

AGENDA
CITY COUNCIL MEETING
OCTOBER 10, 2001
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) [01-3020]

Agenda Item/Open Microphone Speakers [01-3021]

VOTING AGENDA

1. Approval of Minutes of the September 26, 2001 City Council Meeting [01-3022;
DEFERRED UNTIL 10/24/01]

CONSENT AGENDA [01-3023]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

KATY Trail

2. * Authorize a professional services contract with Washington Infrastructure Services, Inc. to provide engineering services for bicycle and pedestrian enhancements on Phase III of the KATY Trail extension from McCommas Boulevard at North Central Expressway to Sandhurst Street just west of Skillman Street and from Lyte Street at north Houston Street to Levee Street at Manufacturing Street - \$234,190 - Financing: 1998 Bond Funds (\$187,352 to be reimbursed by the Texas Department of Transportation) [01-3024; APPROVED]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

KATY Trail (Continued)

3. * Authorize an Interlocal Agreement with the Texas Department of Transportation for design, right-of-way acquisition, utility relocations, and construction of bicycle and pedestrian enhancements on Phase III of the KATY Trail extension from McCommas Boulevard at North Central Expressway to Sandhurst Street just west of Skillman Street and from Lyte Street at north Houston Street to Levee Street at Manufacturing Street - \$6,200 - Financing: 1998 Bond Funds [01-3025; **APPROVED**]

Contract Amendments

4. Authorize an increase in the contract with American Restoration for additional work required for the construction of the City Hall Plaza fountain and parking garage repairs project - \$105,420, from \$2,026,183 to \$2,131,603 - Financing: 1998 Bond Funds [01-3026; **APPROVED**]
5. Authorize an increase in the contract with Manhattan Construction Company for the construction of the Dallas Convention Center Expansion and Renovation 2002 project - \$221,201, from \$93,553,654 to \$93,774,855, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City [01-3027; **APPROVED**]

LAND MISCELLANEOUS

6. Authorize a thirty-year lease agreement with Learjet TX., L.P., a subsidiary of Bombardier, Inc. for approximately 571,000 square feet of land for the construction of a new maintenance hangar at Love Field Airport - Estimated Revenue: \$141,926 annually [01-3028; **DEFERRED UNTIL FULL COUNCIL BRIEFING**]
7. Authorize the release of non-tax City liens against a privately owned vacant property located at 4131 Tram Drive using the Land Transfer Program, in exchange for Voice of Hope Community Development Corporation paying all delinquent taxes, penalties and interest on the property and providing affordable housing on the property for a low income household - Estimated revenue foregone: \$12,725 [01-3029; **APPROVED**]
8. An ordinance granting a revocable license to Dynamic Details Texas, L.P. and Dynamic Details, L. P. for the use of approximately 180 square feet of land to install and maintain fiber optic telecommunication cable under a portion of Pagemill Road right-of-way located near its intersection with Chartwell Drive - Revenue: \$1,000 annually plus the \$20 ordinance fee [01-3030; **ORDINANCE 24747; APPROVED**]

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

9. Authorize a 3-year renewal of the existing lease agreement with The Child Care Group, for approximately 14,418 square feet of space located in the Child Care Building at the Martin Luther King, Jr. Community Center for the period of November 1, 2001 through October 31, 2004 - Revenue: \$168,691 - FY 2002: \$46,919; FY 2003: \$55,810; FY 2004: \$60,856; FY 2005: \$5,106 **[01-3031; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

