

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

Invocation and Pledge of Allegiance (Council Chambers) [01-3305]

Agenda Item/Open Microphone Speakers [01-3306]

VOTING AGENDA

1. Approval of Minutes of the October 24, 2001 City Council Meeting [01-3307;
APPROVED AS CORRECTED]

CONSENT AGENDA [01-3308]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Wendy Lopez and Associates, Inc., to develop construction plans and specifications for dredging and erosion control at Hall Street Pond located in Lee Park within the Turtle Creek Parkway - \$67,534 - Financing: Capital Construction Funds [01-3309; **APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Dunkin, Sims, Stoffels, Inc., to provide design services for playground replacement at Crawford Memorial, Cummings, Glendale, Maria Luna and Pike Parks and renovation of the existing athletic field at Bishop Flores and Lake Highlands Parks - \$61,975 - Financing: 1998 Bond Funds (\$48,545) and 2000-01 Community Development Grant Funds (\$13,430) **[01-3310; APPROVED]**
4. Authorize a professional services contract for the design of street paving, storm drainage, water and wastewater main improvements on Military Parkway from Prairie Creek Road to Sam Houston Road - Freese and Nichols, Inc. - \$336,052 - Financing: 1998 Bond Funds (\$278,090), Water Utilities Bond Funds (\$57,962) **[01-3311; APPROVED AS AN INDIVIDUAL ITEM]**

Authorization of Contracts

5. Authorize **(1)** a contract for the construction of street paving and storm drainage improvements on Mountain Creek Parkway from I-20 to Grady Niblo Road and Merrifield Road from Mountain Creek Parkway to 1750 feet east with Angelo lafrate Construction, L.L.C., lowest responsible bidder of nine, in an amount not to exceed \$3,745,745, and **(2)** assignment of the construction contract to The Courtland Group for construction administration - \$3,745,745 - Financing: 1998 Bond Funds **01-3312; APPROVED]**
6. Authorize a contract for the construction of street and alley paving, storm drainage, water and wastewater main improvements on Street Group 98-429 (list attached) - Camino Construction, Inc., lowest responsible bidder of six - \$1,116,117 - Financing: 1998 Bond Funds (\$762,420), Water Utilities Capital Construction Funds (\$353,697) **[01-3313; APPROVED]**
7. Authorize a contract for the construction of support structures for the Dallas Police Department and Dallas Water Utilities at Northwest Service Center - Constructors & Associates, Inc., lowest responsible bidder of three - \$1,016,771 - Financing: Northwest Service Center Relocation Funds (\$287,886), Water Utilities Capital Improvement Funds (\$728,885) **[01-3314; APPROVED]**
8. Authorize a contract for the construction of a new solids transfer pump station at the Central Wastewater Treatment Plant and approximately 5.5 miles of force main to complete the line between the Central Wastewater Treatment Plant and the Southside Wastewater Treatment Plant - Archer-Western Contractors, Ltd., lowest responsible bidder of three - \$4,532,000 - Financing: Water Utilities Capital Improvement Funds (\$4,492,000) and Water Utilities Capital Construction Funds (\$40,000) **[01-3315; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

