

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 13, 2001**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [01-1760]

Agenda Item/Open Microphone Speakers [01-1761]

**VOTING AGENDA**

1. Approval of Minutes of the May 23, 2001 City Council Meeting [01-1762; APPROVED]

CONSENT AGENDA [01-1763]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with Bridgefarmer and Associates, Inc. for the Beckley Avenue Corridor Alignment Study from Commerce Street to the Union Pacific Railroad bridge - \$157,275 - Financing: 1995 Bond Funds [01-1764; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Edward Just Associates for design and preparation of construction documents for the Love Field baggage claim, auto rental wing public space, connector to security checkpoint, and taxi curb canopy - \$883,806 - Financing: Aviation Capital Construction Funds [01-1765; **APPROVED AS AN INDIVIDUAL ITEM**]
4. Authorize a professional services contract with Campos Engineering, Inc. for engineering services for the Dallas Convention Center mechanical, electrical and theater capital improvements projects - \$451,200 - Financing: Convention and Event Services Capital Construction Funds [01-1766; **DEFERRED UNTIL 06/27/01**]

#### Authorization of Contracts

5. Authorize a contract for construction of the Cottonwood Creek Trail, Phase II from Rolling Hills Lane to I-75 including site furnishings, landscaping and irrigation - Allied Builders, Inc., lowest responsible bidder of seven - \$188,780 - Financing: 2000-01 Community Development Grant Funds [01-1767; **APPROVED**]
6. Authorize a contract for installation of a fire sprinkler system at Exline Recreation Center - Ranger Fire, Inc., lowest responsible bidder of three - \$84,500 - Financing: 1995 Bond Funds (\$24,500) and 1998 Bond Funds (\$60,000) [01-1768; **APPROVED**]
7. Authorize a contract for parking lot expansion, Phase II at Kleberg/Rylie Recreation Center - Allied Builders, Inc., lowest responsible bidder of four - \$74,280 - Financing: 1997-98 Community Development Grant Funds (\$43,449) and 1998-99 Community Development Grant Funds (\$30,831) [01-1769; **APPROVED**]
8. Authorize **(1)** a contract for playground replacement at Crestline Park and **(2)** an increase in appropriations in the amount of \$22,580 in Capital Gifts and Donation Funds - Parks for Play, Inc., lowest responsible bidder of three - \$99,550 - Financing: 1998 Bond Funds (\$76,970) and Capital Gifts and Donation Funds (\$22,580) [01-1770; **APPROVED**]
9. Authorize a contract for athletic field improvements including the addition of three junior soccer fields, new goals, irrigation, Americans with Disabilities Act accessibility, bleachers and sidewalks at Grauwyler Park - Irri-Con, lowest responsible bidder of six - \$169,530 - Financing: 1999-00 Community Development Grant Funds [01-1771; **APPROVED**]
10. Authorize **(1)** a contract for Phase I electrical alterations at the Coliseum Building at Fair Park and **(2)** an increase in appropriations in the amount of \$124,570 in State Fair of Texas Capital Construction Funds - A S Construction, lowest responsible bidder of two - \$124,570 - Financing: State Fair of Texas Capital Construction Funds [01-1772; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

11. Authorize a contract for the construction of street paving, storm drainage, water and wastewater main improvements on Street Group 98-428 (list attached) - New Star Grading & Paving, lowest responsible bidder of eight - \$452,441 - Financing: 1998 Bond Funds (\$398,911), Water Utilities Capital Construction Funds (\$53,530) [01-1773; APPROVED]
12. Authorize a contract for the construction of a solids transfer force main and the replacement of water and wastewater mains in State Highway 310 from Overton Road to Loop 12 - Johnson Bros. Corporation, lowest responsible bidder of four - \$1,578,467 - Financing: Water Utilities Capital Construction Funds (\$178,981) and Water Utilities Capital Improvement Funds (\$1,399,486) [01-1774; APPROVED]
13. Authorize a contract for the construction of water and wastewater main replacements in an area bounded by I.H. 75, Northwest Highway, Buckner Boulevard, S.H. 310, I.H. 635, Lancaster Road, Ledbetter Drive, Westmoreland Road and I.H. 30 - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of three - \$4,611,931 - Financing: Water Utilities Capital Construction Funds (\$899,165) and Water Utilities Capital Improvement Funds (\$3,712,766) [01-1775; APPROVED]
14. Authorize a contract for the replacement and rehabilitation of water and wastewater mains in an area bounded by Northwest Highway, Buckner Boulevard, Ledbetter Drive and Loop 12 - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of four - \$3,766,838 - Financing: Water Utilities Capital Improvement Funds (\$2,829,838) and Water Utilities Capital Construction Funds (\$937,000) [01-1776; APPROVED]