10. Authorize a thirty-six-month State and Local Government Enterprise Agreement with Microsoft Corporation through Software House International, Incorporated, a representative of the State of Texas Department of Information Resources, for Microsoft computer software products and desktop and server services - Not to exceed \$4,125,000 - Financing: Current Funds (subject to annual appropriations) **[01-3032; APPROVED]**
11. Authorize a twenty-four-month multiple award price agreement for oil, grease and lubricant products with the lowest responsible bidders of six - KnightCo Oil Company, NCH Corporation Certified, Schaeffer Mfg. Co., Kost USA, Inc. - Not to exceed \$1,394,036 - Financing: Current Funds (\$835,240), Aviation Current Funds (\$674), Convention and Event Services Current Funds (\$2,716), and Water Utilities Current Funds (\$555,406) **[01-3033; APPROVED]**
12. Authorize **(1)** a contract for the installation of a computerized revenue control system at the Love Field Parking Garage with Ascom Transport Systems, Inc. in the amount of \$1,803,910 **(2)** assignment of the construction contract to Hunt Construction Group, Inc. for construction management within the Guaranteed Maximum Price, and **(3)** a contract for the maintenance of the installed computerized revenue control system from the warranty period one year after total system acceptance for nine additional years - Not to exceed \$1,600,273 - Financing: Aviation Current Funds **[01-3034; APPROVED]**
13. Authorize **(1)** rescinding the price agreement with Harvest Disposal, Inc. for city-wide dumpster rental and trash removal, previously authorized by Council Resolution #99-3851, on December 8, 1999, **(2)** a price agreement with Waste Management of Dallas, lowest responsible bidders of three in the amount of \$32,805 and **(3)** an increase in the price agreement with Waste Management of Dallas and Moore Disposal, Inc. - Not to exceed \$266,006, from \$1,124,026 to \$1,390,032 - Financing: Current Funds (\$107,787), Convention and Event Services Current Funds (\$151,622) and Water Utilities Current Funds (\$6,597) **[01-3035; APPROVED]**
14. Authorize the purchase of hardware and electronic devices for City Hall stairwell doors from the lowest responsible bidder of five - Southcrest Corporation - Not to exceed \$66,343 - Financing: Current Funds **[01-3036; APPROVED]**
15. Authorize a thirty-six-month price agreement for children's replacement books for the Dallas Public Library with the lowest responsible bidder of four - Baker & Taylor, Inc. - Not to exceed \$579,525 - Financing: Current Funds **[01-3037; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

16. Authorize a twenty-four-month price agreement for athletic equipment and recreational supplies with the lowest responsible bidders of seven - U. S. Games, Inc., Prestige Flag/Golf, Collegiate Pacific, Sports Master, Speith Anderson USA, Inc. and S&S World Wide, Inc. - Not to exceed \$398,482 - Financing: Current Funds **[01-3038; APPROVED]**
17. Authorize **(1)** rescinding the price agreement for heavy equipment rental with Con-Equipment, Inc., previously authorized by Council Resolution #01-0528, on February 14, 2001, and **(2)** a price agreement with Romco Equipment Company, lowest responsible bidder of three - Not to exceed \$576,735 - Financing: Water Utilities Current Funds **[01-3039; APPROVED]**

MISCELLANEOUS

18. Authorize settlement of a lawsuit, styled Adonis Baxter v. Roger D. Carney, Civil Action No. 3:99-CV-2665-P - \$85,000 - Financing: Current Funds **[01-3040; APPROVED]**
19. Authorize a professional services contract with the Downtown Partnership, Inc. to inventory existing retail property, identify key uses and locations for retail within the city core and start-up implementation activities related to the development of additional retail space in Tax Increment Reinvestment Financing Zone Number Five, City of Dallas, Texas (City Center TIF District) - Not to exceed \$150,000 - Financing: City Center TIF District Funds **[01-3041; APPROVED]**

City Center TIF District

20. * Authorize an amendment to Resolution No. 01-2095 approved on June 27, 2001 to amend the provisions of the development agreement to **(1)** reduce the funding for the construction of certain public infrastructure, landscaping and facade improvements in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) from \$650,000 to \$250,000 and **(2)** amend the required development to conform with revised development plan - Financing: No cost consideration to the City **[01-3042; APPROVED]**
21. * Rescind City Council Resolution 01-2097 that authorized a development agreement with Metropolitan Garage LTD, L.L.P. to **(1)** provide for the funding and construction of certain public parking and streetscape improvements in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$500,000; **(2)** provide for the funding and construction of certain public infrastructure, landscaping improvements to Four Way Place in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$165,000 and public parking improvements in an amount not to exceed \$335,000; **(3)** allow for the collection of revenue from the public parking improvements and **(4)** reduce appropriations in the amount of \$400,000, from \$650,000 to \$250,000 in the City Center TIF District Funds - Financing: No cost consideration to the City **[01-3043; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