9. Authorize an increase in the contract with Gilbert May, Inc., dba Phillips/May Corporation to provide fire alarm and associated wiring; relocate office windows; new heating, ventilation and air conditioning, landscape rock, safety film and relocate floor safe; canopy lighting and kiln room additions at Arcadia Park Recreation Center - \$49,951, from \$298,867 to \$348,818 - Financing: 2000-01 Community Development Grant Funds **[01-3316; APPROVED]**
10. Authorize an increase in the contract with Linder-Stahl Construction Co. for the construction of additional flood control improvements on Cedar Creek culverts at Beckley Avenue - \$82,264, from \$842,491 to \$924,755 - Financing: 1998 Bond Funds **[01-3317; APPROVED]**
11. Authorize **(1)** an increase in the contract with Tiseo Paving Co. for the construction of streetscape and storm drainage improvements on State Street, Worthington Street, Boll Street and Thomas Avenue (State-Thomas Phase VI) in an amount not to exceed \$68,750, from \$435,832 to \$504,582, **(2)** the receipt and deposit of additional funds in the amount of \$19,471 from Belvedere Condominiums, L.P., and **(3)** an increase in appropriations in the amount of \$19,471 in the State-Thomas TIF District Fund - \$68,750 - Financing: Private Funds (Advance from Belvedere Condominiums, L.P. to the State-Thomas TIF District Fund) **[01-3318; APPROVED]**
12. Authorize an increase in the contract with Handex Construction Services, Inc. for miscellaneous work related to repairing/widening the west side access road and related infrastructure at the McCommas Bluff Landfill - Not to exceed \$433,940, from \$3,343,924 to \$3,777,864 - Financing: Capital Construction Funds **[01-3319; APPROVED AS AN INDIVIDUAL ITEM]**
13. Authorize an increase in the contract with Atkins Bros. Equipment Co., Inc. for additional work required to rehabilitate the 15-inch wastewater main in Halls Branch at White Rock Creek - \$427,000, from \$2,478,728 to \$2,905,728 - Financing: Water Utilities Capital Improvement Funds **[01-3320; APPROVED]**

Construction Miscellaneous

Barnes Bridge Road from Garland Road to Shiloh Road

14. * Authorize street 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 the improvements to be prepared as required by law **[01-3321; APPROVED]**
15. * Authorize a benefit assessment hearing to be held on January 9, 2002, for street paving, storm drainage, water and wastewater main improvements on Barnes Bridge Road from Garland Road to Shiloh Road - Financing: No cost consideration to the City **[01-3322; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

16. Authorize an agreement with Texas Department of Transportation for the relocation of existing water mains in FM 3040 from Edmonds Lane to Tealwood Boulevard - \$3,382,052 - Financing: Water Utilities Capital Construction Funds (\$12,654) and Water Utilities Capital Improvement Funds (\$3,369,398) **[01-3323; APPROVED]**

LAND MISCELLANEOUS

17. Authorize a five-year renewal to the lease with Prairie Creek Road Joint Venture for approximately 2,400 square feet of office space located at 9108 Lake June Road, to be used as a Women, Infants, and Children clinic - December 1, 2001 - November 30, 2002 (\$17,055); December 1, 2002 - November 30, 2004 (\$36,000); December 1, 2004 - November 30, 2006 (\$38,400) - Not to exceed \$91,455 - Financing: Texas Department of Health Grant Funds (subject to annual appropriations) **[01-3324; APPROVED]**
18. An ordinance abandoning a portion of Sanborn Street containing approximately 4,372 square feet of land to Jerry John Lowe, Michael Muench, Gerald W. Muench, Michael Y. Burrow and Ann K. Burrow, W. Glenn Lucas and Beverly R. Lucas, John Urban DeWitt, Celia George Castillo, Helen G. Watts, Dennis Michael Lynn, George E. Hilty and Sue Hilty, and Phillip E. Cogdell and Jean M. Cogdell, the abutting owners, located near its intersection with Bryan Street, and authorizing the quitclaim - Revenue: \$27,872 plus the \$20 ordinance publication fee **[01-3325; ORDINANCE 24767; APPROVED]**
19. An ordinance granting a private license to Oak Cliff Bible Fellowship Church aka Oak Cliff Bible Fellowship for the use of approximately 1,565 square feet of land to construct and maintain a pedestrian tunnel under a portion of Camp Wisdom Road right-of-way located between Hampton Road and Polk Street - Revenue: \$1,000 plus the \$20 ordinance publication fee **[01-3326; ORDINANCE 24768; APPROVED]**
20. An ordinance amending Ordinance No. 24723, which abandoned a portion of Dynasty Drive located near the intersection of Cedar Dale and Cleveland Roads, to revise Section 10 to correct the section numbers and to delete the condition for filing a final replat prior to delivery of the conveyance instrument - Financing: No cost consideration to the City **[01-3327; ORDINANCE 24769; APPROVED]**
21. Authorize the conveyance of a temporary working space easement containing approximately 21,541 square feet of land and a wastewater easement containing approximately 41,170 square feet of land to the City of Forney for the construction and maintenance of a water main near the Trinity River and U.S. Highway 80 in Kaufman County - Revenue: \$5,595 **[01-3328; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

