

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

Invocation and Pledge of Allegiance (Council Chambers) [01-1390; APPROVED]

Agenda Item/Open Microphone Speakers [01-1391; APPROVED]

VOTING AGENDA

1. Approval of Minutes of the March 28, 2001 and April 11, 2001 City Council Meetings [01-1392; APPROVED]

CONSENT AGENDA [01-1393]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with Arnold and Associates/Price Joint Venture for design services to replace the roof system and correct deficiencies causing water infiltration at the Fair Park Music Hall - \$60,520 - Financing: Capital Construction Funds [01-1394; APPROVED]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Charles Gojer & Associates, Inc. for structural engineering services for the Dallas Convention Center Memorial Auditorium Arena structural investigation - \$59,300 - Financing: Convention and Event Services Capital Construction Funds **[01-1395; APPROVED]**

Authorization of Contracts

4. Authorize a contract for the construction of roof replacement and exterior renovation at the Morton H. Meyerson Symphony Center - Phoenix I Restoration & Construction, Ltd., lowest responsible bidder of five - \$1,972,000 - Financing: Capital Construction Funds **[01-1396; APPROVED]**
5. Authorize a contract for the reconstruction of street paving, storm drainage, water and wastewater improvements on Wolf Street from McKinnon Street to Fairmount Street - Texas Sterling Construction, Inc., lowest responsible bidder of seven - \$776,669 - Financing: 1998 Bond Funds (\$587,183), Water Utilities Capital Construction Funds (\$189,486) **[01-1397; APPROVED]**
6. Authorize a contract for the construction of Sidewalk Group 98-110 (list attached) - P and E Engineering, lowest responsible bidder of ten - \$143,572 - Financing: 1998 Bond Funds (\$143,515), Water Utilities Capital Construction Funds (\$57) **[01-1398; APPROVED]**
7. Authorize **(1)** a contract for the construction of facade restoration and streetscape improvements including paving, water feature, lighting and trees for Stone Street Gardens located in Tax Increment Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) with Village Interiors, Inc., lowest responsible bidder of three in the amount of \$979,000, **(2)** assignment of the construction contract to Stone Place Mall Investors for construction management and administration and **(3)** an increase in appropriations from \$876,000 to \$979,000 in the City Center TIF District Fund - \$103,000 - Financing: City Center TIF District Funds (\$73,525), Private Funds (\$29,475 advanced by Stone Place Mall Investors) **[01-1399; APPROVED]**

Contract Amendments

8. Authorize an increase in the contract with Castro Roofing of Texas, Inc., to correct concealed deck conditions at Lake Highlands Recreation Center - \$31,730, from \$127,455 to \$159,185 - Financing: 1985 Bond Funds (\$12,278), 1998 Bond Funds (\$19,452) **[01-1400; APPROVED]**
9. Authorize an increase in the contract with Castro Roofing of Texas, Inc., for expansion joint, electrical support modifications and to perform structural concrete repairs at night at the Dallas Love Field Airport - \$37,394, from \$2,370,000 to \$2,407,394 - Financing: Aviation Capital Construction Funds **[01-1401; APPROVED]**

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Contract Amendments (Continued)

10. Authorize an increase in the contract with Texas Waterworks to provide modifications to the foundations, additional plumbing and electrical fixtures, piping and an increase in the chain link fencing height for the construction of spraygrounds at Daniieldale, Mildred L. Dunn (Lagow), Pemberton Hill and Umphress Parks - \$65,087, from \$1,053,045 to \$1,118,132 - Financing: 1998 Bond Funds [01-1402; APPROVED AS AN INDIVIDUAL ITEM]

#### Construction Miscellaneous

11. Authorize the establishment of **(1)** the Spay/Neuter Subsidy Pilot Program ("Program") to assist qualified persons with the cost of pet sterilization; **(2)** a fund for the Program to receive donations; **(3)** the Sterilization Deposit Fund to receive a transfer of \$148,800 from the Animal Adoption/Redemption Funds for the purchase of computer software and related services and for the Spay/Neuter Subsidy Pilot Program; and **(4)** a fund to receive donations for the construction and renovation of the animal shelter - Financing: No cost consideration to the City [01-1403; APPROVED AS AN INDIVIDUAL ITEM]
12. Authorize an Interlocal Agreement with the City of DeSoto for the design, right-of-way acquisition, paving, drainage, water and wastewater main improvements to the intersection of Daniieldale Road at Polk Street - \$690,000 - Financing: 1995 Bond Funds (\$500,000), Water Utilities Capital Construction Funds (\$190,000) [01-1404; APPROVED]