22. Authorize a contract with Mothers (Fathers) for the Advancement of Social Systems, Inc. for the provision of a Community Re-entry Support Services for Parolees/Families Program that will provide case management and support services to first time offenders who have completed 5 or more years of prison and are eligible for parole in 6 months or less and children of incarcerated family members for the period October 1, 2001 through September 30, 2002 - Not to exceed \$50,924 - Financing: 2001-02 Community Development Grant Funds **[01-3044; APPROVED AS AN INDIVIDUAL ITEM]**
23. Authorize a contract with the Martin Luther King, Jr. Family Clinic for the provision of pediatric health care services for the period October 1, 2001 through September 30, 2002 - Not to exceed \$67,100 - Financing: Current Funds **[01-3045; APPROVED]**
24. Authorize a contract with Dental Health Programs, Inc. for the continuation of dental health services to eligible residents for the period October 1, 2001 through September 30, 2002 - Not to exceed \$880,000 - Financing: 2001-02 Urban Development Action Grant Funds (\$55,000), 2001-02 Community Development Grant Funds (\$200,000) and Current Funds (\$625,000) **[01-3046; APPROVED]**
25. Authorize the payment of certification and testing fees to the Texas State Commission on Fire Protection for the appropriate certification levels of each uniformed Fire Department employee - Not to exceed \$38,000 - Financing: Current Funds **[01-3047; APPROVED]**
26. Authorize exercise of the final twelve-month renewal option to the contract with the Hartford Life and Accident Insurance Company for group basic term life, voluntary dependent life, and accidental death and dismemberment insurance coverage to support the Employee Benefits Program - Not to exceed \$4 per employee per month - Financing: Employee Benefits Current Funds **[01-3048; APPROVED]**
27. Authorize the first of two twelve-month renewal options to the professional services contract with The Enterprise Foundation, Inc. to provide financial services and administration of the City's Mortgage Assistance Program for fiscal year 2001-02, contract renewal to include additional funding in an amount of \$5,270,000 for programs and \$450,000 for administrative costs - Not to exceed \$5,720,000 - Financing: 2001-02 Community Development Grant Funds (\$275,000), 2001-02 HOME Funds (\$5,445,000) **[01-3049; APPROVED]**
28. Authorize an amendment to the Interlocal Agreement with the Dallas Housing Authority to **(1)** extend the contract from November 23, 2001 to November 24, 2003 and **(2)** correct the listing of eligible residents and properties for down payment and closing cost assistance under the Dallas Housing Authority's Turnkey III Program - Financing: No cost consideration to the City **[01-3050; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