Contract Amendments

15. Authorize a decrease in the contract with Vaughan Construction, Inc., for Samuell-Grand Recreation Center gymnasium and kitchen repairs - (\$31,000), from \$170,000 to \$139,000 - Financing: Samuell Park Trust Funds [01-1777; DEFERRED UNTIL 06/27/01]
16. Authorize an increase in the contract with Bluebonnet Waterproofing, Inc. to provide interior and exterior modifications and restoration for water infiltration and structural repairs for The Dallas Aquarium at Fair Park - \$71,130, from \$344,780 to \$415,910 - Financing: 1995 Bond Funds (\$53,223) and Capital Construction Funds (\$17,907) [01-1778; APPROVED AS AN INDIVIDUAL ITEM]
17. Authorize an increase in the contract with Riverway Contractors and Management, Inc. for increasing the size of the new parking lot and additional sidewalks at Anderson-Bonner Park - \$54,097, from \$216,515 to \$270,612 - Financing: 1998 Bond Funds [01-1779; APPROVED]
18. Authorize Supplemental Agreement No. 2 to the contract with Armstrong-Berger, Inc., to prepare a design for standardized prohibition signage and modification of the existing design of the standardized park sign to include the park address - \$9,020, from \$46,341 to \$55,361 - Financing: 1995 Bond Funds [01-1780; APPROVED AS AN INDIVIDUAL ITEM]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

19. Authorize an increase in the contract with F. Hall Mowing Company for the continuation of demolition services for structures ordered demolished by the Urban Rehabilitation Standards Board, court orders, the emergency demolition of unsafe buildings due to fire damage, and the demolition of city-owned buildings as required - \$125,000, from \$500,000 to \$625,000 - Financing: Demolition Reserve Funds [01-1781; APPROVED]
20. Authorize Supplemental Agreement No. 1 to the contract with Geo-Marine, Inc. to provide additional archaeological services associated with gravesite investigation/relocation for Greenwood Cemetery associated with the City construction on Clyde Lane between Woodside Street and McKinney Avenue - \$146,536, from \$15,000 to \$161,536 - Financing: 1995 Bond Funds [01-1782; APPROVED]

**Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway**

21. \* Authorize Supplemental Agreement No. 1 to the contract with Garcia & Associates Engineering, Inc. to provide engineering services for paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway - \$108,842, from \$142,728 to \$251,570 - Financing: 1998 Bond Funds (\$87,074 to be reimbursed by the Texas Department of Transportation), Private Funds (\$25,157 of which \$3,389 will be reimbursed to the 1998 Bond Funds for previous award) [01-1783; DEFERRED UNTIL 06/27/01]
22. \* Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation for payment of state engineering review fee associated with paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway - \$2,100 - Financing: Private Funds [01-1784; DEFERRED UNTIL 06/27/01]
23. \* Authorize **(1)** an Interlocal Agreement with the City of Carrollton for paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway, **(2)** the receipt and deposit of funds from the City of Carrollton in an amount not to exceed \$27,257, and **(3)** an increase in appropriations in the amount of \$23,868 in the Capital Projects Reimbursement Fund - \$27,257 - Financing: Private Funds [01-1785; DEFERRED UNTIL 06/27/01]
24. Authorize Supplemental Agreement No. 4 to the contract with Austin Commercial, Inc. for construction management services and the construction of the Dallas Convention Center Capital Improvement Program's Unification projects (list attached) - \$8,796,860, from \$111,574,521 to \$120,371,381 - Financing: Convention and Event Services Capital Construction Funds [01-1786; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Contract Amendments (Continued)

25. Authorize Supplemental Agreement No. 4 to the contract with HKS, Inc. for architectural and engineering design services for Dallas Convention Center Capital Improvement Program's Unification projects (list attached) - \$953,140, from \$11,592,610 to \$12,545,750 - Financing: Convention and Event Services Capital Construction Funds [01-1787; APPROVED]

#### Construction Miscellaneous

26. Authorize Interlocal Agreements with the Texas Department of Transportation for paving improvements of Urban Street Program projects (list attached) - \$2,598,374 - Financing: Texas Department of Transportation Grant Funds (\$2,099,474), 1998 Bond Funds (\$498,900) [01-1788; APPROVED]
27. Authorize a Relocation Agreement with Qwest Communications Corporation for the relocation of a communications conduit system along the Dallas Area Rapid Transit right-of-way east of Eastridge Drive - \$467,728 - Financing: 1998 Bond Funds [01-1789; APPROVED]
28. Authorize the release of lien on Lot 21, Block 21/6428, 3534 Warick Drive and Lot 17, in Block 8/6363, 11459 Barnes Avenue due to cancellation of sidewalk replacement project by property owners - Financing: No cost consideration to the City [01-1790; APPROVED]

#### **Regal Row from the Chicago, Rock Island and Pacific Railroad to IH 35E**

29. \* Authorize an Interlocal Agreement with the Texas Department of Transportation, the Union Pacific Railroad Company, and the Dallas, Garland and Northeastern Railroad Company for paving and drainage improvements to the railroad crossings that intersect Regal Row at Governors Row and Ambassador Row - Financing: No cost consideration to the City [01-1791; APPROVED]
30. \* Authorize an Interlocal Agreement with the Texas Department of Transportation, the Union Pacific Railroad Company, and the Dallas, Garland and Northeastern Railroad Company for drainage outfall improvements to the railroad crossings that intersect Regal Row from Chicago, Rock Island and Pacific Railroad to IH 35E - Financing: No cost consideration to the City [01-1792; APPROVED]