#### Alley Group 98-1116 (list attached)

13. \* Authorize alley paving, storm drainage, water and wastewater main 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 [01-1405; APPROVED]
14. \* Authorize a benefit assessment hearing to be held on June 13, 2001, for alley paving, storm drainage, water and wastewater main improvements - Financing: No cost consideration to the City [01-1406; APPROVED]

### LAND ACQUISITION

15. Authorize settlement in lieu of proceeding to a jury trial in a condemnation suit for the acquisition from Flying J, Inc., of a tract of land containing approximately 22,661 square feet for the relocation of Riverside Drive south of Tommie Allen Park at Bonnie View Road - \$93,000 (\$83,853 previously paid) - Financing: 1995 Bond Funds [01-1407; APPROVED]

## CONSENT AGENDA (Continued)

### LAND ACQUISITION (Continued)

16. Authorize settlement in lieu of proceeding further in condemnation of Robert Lee Beecham, Jr., et al., for approximately 3,570 square feet of land improved with a single family dwelling, located near the intersection of Eighth Street and Rockefeller Boulevard for the Eighth Street Paving and Drainage Improvements Project - \$37,000 and eligible relocation benefits, not to exceed \$22,500, plus moving expenses - Financing: 1998 Bond Funds **[01-1408; APPROVED AS AN INDIVIDUAL ITEM]**
17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from BHP Investments, Inc., of a tract of land containing a total of approximately 4.4 acres improved with a 38-unit motel, located near the intersection of Eighth and Eleventh Streets for the Trinity River Corridor Project - \$520,000 - Financing: 1998 Bond Funds **[01-1409; APPROVED]**
18. Authorize a settlement in lieu of proceeding further in condemnation of Thomas C. Coburn and Patty Davis Prior for approximately 3,750 square feet of unimproved land located near the intersection of Baylor and Dawson Streets for the expansion of the Central Service Center Improvements Project - \$22,500 - Financing: 1998 Bond Funds **[01-1410; APPROVED]**

### LAND MISCELLANEOUS

19. Authorize the implementation of procedures and Program Statement to allow for a consolidated Land Transfer Program for resale of tax-foreclosed, seized and surplus property to qualified entities or for land banking - Financing: No cost consideration to the City **[01-1411; APPROVED]**
20. An ordinance abandoning a portion of a drainage easement to Access Oak Cliff 3, Ltd., the abutting owner, containing approximately 508 square feet of land located near the intersection of Vernon Avenue and U.S. Highway 67, providing for the dedication of a new easement and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-1412; ORDINANCE 24591; APPROVED]**
21. Authorize conveyance of a wastewater easement containing approximately 94,235 square feet of land and a temporary working space easement containing 68,500 square feet of land to the City of Rockwall, for the construction and maintenance of a wastewater main across City-owned land at Lake Ray Hubbard located near the intersection of Shores Boulevard and Champions Road - Financing: No cost consideration to the City **[01-1413; APPROVED]**
22. Authorize conveyance of a drainage easement containing approximately 40,551 square feet of land and a temporary working space easement containing approximately 87,883 square feet of land, to the City of Rowlett for the construction and maintenance of a storm sewer outfall facility on City-owned land at Lake Ray Hubbard, located near the intersection of Chiesa and Liberty Grove Roads - Financing: No cost consideration to the City **[01-1414; APPROVED]**

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

23. Authorize the sale of approximately 11,465 square feet of unneeded City-owned land located near the intersection of Hillcrest Road and Crestland Avenue to Ronald J. Threadgill and Susan Rathjen, the only bid received - Revenue: \$28,101 **[01-1415; APPROVED]**
24. An ordinance granting a private license to First Presbyterian Church of Dallas, Texas for the use of approximately 163 square feet of land to install and maintain subsurface communication cables under Young Street near its intersection with Park Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-1416; ORDINANCE 24592; APPROVED]**
25. An ordinance abandoning an unnamed street to Douglas R. Moore, the a butting owner, containing approximately 2,600 square feet of land located near the intersection of Davis Street and Van Buren Avenue and authorizing the quitclaim - Revenue: \$13,260 plus the \$20 ordinance publication fee **[01-1417; ORDINANCE 24593; APPROVED]**
26. An ordinance abandoning a portion of Boaz Street to Corrigan Investments, Inc. and Maple T. Partners, Ltd., the abutting owners, containing approximately 12,000 square feet of land in exchange for the rededication of the abandoned street right-of-way as a private drive located near its intersection with Greenway East Boulevard and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[01-1418; ORDINANCE 24594; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