29. Authorize **(1)** acceptance and execution of the telecommunication grant agreement from the Telecommunications Infrastructure Fund Board in the amount of \$860,000 to provide enhanced Internet access for the Dallas Public Library; and **(2)** City's match in an amount not to exceed \$89,331 - \$949,331 - Financing: Telecommunications Infrastructure Funds (\$860,000) and Current Funds (\$89,331) **[01-3051; APPROVED]**
30. Authorize the preparation of plans for issuance of \$31,580,000 Equipment Acquisition Contractual Obligations, Series 2001 - Financing: This action has no cost consideration to the City **[01-3052; APPROVED]**
31. Authorize the preparation of plans for issuance of \$8,325,000 Risk Notes, Series 2001 - Financing: This action has no cost consideration to the City **[01-3053; APPROVED AS AN INDIVIDUAL ITEM]**
32. Authorize the preparation of plans for issuance of \$65,655,000 General Obligation Bonds, Series 2001 - Financing: This action has no cost consideration to the City **[01-3054; APPROVED AS AMENDED]**
33. Authorize a professional services contract with First Southwest Asset Management, Inc. to provide investment advisory services for a two-year period beginning November 1, 2001 through October 31, 2003 with an option to extend the term for one additional two-year period - Not to exceed \$80,000 - Financing: Current Funds **[01-3055; APPROVED AS AN INDIVIDUAL ITEM]**
34. Authorize the acceptance of the Fair Housing Assistance Program grant from the U.S. Department of Housing and Urban Development to process, investigate and conciliate housing discrimination complaints and to provide fair housing education and outreach for the period October 1, 2001 through September 30, 2002 and execution of the grant agreement - \$231,710 - Financing: U.S. Department of Housing and Urban Development, Fair Housing Assistance Program Comprehensive Funding Approach Funds **[01-3056; APPROVED]**
35. Authorize the Police Department to expend funds for overtime, and receive reimbursement for the expenditures from various federal and state law enforcement agencies for FY 2001-02 in exchange for the participation of the Dallas Police Department in federal and state investigations (list attached) - Not to exceed \$500,000 - Financing: Current Funds (to be fully reimbursed from various federal and state law enforcement agencies) **[01-3057; APPROVED]**
36. Authorize the acceptance of the Dallas Police Department Victim Services/1 grant from the Office of the Governor, Criminal Justice Division in the amount of \$44,560 to adequately respond to victims of violent crime with needed aid, for the period July 1, 2001 through June 30, 2002, a local match in the amount of \$14,853, and execution of the grant agreement - \$59,413 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$44,560) and Current Funds (\$14,853) **[01-3058; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

37. Authorize the acceptance of the East Dallas Community Enhancement Program/2 grant from the Office of the Governor, Criminal Justice Division in the amount of \$40,483 to support the East Dallas Storefront, for the period October 1, 2001 through September 30, 2002, a local match in the amount of \$9,922 and execution of the grant agreement - \$50,405 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$40,483) and Current Funds (\$9,922) **[01-3059; APPROVED]**
38. Authorize the acceptance of the Sexual Offender Apprehension Program/5 grant from the Office of the Governor, Criminal Justice Division in the amount of \$58,536 to monitor sex offender compliance with the registration law, for the period October 1, 2001 through September 30, 2002, a local match in the amount of \$289,774, and execution of the grant agreement - \$348,310 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$58,536) and Current Funds (\$289,774) **[01-3060; APPROVED]**
39. A resolution endorsing the expansion of the Dallas Police Department's "Police and Constables in Partnership Program" for increased traffic enforcement and crime reduction efforts to include Northwest Dallas (which includes portions of City Council Districts 1, 2, 3, 6, and 14) with Dallas County Constable Precinct 5, and Southwest Dallas (which includes portions of City Council District 3) with Dallas County Constable Precinct 4, while continuing the program in Northeast Dallas (which includes portions of City Council Districts 7, 9, 10, 11, 12, 13, and 14) with Dallas County Constable Precinct 3 and continuing the program in Southwest Dallas (which includes portions of City Council Districts 2, 3, 4, 5, 6, 7, 8, and 14) with Dallas County Constable Precinct 1 for the period October 1, 2001 through September 30, 2002 - Financing: No cost consideration to the City **[01-3061; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT [01-3062]

40. An application for and an ordinance granting a Specific Use Permit for an Electrical Substation Use and an application for and an ordinance terminating Specific Use Permit No. 220 for a Doctor's Clinic and Nursing Home on property presently zoned an MF-2(A) Multifamily District with Specific Use Permit No. 220 on Westmoreland Road, north of Ft. Worth Avenue **[01-3063; ORDINANCES 24748 and 24749; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions, and approval of the termination of Specific Use Permit No. 220
Z001-233 (RB)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

41. A Landmark Commission authorized hearing to consider an Historic Overlay District for the Texas Theatre on property presently zoned Planned Development District No. 316, the Jefferson Boulevard Special Purpose District, located on Jefferson Boulevard, west of Zang Boulevard and an ordinance implementing the proposal Recommendation of Staff, LC, and CPC: Approval, subject to preservation criteria Z001-234 (JA) [01-3064; ORDINANCE 24750; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

42. Application for and an ordinance granting an MF-2(A) Multifamily District on property presently zoned an NO(A) Neighborhood Office District on Dennis Road at North Bend **[01-3065; DEFERRED UNTIL 10/24/01; HEARING OPEN]**
Recommendation of Staff and CPC: Approval
Z001-230(WE)
Note: This item was considered at a public hearing on September 26, 2001, and was taken under advisement until October 10, 2001, with the public hearing open.