### LAND ACQUISITION

31. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bernice Sorrells Ceasar, Boots Sorrells and Charles M. Sorrells, of approximately 6,007 square feet of unimproved land for South Central Addition Improvements located near the intersection of South Central Expressway and Linfield Road - \$12,720 - Financing: 1998 Bond Funds [01-1793; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### LAND ACQUISITION (Continued)

32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jessie Embry, of approximately 14 acres of vacant land located near the intersection of State Highway 310 and Overton Road for the Trinity River Corridor Project - \$42,750 - Financing: 1998 Bond Funds [01-1794; **APPROVED AS AN INDIVIDUAL ITEM**]
33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Eugenia Fay Paschall and Charles R. Paschall, of approximately 177 acres of vacant land located near the intersection of Interstate Highway 20 and Dowdy Ferry Road for the Trinity River Corridor Project - \$253,840 - Financing: 1998 Bond Funds [01-1795; **APPROVED AS AN INDIVIDUAL ITEM**]
34. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Trinity Gateway Joint Venture, of 4 tracts of vacant land containing a total of approximately 12,061 square feet located near the intersection of Colorado and Jefferson Boulevards for the Colorado Boulevard Paving Project - \$54,456 - Financing: 1985 Bond Funds [01-1796; **APPROVED**]

#### LAND MISCELLANEOUS

35. Authorize an amendment to the Lease Option Agreement with the City of Dallas Business Development Corporation to extend the term from one ten-year Primary Term plus two ten-year renewal options to one forty-year Primary Term of the lease, excluding any renewal options - Financing: No cost consideration to the City [01-1797; **APPROVED AS AN INDIVIDUAL ITEM**]
36. Authorize the following agreements with Southwest Airlines: **(1)** the termination of the existing terminal lease; **(2)** a new ten-year lease plus one ten-year renewal option to extend the lease of approximately 917,244 square feet of terminal building premises including aircraft ramp; **(3)** an amendment to the API Terminal, Inc. lease (which has previously been assumed by Southwest Airlines as tenant) to delete approximately 75,000 square feet of ramp from the lease; and **(4)** a new thirty-year ground lease with one ten-year renewal option to extend the ground lease of approximately 125,000 square feet of ramp for construction of a new air cargo facility at Love Field Airport - Estimated Annual Revenue: \$1,853,249 [01-1798; **APPROVED AS AN INDIVIDUAL ITEM**]
37. Authorize the following agreements with American Airlines: **(1)** the termination of the existing terminal lease; **(2)** a new twelve-year lease of approximately 28,947 square feet of terminal building premises which consists of gates, office and storage space, and approximately 115,700 square feet of aircraft parking ramp; and **(3)** the City Manager to enter into a Letter of Agreement relative to certain activities to occur on current lease premises at Love Field Airport - Estimated Annual Revenue: \$295,116 [01-1799; **APPROVED AS CORRECTED ON THE ADDENDUM**]

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

38. Authorize a three-year renewal of the existing lease agreement with Jay Elins, for approximately 4,017 square feet of warehouse space located at 2233 Valdina, Suite 103, to be used by the Women, Infants, and Children Program as a central supply storage facility for the period July 1, 2001 through June 30, 2004 - Not to exceed \$24,102 annually - Financing: Texas Department of Health Grant Funds [01-1800; **APPROVED AS AN INDIVIDUAL ITEM**]
39. Authorize a five-year lease agreement with Dockside Threading, Inc. for approximately 3,383 square feet of office space at 1111 W. Ledbetter, Suite 900 to be used as a Women, Infants, and Children office for the period August 1, 2001 through July 31, 2006 - \$3,665 per month, for a total of \$43,980 annually - Financing: Texas Department of Health Grant Funds [01-1801; **APPROVED**]
40. Authorize the conveyance of a utility vault easement and right-of-way in 3 tracts containing approximately 3,791 square feet of land to TXU Electric Company for the purpose of providing electrical service to the American Airlines Center located near the intersection of Houston and Wichita Streets - Financing: No cost consideration to the City [01-1802; **APPROVED**]
41. A resolution authorizing conveyance of a drainage easement containing approximately 2,600 square feet of land to the City of Garland, for the construction and maintenance of a storm water drainage facility on City-owned land at Lake Ray Hubbard, located near the intersection of White Rock Trail and Roan Road - Financing: No cost consideration to the City [01-1803; **APPROVED**]
42. Authorize the quitclaim of 25 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$184,198 [01-1804; **APPROVED AS AMENDED**]
43. An ordinance granting a revocable license to Dallas Check Cashers, Inc., containing approximately 14 square feet of land for the purpose of installing and maintaining 2 aerial signs over Jefferson Boulevard and alley rights-of-way located near the intersection of Jefferson Boulevard and Beckley Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee [01-1805; **ORDINANCE 24624; APPROVED**]
44. An ordinance granting a private license to James P. Milligan and Barbara J. Milligan, as trustees of the James P. Milligan and Barbara J. Milligan Revocable Living Trust, for the use of approximately 2,820 square feet of land to construct, install and maintain surface parking, landscaping and lighting on a portion of Buckner Boulevard right-of-way located near its intersection with Bearden Lane - Revenue: \$1,000 annually plus the \$20 ordinance publication fee [01-1806; **ORDINANCE 24625; APPROVED**]