27. Authorize the purchase of the upgrade and expansion of the building automation system at the Dallas Convention Center from the only bidder - Johnson Control, Inc. - Not to exceed \$338,944 - Financing: Convention Center Capital Construction Funds **[01-1419; APPROVED]**
28. Authorize the purchase and installation of three air compressors and related HVAC components at the Dallas Convention Center from the only responsible bidder - Daum Plumbing - Not to exceed \$225,945 - Financing: Convention Center Capital Construction Funds **[01-1420; APPROVED]**
29. Authorize a thirty-six-month professional services contract with two additional twelve-month renewal options with Comdisco, Inc. for offsite disaster recovery services at an alternate Data Recovery Center (hot site) for the City of Dallas= corporate mainframe and network computer systems - Not to exceed \$589,980 - Financing: Current Funds **[01-1421; APPROVED]**
30. Authorize a twenty-four-month price agreement for securing open and vacant structures identified by Code Compliance with the lowest responsible bidder of six - Darnell Simpson Fence Contractor - Not to exceed \$82,560 - Financing: Current Funds **[01-1422; APPROVED]**

## CONSENT AGENDA (Continued)

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

31. Authorize a twenty-four-month price agreement for van rental with the lowest responsible bidder of two - Enterprise Leasing of DFW dba Enterprise Rent-A-Car - Not to exceed \$614,100 - Current Funds (\$534,623), 2000-01 Community Development Grant Funds (\$48,069), Walker Consent Decree Funds (\$31,408) **[01-1423; APPROVED]**
32. Authorize a twenty-four-month price agreement for on and off road tires with the lowest responsible bidders of six - Joe Esco Tire dba/Tire Distribution Systems, Tire Centers Inc., and Gray's Wholesale Tire Distributors, Inc. - Not to exceed \$1,041,402 - Financing: Current Funds **[01-1424; APPROVED]**
33. Authorize the purchase of a fuel tank truck, chemical sprayer truck and five rear loading refuse trucks from the lowest responsible bidders of four - Metro Ford Truck Sales and Equipment Southwest, Inc. - Not to exceed \$621,705 - Financing: 2000 Equipment Acquisition Contractual Obligation Notes (\$530,205), Current Funds (\$91,500) **[01-1425; APPROVED AS AN INDIVIDUAL ITEM]**

### Vehicle Purchase

34. \* Authorize rescinding the award of five diesel trucks to Allen Samuels awarded by City Council on December 13, 2000, pursuant to Resolution No. 00-3704, in the amount of \$121,920 and award to the next lowest responsible bidder - Metro Ford Truck Sales, Inc. - Not to exceed \$134,566 - Financing: 2000 Equipment Acquisition Contractual Obligation Notes (\$105,756), Current Funds (\$28,810) **[01-1426; APPROVED]**
35. \* Exercise the option to purchase a diesel truck, two vans and a utility vehicle under the same terms as previously awarded on December 13, 2000, Resolution #00-3704 from the lowest responsible bidders of five - Allen Samuels Ford, Metro Ford Truck Sales, Inc., Permian Autos, Inc. - Not to exceed \$105,764 - Financing: 2000-01 Local Law Enforcement Block Grant Funds **[01-1427; APPROVED]**
36. Authorize rescinding the contract with PSC Industries for janitorial services, event services, and special project services at the Morton H. Meyerson Symphony Center and authorize re-advertisement for new bids - Financing: No cost consideration to the City **[01-1428; APPROVED]**
37. Authorize a twenty-four-month price agreement for stage hand labor for trade shows and events with the lowest responsible bidder of two - Production and Rigging Resources - Not to exceed \$260,100 - Financing: Convention and Event Services Current Funds **[01-1429; APPROVED]**
38. Authorize a thirty-six-month price agreement for microform scanners and printers with the lowest responsible bidder of two - Horizon Micrographics, Inc. - Not to exceed \$183,252 - Financing: Current Funds **[01-1430; APPROVED]**

## CONSENT AGENDA (Continued)

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

39. Authorize a twenty-four-month price agreement for calcium carbonate with the lowest responsible bidder of three - Gail's Flags and Golf Course Accessories, Inc. - Not to exceed \$67,998 - Financing: Current Funds [01-1431; APPROVED]
40. Authorize a thirty-six-month price agreement for sulfur dioxide at the Southside Wastewater Treatment Plant and Central Wastewater Treatment Plant with the lowest responsible bidder of three - Calabrian Corporation - Not to exceed \$1,021,200 - Financing: Water Utilities Current Funds [01-1432; APPROVED]
41. Authorize the purchase of one 54-inch butterfly valve and three 60-inch butterfly valves for the Sunset Pump Station from the lowest responsible bidder of six - Municipal Valve & Equipment Co., Inc. - Not to exceed \$122,200 - Financing: Water Utilities Capital Construction Funds [01-1433; APPROVED]