MISCELLANEOUS HEARINGS

43. A public hearing to receive citizens' comments, and authorize Council action on the proposed use of a portion of Reverchon Park for the relocation of a Texas Utilities gas line - Financing: No cost consideration to the City **[01-3066; HEARING CLOSED; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

44. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) **[01-3067 AND 01-3068; APPOINTMENTS MADE TO BOARDS]**
45. Authorize **(1)** a tangible personal property tax abatement agreement with Overhead Door Corporation for the purpose of granting a seven-year abatement of 75% of the taxes on new tangible personal property for the expansion of its operations in City of Dallas Enterprise Zone One located at 2170 French Settlement Road, Dallas, Texas 75212; and **(2)** a 100% development fee rebate to Overhead Door Corporation in an amount not to exceed \$25,000 - Revenue: First year tax revenue estimated at \$11,681; Seven-year tax revenue estimated at \$81,768 (Estimated revenue foregone for seven-year abatement \$245,306) - \$25,000 - Financing: Public/Private Partnership Funds **[01-3069; APPROVED]**
46. An ordinance authorizing the issuance and sale of \$124,000,000 City of Dallas, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2001; accepting the bids and awarding the sale of the bonds; approving the Preliminary Official Statement; and enacting other provisions in connection therewith - Not to exceed \$324,660 - Financing: Water Utilities Current Funds **(To be considered before 12:00 noon) [01-3070; ORDINANCE 24746; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

47. 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 **[01-3071; DEFERRED UNTIL 11/14/01]**

ADDENDUM

ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize **(1)** an amendment to the 2001 City Calendar to cancel the November 28, 2001 meeting and **(2)** adoption of the 2002 City Calendar - Financing: No cost consideration to the City **[01-3072; APPROVED]**
2. An ordinance amending Ordinance 24218 to extend the time to record a final replat affecting property adjacent to abandoned portions of Greenbriar Lane, Moline and Tilden Streets and sanitary sewer easements to October 12, 2003 - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-3073; ORDINANCE 24751; APPROVED]**
3. Authorize an increase in the contract with Texas Sterling Construction, Inc. for the construction of street paving, storm drainage, water and wastewater improvements on Locust Drive from Simpson Stuart Road to 370 feet north, mass grading of the area to build a training center west of Locust Drive, and mitigation for a channel south of the training center in the McCommas Bluff Eco-Business Park - \$390,423, from \$1,712,051 to \$2,102,474 - Financing: Public/Private Partnership Funds **[01-3074; APPROVED]**

2001 Omnibus Appropriations Local Law Enforcement Block Grant

4. * Rescind Resolution #01-2434 approved on August 22, 2001, which authorized a public hearing to be held on September 26, 2001, for the 2001 Omnibus Appropriations Local Law Enforcement Block Grant - Financing: No cost consideration to the City **[01-3075; APPROVED]**
5. * Authorize a public hearing to be held on October 24, 2001, to receive citizens' comments on the 2001 Omnibus Appropriations Local Law Enforcement Block Grant - Financing: No cost consideration to the City **[01-3076; APPROVED]**
6. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees is available in the City Secretary's Office) **[01-3077; NO ACTION TAKEN]**

ADDENDUM

CORRECTIONS:

31. Authorize the preparation of plans for issuance of \$8,325,000 Risk ~~Notes~~ Management Certificates of Obligation, Taxable, Series 2001 - Financing: This action has no cost consideration to the City **[01-3053]**

44. Consideration of appointments to boards and commissions, and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office) **[01-3067 AND 01-3068]**