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

45. An ordinance abandoning a water easement and sanitary sewer easements to LL Property Partners, L.P., the abutting owner, containing a total of approximately 2,460 square feet of land located near the intersection of Lovers Lane and Bluffview Boulevard, providing for the dedication of new water and wastewater easements, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee [01-1807; POSTPONED UNTIL 06/27/01]
46. An ordinance granting renewal of a private license to Joanne H. Stroud, for the use of approximately 2,504 square feet of land, to maintain existing landscaping and water lines located in Briarwood Place near its intersection with Briarwood Street - Revenue: \$1,000 annually plus the \$20 ordinance publication fee [01-1808; ORDINANCE 24626; APPROVED]
47. Authorize renewal of a three-year lease agreement with Continental Electronics Corporation for approximately 28,000 square feet of office and warehouse space located at 8231 and 8239 Hoyle Street used by the Water Utilities Pumping and the Wastewater Collection Divisions from June 15, 2001 to June 14, 2004 - \$84,000 - Financing: Water Utilities Current Funds [01-1809; APPROVED]

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

48. Authorize a twenty-four-month price agreement for rental of equipment with the lowest responsible bidders of fifteen and rejection and re-bid of 20 line items which were determined by staff to be excessive - C & K Equipment and Truck, Inc., Conley, Lott, Nichols Machinery, Continental Equipment Co., Crescent Machinery Co., Dallas Ford New Holland, Inc., Dan Hill & Associates, Inc., Enterprise Rent-A-Car, Hayes Truck Group, Hertz Equipment Rental Corp., United Equipment Rentals Gulf, LP - Not to exceed \$4,974,517 - Financing: Current Funds (\$3,298,497), Water Utilities Current Funds (\$830,960), Confiscated Monies Funds (\$263,300), Love Field Program Income Funds (\$124,200), Night Time Program Income Funds (\$171,760), Commercial Auto Theft Funds (\$203,200), Internet Crimes Against Children Funds (\$49,680), Sexual Offender Apprehension Program Funds (\$32,920) [01-1810; APPROVED]
49. Authorize a thirty-six-month price agreement for parts cleaning machines, supplies and services with the lowest responsible bidders of five - ProCycle Oil, Inc. and Safety Kleen Corp. - Not to exceed \$106,841 - Financing: Current Funds (\$83,305); Convention and Event Services Current Funds (\$1,502); Water Utilities Current Funds (\$22,034) [01-1811; APPROVED]
50. Authorize a thirty-six-month multiple award price agreement for fire hose with the lowest responsible bidders of two - Casco Industries, Inc. and Four Alarm Fire Equipment - Not to exceed \$298,470 - Financing: Current Funds [01-1812; APPROVED]



## CONSENT AGENDA (Continued)

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

51. Authorize a thirty-six-month price agreement for crushed/blocked ice with the only bidder - Reddy Ice Corporation - Not to exceed \$329,732 - Financing: Current Funds (\$148,888), Mobil Summer Youth Employment Current Funds (\$1,200) and Water Utilities Current Funds (\$179,644) [01-1813; APPROVED]
52. Authorize a thirty-six-month price agreement for traffic signage supplies and sign posts with the lowest responsible bidders of seven - Nippon Carbide Industries, Inc., American Traffic Safety Materials, Inc., Centerline Supply, Inc., Unistrut Texas and Custom Products Corp. - Not to exceed \$327,394 - Financing: Current Funds (\$312,805) and Water Utilities Current Funds (\$14,589) [01-1814; DEFERRED UNTIL 06/27/01]
53. Authorize a thirty-six-month price agreement for aluminum sign blanks with the lowest responsible bidder of four - Vulcan, Inc. dba Vulcan Aluminum - Not to exceed \$205,183 - Financing: Current Funds [01-1815; APPROVED]
54. Authorize a thirty-six-month price agreement for spray thermoplastic and glass traffic beads with the lowest responsible bidders of six - Ennis Paint and Potters Industries, Inc. - Not to exceed \$308,983 - Financing: Current Funds [01-1816; APPROVED]
55. Authorize the purchase of a mobile education resource center that will provide citizens information concerning solid waste, illegal dumping, recycling and their effect on the environment from the lowest responsible bidder of two - Mobile Specialist International, Inc. - Not to exceed \$72,000 - Financing: North Central Texas Council of Government Grant Funds [01-1817; APPROVED]
56. Authorize a thirty-six-month price agreement for inlet frame and covers used by Street Services with the lowest responsible bidders of three - Bass & Hays Foundry, Inc. and Utilities Products Int'l, Inc., dba Comcore Utilities Products, Inc. - Not to exceed \$468,343 - Financing: Current Funds [01-1818; APPROVED]
57. Authorize a twenty-four-month price agreement for polyethylene barricade legs with the only bidder - Flasher Flare Southeast, Inc. - Not to exceed \$92,250 - Financing: Current Funds (\$82,000) and Water Utilities Current Funds (\$10,250) [01-1819; APPROVED AS AN INDIVIDUAL ITEM]
58. Authorize the purchase of grounds maintenance equipment from the lowest responsible bidders of four - Professional Turf Products, Inc., Austin Turf and Tractor and Jones Equipment and Turf, Inc. - Not to exceed \$274,067 - Financing: Current Funds (\$15,979) and Golf Improvement Trust Funds (\$258,088) [01-1820; APPROVED]