22. Authorize the private sale by quitclaim deed of 2829 South Boulevard acquired by the taxing authorities from a Sheriff's Sale to SouthFair Community Development Corporation - Revenue: \$21,180 **[01-3329; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

23. Authorize the purchase of placards for the posting of non-compliance notices for property owners and other citizens in the neighborhood with the lowest responsible bidder of three - Tricon Sign Systems - Not to exceed \$56,233 - Financing: Current Funds **[01-3330; APPROVED AS AN INDIVIDUAL ITEM]**
24. Authorize a thirty-six-month multiple award price agreement for heating, ventilating and air-conditioning equipment and parts for Rheem, Lennox, York and Ducane units with the lowest responsible bidders of four - Comfort Supply, Inc., Lennox Industries, Inc., Johnson Supply and Barsco - Not to exceed \$504,144 - Financing: Current Funds **[01-3331; APPROVED]**
25. Authorize a thirty-six-month price agreement for heavy equipment parts and labor with the lowest responsible bidders of sixteen - Four Brothers Outdoor Power, Inc., American Material Handling, Inc., Landmark Equipment, Inc., STM Equipment, Inc., United Rentals (North America), Inc., Conley Lott Nichols Machinery Co., Industrial Disposal Supply Co., Inc., Dallas Mack Sales, L.P., Bane Machinery, Inc., Four Seasons Equipment, Inc., Continental Equipment Co., L.P. and Stewart & Stevenson Services, Inc. - Not to exceed \$2,253,803 - Financing: Current Funds **[01-3332; APPROVED]**
26. Authorize a thirty-six-month price agreement for courier/delivery services of emergency automotive repair parts with lowest responsible bidder of four - Above The Rest Couriers, Inc. - Not to exceed \$144,180 - Financing: Current Funds **[01-3333; APPROVED]**
27. Authorize a thirty-six-month service contract for restoration and duplication of Dallas Police Department microfilm case records, with the lowest responsible bidder of two - Drawing Solutions, Inc. - Not to exceed \$126,750 - Financing: Local Law Enforcement Block Grant Funds **[01-3334; APPROVED]**
28. Authorize a twenty-four-month price agreement for clamps, couplings and sleeves with the lowest responsible bidders of three - US Filter Distribution Group, Utility Plus, Inc., and Fuson Water Utilities, Inc. - Not to exceed \$617,981 - Financing: Water Utilities Current Funds **[01-3335; APPROVED]**
29. Authorize a thirty-six-month price agreement for chemical root control with the lowest responsible bidder of two - Pacific Sewer Maintenance Corporation - Not to exceed \$763,050 - Financing: Water Utilities Capital Construction Funds **[01-3336; APPROVED]**

CONSENT AGENDA (Continued)

RATIFICATION OF EMERGENCY PURCHASE

30. Ratify an emergency purchase of a tow truck for use at Dallas Love Field B Texas Wrecker Sales, Inc. - \$63,630 - Financing: Aviation Current Funds **[01-3337; APPROVED]**
31. Ratify an emergency purchase for security guard services for six months at the Elm Fork, Bachman and East Side Water Treatment Plants with the lowest responsible bidder of three - Texas Industrial Security, Inc. - \$914,004 - Financing: Water Utilities Current Funds **[01-3338; APPROVED]**