### MISCELLANEOUS

42. Authorize settlement of a claim filed by Nancy Praus, Claim No. 95006550 - \$8,697 - Financing: Current Funds [01-1434; APPROVED]
43. Authorize **(1)** a contract with Turner, Collie & Braden, Inc. for a storm water pollution prevention program, the updating of the utility maps and a sampling and monitoring program for Dallas Love Field and Redbird Airports; **(2)** an increase in appropriations to the Aviation Capital Construction Fund - \$1,050,000 - Financing: Aviation Capital Construction Funds [01-1435; APPROVED]
44. Authorize a contract with Applied Research Associates, Inc. for an airfield pavement management system at Dallas Love Field and Redbird Airports - \$218,830 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds (\$164,122-75%) and Aviation Capital Construction Funds (\$54,708-25%) [01-1436; APPROVED]
45. Authorize a contract with Malouf Engineering International, Inc., for an engineering load study and inspection of the City's radio towers - Not to exceed \$60,100 - Financing: Current Funds [01-1437; APPROVED]
46. Authorize a loan to Rodney Haddon dba Haddon Irrigation Plus which is located in the South Dallas/Fair Park Trust Fund target area to provide funding for the purchase of a company vehicle and irrigation supplies and equipment - Not to exceed \$50,000 - Financing: South Dallas/Fair Park Trust Funds [01-1438; APPROVED]
47. Authorize a loan to Richard Triplett dba R. Triplett Construction Company which is located in the South Dallas/Fair Park Trust Fund target area to provide funding for improvements to the building at 802 S. Haskell - Not to exceed \$50,000 - Financing: South Dallas/Fair Park Trust Funds [01-1439; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

48. Authorize a real property tax abatement agreement with Pinnacle Industrial Center, LP a ten-year tax abatement of 90% of taxes on added value to the real property related to the development of office/flex, light manufacturing and warehouse facilities within Pinnacle Park in City of Dallas Enterprise Zone One, Dallas, Texas; Revenue: First year tax revenue is estimated at \$5,340; ten-year tax revenue estimated at \$53,400 (Estimated revenue foregone for ten-year abatement is \$480,600) - Financing: No cost consideration to the City **[01-1440; APPROVED AS AN INDIVIDUAL ITEM]**
49. Authorize the acceptance of grant funds from the Texas Department of Health for the enhancement of the City of Dallas Childhood Lead Poisoning Prevention Program for the period March 1, 2001 through June 30, 2001 and execution of the grant agreement - Not to exceed \$60,000 - Financing: Texas Department of Health Grant Funds **[01-1441; APPROVED]**
50. Authorize a modification to the \$2,897,490 Revolving Loan Fund loan made to Dallas City Homes, for the acquisition and rehabilitation of 102 houses throughout West Dallas and South Dallas, and a modification to the \$246,000 Rental Rehabilitation Loan also made to Dallas City Homes for rehabilitation of 30 units (with release of the obligations under the Rental Rehabilitation Program Long-Term Obligations Agreement which expires April 1, 2002) - Financing: No cost consideration to the City **[01-1442; DELETED ON THE ADDENDUM; APPROVED]**
51. Authorize **(1)** the reconstruction on site of four homes in accordance with the Home Repair Program Statement requirements for the properties located at 3215 Tumalo Trail, 903 Parkview Avenue, 2916 Birmingham Avenue, and 4002 Coolidge Street - Not to exceed \$200,000 **(2)** increase in the maximum loan amount from \$17,500 to \$27,500 for one previously approved Substandard Housing Assistance and Repair program home, located at 1945 Life Avenue - Not to exceed \$10,000 and **(3)** increase in the maximum loan amount from \$43,750 to \$50,000 for two previously approved Home Repair replacement housing loans for reconstruction of homes located at 1811 Life Avenue and 2422 Felton Court - Not to exceed \$12,500 - Financing: Urban Development Action Grant Repayments (\$50,000), 1999-00 HOME Funds (\$56,250), Neighborhood Renaissance Partnership Section 108 Notes (\$106,250), 1999-00 Community Development Grant Funds (\$10,000) **[01-1443; APPROVED]**
52. Authorize a contract renewal with the African American Museum to provide two 3-week Summer Camps for students ages 8-12 and Community Workshops for students and senior citizens from low to moderate income areas - \$50,000 - Financing: 2000-01 Community Development Grant Funds **[01-1444; APPROVED]**
53. Authorize a public hearing to be held on May 16, 2001 to receive citizens' comments regarding the establishment of approved basic service tier and equipment rates for cable television services provided by TCI Cablevision of Dallas, Inc., dba AT&T Cable Services - Financing: No cost consideration to the City **[01-1445; APPROVED]**



## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

54. Authorize a public hearing to be held on May 23, 2001 to receive citizens= comments and authorize Council action on May 23, 2001, on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with State law - Financing: No cost consideration to the City [01-1446; APPROVED]
55. An ordinance authorizing a correction to Ordinance No. 24519 which granted Specific Use Permit No. 1438 for a fire station on property on the southeast corner of Lancaster Road and 56th Street (Z001-109/11299-SE(EB) - Financing: No cost consideration to the City [01-1447; ORDINANCE 24595; APPROVED]

## PUBLIC HEARINGS AND RELATED ACTIONS

### MISCELLANEOUS HEARINGS

#### Farmers Market 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 Six, City of Dallas, Texas ("Farmers Market TIF District") in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act"), to: **(1)** reallocate funding for environmental remediation, interior and exterior demolition and facade improvements in the Farmers Market TIF District; **(2)** extend and extension of the boundaries of the Farmers Market TIF District to include the Harlan Building located in the block bounded by Harwood Street, Cadiz Street, Marilla Street and South Pearl Expressway, and **(3)** provide for the direct sale of the Harlan Building and assignment of the Leasehold to Craig Melde pursuant to the objectives of the City in establishing the Farmers Market TIF District plus corresponding modifications to Ordinances 23521 and 24001 to reflect such changes - Financing: No cost consideration to the City [01-1448; HEARING CLOSED]
57. \* An ordinance amending Ordinances 24001 and 23521 to amend the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas ("Farmers Market TIF District") in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act"), to: **(1)** reallocate funding for environmental remediation, interior and exterior demolition and facade improvements in the Farmers Market TIF District in the amount of \$323,000, reduction of the Phase I improvement budget of \$323,000; **(2)** extend the boundaries in the Farmers Market TIF District to include the Harlan Building located in the block bounded by Harwood Street, Cadiz Street, Marilla Street and South Pearl Expressway; and **(3)** provide for the sale of the historic Harlan Building to Craig Melde for preservation and redevelopment of the property in accordance with the Farmers Market TIF District Project and Financing Plan - Financing: No cost consideration to the City [01-1448; ORDINANCE 24596; APPROVED]

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### MISCELLANEOUS HEARINGS (Continued)

#### Farmers Market TIF District (Continued)

58. \* Authorize Amendment Number One to the Restated and Amended Redevelopment Agreement with Camden Property Trust to provide **(1)** funding through the Farmers Market Tax Increment Financing District for improvements related to the redevelopment of the Harlan Building, located in the block bounded by Harwood Street, Cadiz Street, Marilla Street and South Pearl Expressway, in Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas ("Farmers Market TIF District"); **(2)** and to place reimbursement of this TIF obligation ahead of City payments for Phase IA Public Improvements and the Deep Ellum Connector; and **(3)** to modify Exhibit C "Farmers Market Guidelines" - Financing: No cost consideration to the City [01-1449; APPROVED]

#### Harlan Building Development

59. \* Authorize **(1)** a sale to Craig Melde of approximately 27,070 square feet of unneeded City-owned land improved with a two-story building located at 2018 Cadiz Street known as the Harlan Building, and **(2)** assignment of the City's leasehold interest in approximately 9,867 square feet of land, both located near the intersection of Cadiz Street and South Pearl Expressway - Revenue: \$73,000 [01-1450; APPROVED]
60. \* Authorize **(1)** a development agreement with Craig Melde to provide for a portion of the funding for environmental remediation, interior and exterior demolition and facade improvements related to the redevelopment of the Harlan Building, located in the block bounded by Harwood Street, Cadiz Street, Marilla Street and South Pearl Expressway, in Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas ("Farmers Market TIF District") in an amount not to exceed \$323,000; **(2)** the establishment of appropriations in an amount of \$323,000 in the Farmers Market TIF District Fund - Total not to exceed \$323,000 - Financing: Private Funds (to be advanced by a private developer and reimbursed from the Farmers Market TIF District Fund) [01-1451; APPROVED]
61. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas (Farmers Market TIF District) to reimburse Craig Melde for funds advanced pursuant to a development agreement between the City and Craig Melde in an amount not to exceed \$323,000 plus interest, for public infrastructure related to the redevelopment of the Harlan Building, located in the Farmers Market TIF District - \$323,000 - Financing: To be advanced by a private developer and reimbursed solely from the Farmers Market TIF District Fund; accrued interest on private funds to be repaid solely from the Farmers Market TIF District Fund [01-1452; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

