in the area bounded by and within one half mile of the White Rock Station at Northwest Highway and West Lawther - Financing: No cost consideration to the City **[01-0785; APPROVED]**
54. Authorize a Preservation Incentives Tax Abatement for 2603 Fairmount Street - Financing: No cost consideration to the City (Estimated revenue foregone for ten-year abatement - \$62,130) **[01-0786; APPROVED AS AN INDIVIDUAL ITEM]**
55. Authorize a Preservation Incentives Tax Abatement for 409 - 429 Second Avenue - Financing: No cost consideration to the City (Estimated revenue foregone for ten-year abatement - \$268,330) **[01-0787; APPROVED]**
56. Authorize continued participation in the American Water Works Association Research Foundation Subscription Program to fund drinking water research for FY 2000-01 - \$244,712 - Financing: Water Utilities Current Funds **[01-0788; APPROVED]**
57. Authorize continued participation in the Water Environment Research Foundation Subscription Program to fund wastewater research for FY 2000-01 - \$64,272 - Financing: Water Utilities Current Funds **[01-0789; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

Sale of Unimproved Property

58. * A public hearing to receive citizens' comments on the proposed private sale by quitclaim deed of 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 [01-0790; HEARING CLOSED]
59. * Authorize the private sale, as provided for by Section 34.015 of the Texas Property Tax Code, by quitclaim deed of 5 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to qualified non-profit organizations (list attached) - Revenue: \$5,000 [01-0790; APPROVED]

ZONING CASES - CONSENT [01-0791]

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) [01-0792; DELETED ON THE ADDENDUM]
61. Application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District Uses, located on the east side of Clark Road at Clarkridge Drive, on property presently zoned an MF-1(A) Multifamily District
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z001-131/11341-SW(JC) [01-0793; ORDINANCE 24527; CPC RECOMMENDATION FOLLOWED]
62. Application for and an ordinance granting an Historic Overlay District for the former Dr. Pepper Dallas Bottling Plant, located at 409 - 429 Second Avenue on property presently zoned Planned Development No. 269, the Deep Ellum Special Purpose District
Recommendation of Staff, Landmark Commission, and CPC: Approval, subject to preservation criteria
Z001-134/11337-C(TA) [01-0794; ORDINANCE 24528; CPC RECOMMENDATION FOLLOWED]
63. Application for and an ordinance granting an expansion of Planned Development District No. 531 for a Community Service Center Use and MF-2(SAH) Multifamily Standard Affordable Housing District uses located on Ridgecrest Road west of Eastridge Drive and an amendment to the development/landscape plan and conditions
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z001-135/9574-NE(FD) [01-0795; ORDINANCE 24529; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

64. Application for and an ordinance granting an Historic Overlay District for the G & J Manufacturing Company located at 3912 Willow Street and presently zoned Planned Development District No. 473
Recommendation of Staff, Landmark Commission, and CPC: Approval, subject to preservation criteria
Z001-138/1338-C(TA) [01-0796; ORDINANCE 24530; CPC RECOMMENDATION FOLLOWED]
65. Application for and an ordinance granting a Specific Use Permit for a Tower/antenna for cellular communication located north of Alexis Drive southwest of Belt Line Road on property presently 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
Z001-140/9032-NC(FD) [01-0797; ORDINANCE 24531; CPC RECOMMENDATION FOLLOWED]
66. Application for and an ordinance granting an RR Regional Retail District, located on Goldmark Drive, northwest of North Central Expressway, on property presently zoned an MU-3 Mixed Use District, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z001-144/9697-NC(FD) [01-0798; ORDINANCE 24532; CPC RECOMMENDATION FOLLOWED]
67. Application for and an ordinance granting an amendment to the site plan for Specific Use Permit No. 1238 for a Public School, located on Brockbank Drive, north of Storey Lane, on property presently zoned an MF-2(A) Multifamily District
Recommendation of Staff and CPC: Approval, subject to a site plan
Z001-145/2828-NW(JC) [01-0799; ORDINANCE 24533; CPC RECOMMENDATION FOLLOWED]
68. Application for and an ordinance granting a Specific Use Permit for a Child-care facility, located on the southeast corner of Highland Road and Hunnicut Road, on property presently zoned an MF-2(A) Multifamily District
Recommendation of Staff and CPC: Approval, subject to a site plan and conditions
Z001-143/11344-NE(RB) [01-0800; ORDINANCE 24534; APPROVED AS AMENDED]

ZONING CASES - INDIVIDUAL

69. Application for and an ordinance granting a CR Community Retail District located on Garland Road southwest of Easton Road on property presently zoned a CR-D Community Retail-Dry District
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z001-141/11343-NE(FD) [01-0801; CONTINUED UNTIL 03/28/01; HEARING OPEN]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL (Continued)