### RATIFICATION OF EMERGENCY PURCHASE

59. Ratify an emergency purchase of an 84-inch reinforced concrete cylinder pipe - Hanson Concrete Products - \$351,000 - Financing: Water Utilities Current Funds [01-1821; APPROVED]

## CONSENT AGENDA (Continued)

### RATIFICATION OF EMERGENCY PURCHASE (Continued)

60. Ratify an emergency purchase of seven fiberglass manholes for the 84-inch main located at 4875 W. Lawther Drive - Fluid Containment, Inc. - \$23,137 - Financing: Water Utilities Current Funds [01-1822; APPROVED AS AN INDIVIDUAL ITEM]
61. Ratify emergency rental of a 120-ton crane for repairs on the 84-inch water main located at 4875 W. Lawther Drive - Davis Motor Crane Service - \$30,000 - Financing: Water Utilities Current Funds [01-1823; APPROVED AS AN INDIVIDUAL ITEM]

### RATIFICATION OF EMERGENCY REPAIRS

62. Ratify emergency repairs to the sanitary sewer and storm water systems in the Dallas Arts District Garage - Spaeth Pump & Equipment Company - \$54,000 - Financing: Current Funds [01-1824; APPROVED]
63. Ratify emergency repairs to a damaged aerial ladder on a 1998 Aerial Innovations 105' aerial ladder truck - Special Equipment Services, Inc. - Not to exceed \$18,584 - Financing: Current Funds [01-1825; APPROVED]

### MISCELLANEOUS

64. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Strasburger & Price, L.L.P., for additional legal services necessary in the lawsuit styled City of Dallas v. Transcontinental Realty Investors, Inc., et al, Cause No. cc-99-03125-a, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$100,000, from \$350,000 to \$450,000 - Financing: Funds provided by Hillwood Development Corporation [01-1826; APPROVED]
65. Authorize settlement of a lawsuit, styled Lois Whitaker v. City of Dallas and Charles Law, Cause No. 00-09741-G - \$180,000 - Financing: Current Funds [01-1827; APPROVED]
66. Authorize **(1)** a public hearing to be held on June 27, 2001 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone No. 56, located at 1502 Viceroy Drive, in Dallas, Texas 75235; **(2)** the consideration of an ordinance creating City of Dallas Reinvestment Zone No. 56 on June 27, 2001; and **(3)** the consideration of a real property tax abatement agreement with Datex First LP and Tularik Inc., on June 27, 2001 - Financing: No cost consideration to the City [01-1828; APPROVED AS CORRECTED ON THE ADDENDUM]
67. Authorize a service contract with Dallas CBD Enterprises, Inc. to participate in a Downtown Signage & Wayfinding Plan in Tax Increment Reinvestment Financing Zone Number Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed 25 percent of the final cost of the study or \$50,000, whichever is less - Financing: City Center TIF District Funds [01-1829; APPROVED]

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

68. Authorize a release of the remaining balance of principal and interest on the \$2,897,490 Revolving Loan Fund loan made to Dallas City Homes, for the acquisition and rehabilitation of scattered sites houses throughout West Dallas and South Dallas, and release of the \$246,000 Rental Rehabilitation Loan also made to Dallas City Homes for rehabilitation of 30 units in exchange for a zero coupon bond with a future value of \$1,198,000 in 2019 (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 [01-1830; APPROVED AS AN INDIVIDUAL ITEM]
69. Authorize the third of four one-year options with KPMG Peat Marwick LLP, (Dodd & Associates and Marilou Martinez-Stevens, CPA, subcontractors) for the audit of the City's financial operations and grant activities for the fiscal year ending September 30, 2001 - Not to exceed \$289,467 - Financing: Current Funds (\$262,467) and Bond Funds Interest Earnings (\$27,000) [01-1831; APPROVED]
70. Authorize five-year agreement for Mi Escuelita Preschool, Inc. to use space at Anita Martinez Recreation Center to operate an oral language development program - Estimated Annual Revenue: \$3,390 [01-1832; APPROVED]
71. An ordinance authorizing a change of zoning from a GO(A) General Office District to a CR Community Retail District on North Central Expressway between Royal Lane and Manderville Lane and a resolution accepting a deed restriction instrument volunteered by the applicant (Z001-146/11342-NE(RB) - Financing: No cost consideration to the City [01-1833; ORDINANCE 24627; APPROVED]
72. An ordinance authorizing a change of zoning from a GO(A) General Office District to a CR Community Retail District on the southeast corner of North Central Expressway and Royal Lane and a resolution accepting a deed restriction instrument volunteered by the applicant (Z001-162/11384-NE(RB) - Financing: No cost consideration to the City [01-1834; ORDINANCE 24628; APPROVED]
73. Authorize excused absences for a member of the City Plan Commission on June 14, 2001, July 12, 2001, July 19, 2001, and July 26, 2001 for a planned vacation in accordance with City Council policy and the provisions of Chapter 8 of the Dallas City Code - Financing: No cost consideration to the City [01-1835; APPROVED]
74. Authorize amendments to Resolution No. 98-3301 authorizing a real property tax abatement agreement with Jefferson at Bryan Place - Phase II, L.P. for property located in the Intown Housing Program Tier I to: **(1)** reduce the construction of total units from approximately 307 units to a minimum of 285 units **(2)** extend the substantial completion date from December 31, 2001 to December 31, 2003 and **(3)** extend the final completion date from December 31, 2002 to December 31, 2005 - Financing: No cost consideration to the City [01-1836; APPROVED]