MISCELLANEOUS

32. Authorize settlement of a lawsuit, styled Janis and Joe Browning, Individually and as Representative of the Estate of Robin Browning v. Timothy Warren and City of Dallas, Cause No. 01-02616-M - \$180,000 - Financing: Current Funds **[01-3339; APPROVED]**
33. Authorize settlement of a lawsuit, styled Jose Ramon Vazquez v. Shirley Ruth Thomas and City of Dallas, Cause No. cc-01-03654-e - \$16,250 - Financing: Current Funds **[01-3340; APPROVED]**
34. Authorize settlement of a lawsuit, styled Patricia Ann Baugh v. City of Dallas, Cause No. DV00-02553-D - \$12,000 - Financing: Current Funds **[01-3341; APPROVED]**
35. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Carrington Coleman Sloman & Blumenthall, L.L.P., for additional legal services and related expenses necessary in the lawsuit, styled Harold Cox, Shirley Davidson, Robert Stubblefield, Cynthia Herring, Eloise Edwards, Betty Curley and Leo Easter v. City of Dallas, Jeffrey A. Saitas, in his capacity as Executive Director of the Texas Natural Resource Conservation Commission, Herman Nethery and Terry Van Sickle, Civil Action No. 3:98-CV-0291-H, and any other proceeding relating to the subject matter of this lawsuit - Not to exceed \$200,000, from \$15,000 to \$215,000 - Financing: Current Funds **[01-3342; APPROVED]**
36. Authorize an agreement with Service Employment Redevelopment Child Development Center to develop and implement the Training Apprenticeship Program to provide a three-year pilot job training program for a twelve-month period from January 1, 2002 through December 31, 2002 - Not to exceed \$80,000 - Financing: 2000-01 Community Development Grant Funds **[01-3343; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

37. Authorize **(1)** a real property tax abatement agreement with St. Germain Holdings, Ltd. and Rudolph Foods Company, Inc. for the purpose of granting a ten-year abatement of 75% of the taxes on added value to the real property for the expansion of a warehouse/manufacturing facility located within City of Dallas Enterprise Zone One at 3660 Pipestone Road, Dallas, Texas; and **(2)** a 100% development fee rebate to Rudolph Foods in an amount not to exceed \$6,000 - Revenue: First year tax revenue estimated at \$1,252; Ten-year tax revenue estimated at \$12,516; (Estimated revenue foregone for ten-year abatement \$37,547) - \$6,000 - Financing: Public/Private Partnership Funds **[01-3344; APPROVED]**
38. Authorize a real property tax abatement agreement with Stemmons Cornerstone Quorum, LP for the purpose of granting an eight-year abatement of 50% of the taxes on added value to the real property for its new building located within Enterprise Zone One on vacant land at Stemmons Freeway and Storey Lane - Revenue: First-year tax revenue estimated at \$15,686; Eight-year revenue estimated at \$125,490; (Estimated revenue foregone for eight-year real property abatement \$125,490) - Financing: No cost consideration to the City **[01-3345; APPROVED]**
39. Authorize an economic development grant agreement with the Dallas/Ft. Worth Regional Film Commission for the promotion of the City of Dallas and the Dallas area as a location for the production of motion pictures and television films for the period October 1, 2001 through September 30, 2002 - \$135,000 - Financing: Convention and Event Services Current Funds **[01-3346; APPROVED]**

Modifications to Tax Abatement Agreements

40. * Authorize assignment of the tax abatement agreement with 3300 Hotel Property pursuant to Resolution No. 98-0328 approved on January 28, 1998, to Mockingbird Partners, LP - Financing: No cost consideration to the City **[01-3347; DELETED ON THE ADDENDUM]**
41. * Authorize an amendment of the construction cost in the tax abatement agreement with the Corral Group, Inc., pursuant to Resolution No. 00-0570 approved on February 9, 2000, to reflect construction costs of approximately \$700,000 - Financing: No cost consideration to the City **[01-3348; DELETED ON THE ADDENDUM]**
42. * Authorize amending the tax abatement agreements entered into with Pinnacle Industrial Center, LP pursuant to Resolution No. 98-3664, approved on December 16, 1998, for Buildings E, H and I changing the designation of Building E to Building C, Building H to Building G, and Building I to a planned building of a minimum 210,000 s.f. without letter designation - Financing: No cost consideration to the City **[01-3349; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Modifications to Tax Abatement Agreements (Continued)