70. Application for and an ordinance granting the removal of the Dry Overlay on property presently zoned an MU-2 Mixed Use-Standard Affordable Housing-Dry District located on Garland Road southwest of Buckner Boulevard
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z001-136/10512-NE(EB) [01-0802; ORDINANCE 24535; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

71. 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) [01-0803; ORDINANCE 24536; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on February 14, 2001, and was taken under advisement until February 28, 2001, with the public hearing open.
72. 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) [01-0804; ORDINANCE 24537; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on February 14, 2001, and was held under advisement until February 28, 2001, with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

73. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) **[01-0805 AND 01-0806; APPOINTMENTS MADE TO BOARDS]**
74. An ordinance amending Chapter 40A of the Dallas City Code to: **(a)** increase the rate of contributions to the ERF to 6.5% for members and 11% for the City; **(b)** provide authorization and procedures for the ERF Board to increase or decrease, if necessary, the contribution rates proportionally every three years based upon an actuarially required contribution rate, without need of Council action or an employee election; **(c)** restrict when a person who has left City employment and returns may retire under the Rule of 78 and **(d)** define terms introduced in this amendment and to authorize the amendments be placed on the voter ballot May 4, 2002 - Financing: No cost consideration to the City **[01-0807; ORDINANCE 24538; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

75. An ordinance amending Chapter 15B of the Dallas City Code to require beneficiaries of certain financial assistance from the City to pay living wages to covered employees at benefited jobsites; to provide for the application, administration, implementation, and enforcement of the living wage requirement; to require applicants for financial assistance to file affidavits of compliance with the City; to provide recordkeeping requirements; and to provide civil and criminal penalties and remedies (Deputy Mayor Pro Tem Salazar and Councilmembers Chaney, Loza, Miller, Thornton-Reese, Hill, Mallory Caraway, and Fantroy) **[01-0808; POSTPONED UNTIL FULL CITY COUNCIL BRIEFING]**
76. Authorize hardship relief for Raymond Busby on property at 4310 Malcolm X Boulevard 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 **[01-0809; APPROVED]**
77. Authorize hardship relief for Earnestine Applewhite on property at 3612 Holmes 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 **[01-0810; POSTPONED UNTIL 05/09/01]**

ITEMS FOR FURTHER CONSIDERATION

78. 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 **[01-0811; APPROVED AS AMENDED]**
79. 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 **[01-0812; POSTPONED UNTIL 05/09/01]**

Closed Session [01-0813; NO 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
- Chris Bryant v. City of Dallas, et al., Cause No. 3:98-CV-0192-R
- City of Dallas v. 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 U.S.A., Inc., Motiva Enterprises, LLC, Equilon Enterprises, LLC, The Premcor Refining Group, Inc. fka Clark Refining & Marketing, Inc., Citgo Petroleum Corporation, Mobile Corporation, Inc., BP Amaco Company fka Amoco Corporation and Does 1 through 100; Cause No. DV00-09678-H
- Claim of June Mahone

ADDENDUM

ADDITIONS:

Closed Session [01-0813; NO CLOSED SESSION HELD]
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 [01-0814; APPROVED]
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 [01-0815; APPROVED]
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) [01-0816; APPROVED]
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 [01-0817; APPROVED]
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 [01-0818; ORDINANCE 24539; APPROVED]

ADDENDUM

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 (ATIF 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 **[01-0819; APPROVED]**
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 **[01-0820; APPROVED]**
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 **[01-0821; APPROVED]**

ADDENDUM

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
[01-0822; APPROVED]
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) **[01-0823; APPROVED]**
11. Adoption of the City's Federal Legislative Agenda as recommended by the Legislative Affairs Committee - Financing: No cost consideration to the City
[01-0824; APPROVED]
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 **[01-0825; APPROVED]**
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 **[01-0826; APPROVED]**
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
[01-0827; APPROVED AS AMENDED]

ADDENDUM

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 [01-0828; APPROVED]
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) [01-0829; APPROVED]
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 [01-0830; APPROVED]
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 [01-0831; APPROVED]
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 [01-0832; ORDINANCE 24540; APPROVED AS AMENDED]
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 [01-0833; APPROVED]

ADDENDUM

ADDITIONS: (Continued)

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 [01-0834; HEARING CLOSED]
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 [01-0834; ORDINANCE 24541; APPROVED]

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 [01-0835; ORDINANCE 24542; APPROVED AS AMENDED]
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 [01-0836; APPROVED AS AMENDED; BRING ORDINANCE BACK]

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**)
[01-0836; NO ACTION TAKEN]

ADDENDUM

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 [01-0760]
50. Authorize approval of the bi-weekly tax action - \$19,038 ~~\$2,172,709~~ - Financing: Tax Distribution Funds [01-0782]
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 [01-0811]

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) [01-0792]