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

75. Authorize an amendment to correct the property description to real property tax abatement agreement and infrastructure cost participation agreement with Jefferson at Bryan Place, L.P., for property located in the Enterprise Zone Number Three and Intown Housing Program Tier I - Financing: No cost consideration to the City [01-1837; APPROVED]
76. An ordinance authorizing an amendment to the site plan and conditions for Specific Use Permit No. 1234 for a Mini-warehouse on either side of Thomas Avenue between North Central Expressway and Washington Avenue Z990-242/8018-C(RB) - Financing: No cost consideration to the City [01-1838; ORDINANCE 24629; APPROVED]
77. Authorize Cooperative Working Agreements with the Dallas County Sheriff's Department, the Dallas County District Attorney, and the Dallas Children's Advocacy Center for the investigation, prosecution, education and counseling activities related to the Dallas Internet Crimes Against Children Task Force response to the Internet related sexual exploitation of children - Not to exceed \$141,255 - Financing: 2000-01 Internet Crimes Against Children Grant Funds [01-1839; APPROVED]
78. Authorize an amendment to the 1976 Five Mile Creek Flood Plain Management Report to eliminate the extension of Calyx Circle along Five Mile Creek to Ledbetter Drive - Financing: No cost consideration to the City [01-1840; DEFERRED UNTIL 06/27/01]

## PUBLIC HEARINGS AND RELATED ACTIONS

### ZONING CASES - CONSENT [01-1841]

79. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to zoning that will not allow multifamily development and an ordinance creating a Planned Development District for R-7.5(A), CR and NS(A) District uses on property presently zoned an R-7.5(A) Single Family District, an MF-1(A) Multifamily District, an NS(A) Neighborhood Service District, and a CR Community Retail District on property bounded by Camp Wisdom Road, Bainbridge Avenue, Cliff Creek Crossing Drive, Kirnwood Drive and Chaucer Place and a resolution adopting a Subarea update to the Southwest Dallas Land Use Plan Phase II  
Recommendation of Staff: Approval of a Planned Development District for R-5(A), NS(A) and CR district uses and duplex uses subject to a sub area map and conditions  
Recommendation of CPC: Approval of a Planned Development District for R-7.5(A), NS(A) and CR district uses subject to a sub area map and conditions  
Z978-186/10531-SW(RB) [01-1842; POSTPONED UNTIL 08/08/01; HEARING OPEN]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

80. Application for and an ordinance granting a Specific Use Permit for a Vehicle display, sales and service use on property presently zoned Planned Development District 533-D-1, the C. F. Hawn Freeway Special Purpose District No. 1, Subdistrict 5, located on the northwest corner of Buckner Boulevard and C. F. Hawn Freeway  
Recommendation of Staff and CPC: Approval for a five-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan, landscape plan and conditions  
Z001-175/10534-SE(EB) [01-1843; ORDINANCE 24630; CPC RECOMMENDATION FOLLOWED]
81. Application for and an ordinance granting a Specific Use Permit for a Restaurant with drive-in or drive-through service on property presently zoned Planned Development District No. 298, the Bryan Area Special Purpose District, Subarea 12 High Mixed Use District, on the west corner of Gaston Avenue and Haskell Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval for a 20-year time period with eligibility for automatic renewal for additional 20-year time periods, subject to a site plan, landscape plan and conditions  
Z001-177/11121-C(EB) [01-1844; ORDINANCE 24631; CPC RECOMMENDATION FOLLOWED]
82. Application for and an ordinance granting a Specific Use Permit for a Private school on property presently zoned an R-7.5(A) Single Family District on the northeast corner of Boedeker Street and Park Lane  
Recommendation of Staff and CPC: Approval for a five-year time period with eligibility for automatic renewal for additional ten-year time periods, subject to a site plan, landscape plan and conditions  
Z001-183/11410-NC(WE) [01-1845; ORDINANCE 24632; CPC RECOMMENDATION FOLLOWED]
83. Application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses and Retirement housing, Assisted living facility, Child-care facility and Convalescent and nursing home uses on property presently zoned an R-10(A) Single Family District on the west side of Boulder Drive, south of Red Bird Lane  
Recommendation of Staff and CPC: Approval subject to a conceptual plan and conditions  
Z001-172/11391-SW(DC) [01-1846; ORDINANCE 24633; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