62. A public hearing to receive citizens' comments in preparation of the FY 2001-02 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City [01-1453; HEARING CLOSED]

63. A public hearing to receive citizens' comments and Council action on the proposed use of a portion of Singing Hills Park and Runyon Creek Greenbelt for the installation of a permanent 27-inch sanitary sewer line - Financing: No cost consideration to the City [01-1454; HEARING CLOSED; APPROVED]

ZONING CASES - CONSENT [01-1455]

64. Application for and an ordinance granting an amendment to the conditions and an expansion of Planned Development District No. 414 and Planned Development District No. 414-D for a College, University, or Seminary and Mixed Uses on Marvin D. Love Freeway (Hwy. 67), south of Kiest Boulevard  
Recommendation of Staff and CPC: Approval  
Z001-121/9686-SW(RB) [01-1456; ORDINANCE 24597; CPC RECOMMENDATION FOLLOWED]

65. Application for an MF-2(A) Multifamily District and an ordinance granting a CH Clustered Housing District on property presently zoned a P(A) Parking District located on the northwest side of Hamburg Street between Holmes Street and Cleveland Street  
Recommendation of Staff and CPC: Denial of an MF-2(A) District, but approval of a CH Clustered Housing District  
Z001-160/11375-SE(DC) [01-1457; ORDINANCE 24598; CPC RECOMMENDATION FOLLOWED]

66. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned an NO(A)-D-1 Neighborhood Office Dry-1 District with consideration being given to a Planned Development District for office, retail and commercial uses and an ordinance granting a Planned Development District for office, retail and commercial uses with retention of the D-1 Dry-1 Overlay District on property located on the southwest corner of Buckner Boulevard and Samuel Boulevard  
Recommendation of Staff and CPC: Approval, of a Planned Development District for office, retail and commercial uses with retention of the D-1 Dry-1 Overlay District subject to a conceptual plan and conditions  
Z001-161/10971-SE(JC) [01-1458; APPLICATION AMENDED; BRING ORDINANCE BACK 05/23/01]

67. Application for an RR Regional Retail District and an ordinance granting a CR Community Retail District on property presently zoned a GO(A) General Office District located on the southeast corner of North Central Expressway and Royal Lane  
Recommendation of Staff: Approval  
Recommendation of CPC: Denial of an RR Regional Retail District, but approval of a CR Community Retail District  
Z001-162/11384-NE(RB) [01-1459; HEARING CLOSED; APPLICATION AMENDED; BRING ORDINANCE BACK ON 05/23/01]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

68. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned an NO(A) Neighborhood Office District and a CR Community Retail District with consideration being given to, and an ordinance granting, a Planned Development District for Multifamily, Community Retail, and Neighborhood Office Uses located on the south side of Walnut Street, west of Audelia Road  
Recommendation of Staff: Approval of an MF-1(A) Multifamily District.  
Recommendation of CPC: Approval of a Planned Development District for Multifamily, CR and NO(A) District uses subject to a development plan and conditions  
Z001-165/11381-NE(WE) [01-1460; ORDINANCE 24599; CPC RECOMMENDATION FOLLOWED]
69. Application for and ordinances granting a Planned Development District for IR Industrial Research District Uses and the removal of Specific Use Permit No. 98 on property presently zoned an IM Industrial Manufacturing District and an IR Industrial Research District with SUP No. 98 located east of North Cockrell Hill Road on Pinnacle Park Boulevard  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z001-170/11389-SW(RB) [01-1461; ORDINANCES 24600 AND 24601; APPROVED AS AMENDED]
70. Application for and ordinances granting a Planned Development District for IR Industrial Research District Uses and the removal of Specific Use Permit No. 98 for mining on property presently zoned an IR Industrial Research District with SUP No. 98 located on the northwest corner of West Davis Street and North Cockrell Hill Road  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z001-171/11390-SW(RB) [01-1462; ORDINANCES 24602 AND 24603; CPC RECOMMENDATION FOLLOWED]
71. Application for and an ordinance granting an amendment to Specific Use Permit No. 1347 for a Public school to allow an additional tower/antenna for cellular communication on property presently zoned an R-7.5(A) Single Family District located on the northwest corner of Frankford Road and Appleridge Drive  
Recommendation of Staff and CPC: Approval, for a ten-year time period with automatic renewal for additional ten-year time periods subject to a site plan and conditions  
Z001-173/10438-NC(JC) [01-1463; CONTINUED UNTIL 06/13/01; HEARING OPEN]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