84. Application for and an ordinance granting a Specific Use Permit for a Vehicle display, sales, and service uses on property presently zoned a Planned Development District No. 366-D, the Buckner Boulevard Special Purpose District on the west side of Buckner Boulevard between Bearden Lane and Blossom Lane  
Recommendation of Staff: Approval for a one-year time period  
Recommendation of CPC: Denial  
Z990-243/11000-SE(JC) [01-1847; ORDINANCE 24634; APPROVED AS AMENDED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

85. 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) [01-1848; ORDINANCE 24635; APPROVED AS AMENDED]  
Note: This item was considered by the City Council at a public hearing on May 9, 2001, and was taken under advisement until June 13, 2001, with the public hearing open.

STREET NAME CHANGE - INDIVIDUAL

86. A proposal for and an ordinance granting a street name change from Houston Street, East Houston Street, Arena Drive, and Arena Drive Connector between McKinney Avenue and Harry Hines Boulevard to "North Houston Street"  
Recommendation of Staff and CPC: Approval  
NC001-102(PN) [01-1849; ORDINANCE 24636; CPC RECOMMENDATION FOLLOWED]

DEVELOPMENT CODE AMENDMENTS

87. Consideration of an amendment to the Dallas Development Code to revise the regulations for off-street parking spaces with consideration given to deleting the provision allowing "small car" sized parking spaces and adopting a standard 9' by 18' parking space and an ordinance implementing the proposal  
Recommendation of Staff: Approval of the elimination of small car spaces and eliminate 8'-6" wide parking spaces, and require 9' by 18' minimum spaces in all districts and prohibit excess parking spaces from being smaller than the 9' by 18' standard  
Recommendation of CPC: Approval of the 8'-6" standard parking space and reduce the number of allowed small car spaces from 35% to 15% except in the CBD and certain inner-city PD's and allow all existing small car spaces to be legal  
DCA 990-003 [01-1850; REFER BACK TO THE BUSINESS AND COMMERCE COMMITTEE; BRING BACK TO COUNCIL ON 08/22/01]
88. Consideration of an amendment to Chapters 1, 51, and 51A of the Dallas City Code, as amended, and the creation of a new Chapter 51P codifying regulations for all planned development districts in the City and an ordinance implementing the amendments  
Recommendation of Staff and CPC: Approval  
Chapter 51P [01-1851; ORDINANCE 24637; CPC RECOMMENDATION FOLLOWED]

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### BENEFIT ASSESSMENT HEARINGS

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

89. \* Benefit assessment hearing for alley paving, storm drainage, water and wastewater main improvements [01-1852; HEARING CLOSED]
90. \* Ordinance levying benefit assessments for alley paving, storm drainage, water and wastewater main improvements [01-1852; ORDINANCE 24638; APPROVED]
91. \* Authorize a contract for the construction of alley paving, storm drainage, water and wastewater main improvements - P & E Engineering, lowest responsible bidder of seven - \$474,528 - Financing: 1998 Bond Funds (\$298,985), Water Utilities Capital Construction Funds (\$175,543) [01-1852; APPROVED]

### ITEMS FOR INDIVIDUAL CONSIDERATION

92. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) [01-1853 AND 01-1854; NO APPOINTMENTS MADE TO BOARD]
93. Authorize a three-year economic development agreement with the Cotton Bowl Athletic Association to hold the Cotton Bowl Classic in the Cotton Bowl Stadium at Fair Park - \$700,000 annually - Financing: Convention and Event Services Current Funds (subject to annual appropriations) [01-1855; APPROVED]

### ITEMS FOR FURTHER CONSIDERATION

94. 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 [01-1856; DELETED ON THE ADDENDUM]
95. Authorize hardship relief for Alpha VII, Inc. on property at 3120 Grand 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 [01-1857; DELETED ON THE ADDENDUM]
96. Authorize hardship relief for Paul Nance on property at 2200 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 [01-1858; DELETED ON THE ADDENDUM]
97. 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 [01-1859; DELETED ON THE ADDENDUM]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

98. 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 [01-1860; DELETED ON THE ADDENDUM]
99. 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 [01-1861; POSTPONED UNTIL 08/08/01]
100. An ordinance authorizing a change of zoning from an NO(A)-D-1 Neighborhood Office-Dry-1 District to a Planned Development District for office, retail and commercial uses with retention of the Dry-1 overlay on property located on the southwest corner of the intersection of Buckner Boulevard and Samuel Boulevard (Z001-161/10971-SE(JC) - Financing: No cost consideration to the City [01-1862; ORDINANCE 24639; APPROVED]



## ADDENDUM

### ADDITIONS:

Closed Session [01-1863;CLOSED SESSION HELD]

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

- Willard R. Rollins v. City of Dallas; Civil Action No. 3:99-CV-2249-G
- 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 **(1)** a public hearing to be held on June 27, 2001 to receive citizens' comments on proposed amendments to Chapter 41A of the Dallas City Code relating to sexually oriented businesses; and **(2)** at the close of the public hearing, approval of the ordinance amending that chapter - Financing: No cost consideration to the City [01-1864; APPROVED]
2. Authorize **(1)** a contract for the construction of wastewater mains in Fairmount Street, Colby Street, Routh Street and Thomas Avenue located in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, (State-Thomas TIF District) with Kebo Services, Inc., lowest responsible bidder of seven in the amount of \$726,242, **(2)** assignment of the construction contract to Gables Realty Limited Partnership for construction administration, and **(3)** payment in accordance with the development agreement to Gables Realty Limited Partnership in an amount not to exceed \$65,361 for project costs including design and construction administration - \$791,603 - Financing: Private Funds (Advance from Gables Realty Limited Partnership to the State-Thomas TIF District Fund) [01-1865; APPROVED]

## **ADDENDUM**

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

3. Authorize a three-year contract with two one-year renewal options with MedAlert Healthcare Systems, Inc. to perform medical examinations for pre-placement, driver safety, disability review purposes, drug and alcohol testing and other necessary medical testing services for the period of July 1, 2001 through June 30, 2004 - Not to exceed \$1,200,000 - Financing: Current Funds (subject to annual appropriations) [01-1866; APPROVED]
4. Authorize a six-month personal services contract with Jerry Killingsworth for consulting services for the Housing Department relating to housing development programs, projects, and procedures - Not to exceed \$56,550 - Financing: Current Funds [01-1867; APPROVED]
5. Authorize a public hearing to be held on June 27, 2001 to receive citizens' comments on the proposed FY 2001-02 Consolidated Plan Budget (as proposed by the City Manager and amended by the Community Development Commission) for U. S. Department of Housing and Urban Development Grant Funds and the proposed FY 2000-01 Reprogramming Budget - Financing: No cost consideration to the City [01-1868; APPROVED]
6. Authorize the establishment of deed restrictions on a portion of City-owned land at Redbird Airport located near the intersection of Boulder and Belhaven Drives - Financing: No cost consideration to the City [01-1869; APPROVED]
7. Authorize a contract with Dallas Area Rapid Transit for special weekend operations needed for the expansion of the Dallas Convention Center - \$410,000 - Financing: 1998 Convention Center Expansion Funds [01-1870; APPROVED]
8. 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 installation of traffic signal lights and related work, including the materials - \$407,217, from \$15,597,582 to \$16,004,799 - Financing: 1998 Bond Funds [01-1871; APPROVED]

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

9. An ordinance approving: **(1)** Section 7-5(l)(H) of Chapter 4 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board (as set forth in DFW Airport Board Resolution No. 2001-01-17 to require the acceptance of credit cards by drivers of vehicles for hire at the airport; **(2)** Section 2-2(l)(A)(1) as set forth in DFW Airport Board Resolution No. 2001-05-78 of Chapter 4 of the Code of Rules and Regulations, to require A- VI rated insurance to be carried by companies offering vehicles for hire at the airport; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City [01-1872; **ORDINANCE 24640; APPROVED**]
10. Authorize the City of Dallas Water Utilities Department to continue to participate in the North Texas Water Alliance in order to obtain water from the southeast Oklahoma river basins - \$110,000 - Financing: Water Utilities Current Funds [01-1873; **APPROVED**]

### CORRECTIONS:

37. Authorize the following agreements with American Airlines: **(1)** the termination of the existing terminal lease; **(2)** a new ~~twelve-year~~ ten-year lease, with one ten-year option to extend the lease of approximately 28,947 square feet of terminal building premises which consists of gates, office and storage space, and approximately 115,700 square feet of aircraft parking ramp; and **(3)** the City Manager to enter into a Letter of Agreement relative to certain activities to occur on current lease premises at Love Field Airport - Estimated Annual Revenue: \$295,116 [01-1799]
66. Authorize **(1)** a public hearing to be held on June 27, 2001 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone No. ~~56~~ 57, located at 1502 Viceroy Drive, in Dallas, Texas 75235; **(2)** the consideration of an ordinance creating City of Dallas Reinvestment Zone No. ~~56~~ 57, on June 27, 2001; and **(3)** the consideration of a real property tax abatement agreement with Datex First LP and Tularik Inc., on June 27, 2001 - Financing: No cost consideration to the City [01-828]

## **ADDENDUM**

### DELETIONS:

94. 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 [01-1856]
95. Authorize hardship relief for Alpha VII, Inc. on property at 3120 Grand 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 [01-1857]
96. Authorize hardship relief for Paul Nance on property at 2200 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 [01-1858]
97. 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 [01-1859]
98. 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 [01-1860]