72. Application for a CS Commercial Service District and an ordinance granting a P Parking District and adoption of a resolution accepting deed restrictions volunteered by the applicant on property presently zoned an R-7.5(A) Single Family District located on Gilford Street, northeast of Harry Hines Boulevard  
Recommendation of Staff: Denial  
Recommendation of CPC: Denial of a CS Commercial Service District, but approval of P(A) Parking District subject to deed restrictions volunteered by the applicant  
Z990-222/10790-NW(EB) [01-1464; ORDINANCE 24604; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

73. Application for an RR Regional Retail District and an ordinance granting a CR Community Retail District on property presently zoned a GO(A) General Office District located between Royal Lane and Manderville Lane on North Central Expressway  
Recommendation of Staff: Denial  
Recommendation of CPC: Denial of an RR Regional Retail District, but approval of a CR Community Retail District  
Z001-146/11342-NE(RB) [01-1465; HEARING CLOSED; APPLICATION AMENDED; BRING ORDINANCE BACK ON 05/23/01]
74. Application for a Planned Development District for Manufactured Housing and TH-3(A)Townhouse District and Private recreation center, club or area uses and an ordinance granting an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District located on Hardy Road, west of Mountain Creek Lake  
Recommendation of Staff: Denial  
Recommendation of CPC: Denial of a Planned Development District, but approval of an R-5(A) Single Family District  
Z001-155/11370-SW(EB) [01-1466; ORDINANCE 24605; CPC RECOMMENDATION FOLLOWED]
75. Application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1234 for a Mini-Warehouse on property presently zoned Planned Development District No. 305 and an MF-2(A) Multifamily District on property located on either side of Thomas Avenue between North Central Expressway and Washington Avenue  
Recommendation of Staff and CPC: Approval  
Z990-242/8018-C(RB) [01-1467; CONTINUED UNTIL 05/23/01; HEARING OPEN]

DEVELOPMENT CODE AMENDMENTS - CONSENT

76. A proposal for and an ordinance granting an amendment to Article VII "Sign Regulations" of the Dallas Development Code, to revise the regulations for the Downtown Special Provision Sign District  
Recommendation of Staff and CPC: Approval  
SPSD 990-101 [01-1468; ORDINANCE 24606; APPROVED; BRING BACK SUPERGRAPHICS 08/08/01]

## ITEMS FOR INDIVIDUAL CONSIDERATION

77. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) **[01-1469 AND 01-1470; NO APPOINTMENTS MADE TO BOARDS]**
78. Authorize an amendment to the Contract and Agreement between the Cities of Dallas and Fort Worth relating to the maximum fine amount for violations of the rules and regulations of the Dallas-Fort Worth International Airport Board - Financing: No cost consideration to the City **[01-1471; APPROVED]**
79. An ordinance amending Chapter 7 of the Dallas City code to except a disabled person from the requirement of carrying materials or implements to remove and dispose of dog excreta when knowingly permitting an assistance dog to enter or be present on private property or on property located in a public place within the city and from the offense of permitting the assistance dog to defecate on such property (Councilmembers Lill, Finkelman, Loza, Hill, Blumer and Mallory Caraway via Mayor Kirk) **[01-1472; ORDINANCE 24607; APPROVED]**
80. Authorize hardship relief for Howard Gray at 4815 Second 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 **[01-1473; APPROVED]**
81. Authorize hardship relief for Clarese James at 3201 South 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 **[01-1474; POSTPONED UNTIL 06/13/01]**

### **May 5, 2001 Election Items**

82. \* Receive report of the ad hoc City Council canvassing committee and adopt a resolution and order accepting the canvassing committee's report declaring the results of the May 5, 2001 general and special elections - Financing: No cost consideration to the City **[01-1475; APPROVED AS AMENDED]**
83. \* An ordinance ordering a runoff election to be held Saturday, June 2, 2001 for the purpose of electing a member of the City Council to represent District 6 in which no candidate received a majority of the voters in the general election held May 5, 2001 - Financing: No cost consideration to the City **[01-1476; ORDINANCE 24608; APPROVED]**
84. \* A resolution authorizing the Mayor to appoint an ad hoc City Council canvassing committee to review the returns of the June 2, 2001, runoff election and submit a canvass report to the full City Council on Wednesday, June 6, 2001 - Financing: No cost consideration to the City **[01-1477; APPROVED]**
85. \* A resolution authorizing an extension of the joint election agreement and election services contract between the City of Dallas, other jurisdictions, and Dallas County for the conduct of a runoff election to be held on Saturday, June 2, 2001 - Not to exceed \$115,500 - Financing: Current Funds **[01-1478; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

86. Interview of additional candidate(s) for the Ethics Advisory Commission [01-1479; INTERVIEWED FREDRICK HAYNES]

ITEMS FOR FURTHER CONSIDERATION

87. Consideration of appointments to the Ethics Advisory Commission (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) [01-1479; APPOINTMENTS MADE TO THE ETHICS ADVISORY COMMISSION]
88. Authorize the private sale, pursuant to Section 34.015 of the Texas Property Tax Code, by quitclaim deed of 10 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to TXS United Housing Program, Inc. (list attached) - Revenue: \$10,000 [01-1480; POSTPONED UNTIL 05/23/01]
89. An ordinance granting a revocable license to Cleyera Inc. d/b/a Terilli's Restaurant and Bar for the use of approximately 98 square feet of land to install and maintain a canopy and planters in Greenville Avenue right-of-way located near its intersection with Goodwin Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee [01-1481; ORDINANCE 24609; APPROVED]
90. 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 [01-1482; POSTPONED UNTIL 06/13/01]
91. 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 [01-1483; POSTPONED UNTIL 06/13/01]
92. An ordinance granting a Planned Development District for Mixed Uses on property presently zoned an R-7.5(A) Single Family District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a CR Community Retail District and an RR Regional Retail District on an area generally bounded by Wheatland Road, Polk Street, Interstate-20 and Hampton Road (Z956-331/10184-SW(MF/RB) - Financing: No cost consideration to the City [01-1484; POSTPONED UNTIL 06/13/01]
93. A resolution adopting the City Center Parking Strategy Study and Guiding Principles for Downtown Accessibility and Redevelopment as a policy directive for the City Manager and all city departments for development in downtown Dallas - Financing: No cost consideration to the City [01-1485; APPROVED]
94. Authorize the purchase and use of "ArcView 3.2a" software by members of the Redistricting Commission on their personal computers, during the duration of the redistricting project - \$12,000 - Financing: Current Funds [01-1486; APPROVED]

Closed Session [01-1487; 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
- Willard R. Rollins v. City of Dallas, Civil Action No. 3:99-CV-2249-G



## **ADDENDUM**

### ADDITIONS:

Closed Session **[01-1487; CLOSED SESSION HELD]**

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

- Northwest Investments Group, Inc. and Steven Craft v. City of Dallas, Texas and Terrell Bolton, Cause No. 01-01357-J

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize five-year contracts with McCall, Parkhurst & Horton, L.L.P. and The Ronquillo Law Firm (Team A) and Vinson & Elkins, L.L.P. and Robinson, West & Gooden, P.C. (Team B) to provide bond counsel and co-bond counsel services- Financing: Bond and co-bond counsel fees to paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale; fees for additional services to be paid from Current Funds in an amount not to exceed \$50,000 annually **[01-1488; APPROVED]**
2. Authorize a professional services contract with the law firm of Carrington, Coleman, Sloman & Blumenthal, L.L.P., for legal services concerning matter related to the Dallas Naval Air Station – Not to exceed \$250,000 – Financing: Current Funds **[01-1489; APPROVED]**
3. Authorize an amendment to the professional services contract with Deloitte & Touche for audit services to include a quality control review of the City Auditor’s Office– Not to exceed \$50,000, from \$183,650 to \$233,650 – Financing: Current Funds **[01-1490; APPROVED]**
4. Authorize a seven-month electric services contract with AES NewEnergy, Inc. – Not to exceed \$116,500 – Financing: Current Funds (\$86,550), Water Utilities Current Funds (\$28,050), Aviation Current Funds (\$1,800), Convention and Event Services Current Funds (\$100) **[01-1491; APPROVED]**
5. Authorize a temporary moratorium on the acceptance of applications for dance hall licenses required under Chapter 14 of the Dallas City Code – Financing: No cost consideration to the City **[01-1492; APPROVED AS AMENDED THROUGH 06/29/01]**

## **ADDENDUM**

### DELETION:

50. Authorize a modification to the \$2,897,490 Revolving Loan Fund loan made to Dallas City Homes, for the acquisition and rehabilitation of 102 houses throughout West Dallas and South Dallas, and a modification to the \$246,000 Rental Rehabilitation Loan also made to Dallas City Homes for rehabilitation of 30 units (with release of the obligations under the Rental Rehabilitation Program Long-Term Obligations Agreement which expires April 1, 2002) - Financing: No cost consideration to the City [01-1442]