43. * Authorize an amendment of the substantial completion date of the tax abatement agreement with Pinnacle Industrial Center, LP pursuant to Resolution No. 98-3664, approved on December 16, 1998, for Building I from December 31, 2001 to December 31, 2003 - Financing: No cost consideration to the City
[01-3350; APPROVED]
44. * Authorize an amendment to Resolution No. 00-1915, approved on June 14, 2000, authorizing a tax abatement agreement with Morning Park, Inc. and its successor, The Beck Group, to reflect the subsequent assignment of the property to USAA Real Estate Development - Financing: No cost consideration to the City **[01-3351; APPROVED]**
45. * Authorize amendments to Resolution Nos. 01-0823 and 01-1024, approved on February 28, 2001 and March 28, 2001 respectively, authorizing tax abatement agreements with Panattoni Development Company, LLC, to reflect the subsequent assignment of the property to Unicom Investments, LLC - Financing: No cost consideration to the City **[01-3352; APPROVED]**

Cityplace TIF District

46. * An ordinance amending the Project and Financing Plan for Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas ("Cityplace TIF District") in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act") originally approved on August 11, 1993, by Ordinance No. 21769, and amended by Ordinance No. 21931, adopted by the City Council on December 8, 1993 and, amended by Ordinance No. 22959, adopted by the City Council on November 13, 1996 to reallocate budget amounts within the Financing Plan which will not affect the total Cityplace TIF District budget nor increase any taxing jurisdictions' participation in the Cityplace TIF District - Financing: No cost consideration to the City **[01-3353; ORDINANCE 24770; APPROVED]**
47. * Authorize a development agreement with Fairfield Residential, LLC, for **(1)** the funding of design and construction of certain public improvements for the Cityplace Apartments located in the block bounded by Noble Avenue, Oak Grove Avenue, Cityplace West Boulevard and Lemmon Avenue East in Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace TIF District); and **(2)** the establishment of appropriations in an amount not to exceed \$960,000 in the Cityplace TIF District Fund - \$960,000- Financing: To be advanced by a private developer and reimbursed with interest from the Cityplace TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Cityplace TIF District Fund and/or Tax Increment Bonds **[01-3354; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Cityplace TIF District (Continued)

48. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace TIF District) to reimburse Fairfield Residential, LLC, for the funds advanced pursuant to a development agreement between the City of Dallas and Fairfield Residential, LLC, in an amount not to exceed \$960,000 plus interest, for certain public improvements related to the development of the Cityplace Apartments located in the block bounded by Noble Avenue, Oak Grove Avenue, Cityplace West Boulevard and Lemmon Avenue East in Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace TIF District) - \$960,000 - Financing: To be advanced by a private developer and reimbursed from the Cityplace TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the Cityplace TIF District Fund and/or Tax Increment Bonds [01-3355; APPROVED]

State-Thomas TIF District

49. * Authorize a development agreement with Perry Homes, a Joint Venture, for **(1)** the funding of design and construction of certain public improvements for the State/Worthington Townhomes (Block 575) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District); and **(2)** the establishment of appropriations in an amount not to exceed \$1,025,000 in the State-Thomas TIF District - \$1,025,000 - Financing: To be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund [01-3356; APPROVED]
50. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) to reimburse Perry Homes, a Joint Venture, for the funds advanced pursuant to a development agreement between the City of Dallas and Perry Homes, a Joint Venture, in an amount not to exceed \$1,025,000 plus interest, for certain public improvements related to the development of State/Worthington Townhomes (Block 575) located in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - \$1,025,000 - Financing: To be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the State-Thomas TIF District Funds [01-3357; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

West Dallas Neighborhood Development Corporation

51. * Authorize a secured no interest forgivable loan with West Dallas Neighborhood Development Corporation (WDNDC) for the Job Readiness Program to provide job training in the pesticide industry for West Dallas residents and provide technology upgrades and facility improvements to the WDNDC center and West Dallas Occupational Job Training Facility to continue community and economic development programs in West Dallas - \$100,000 - Financing: 1999-00 Urban Development Action Grant Funds [01-3358; APPROVED]
52. * Authorize an agreement with West Dallas Neighborhood Development Corporation for the Computer Network Program to provide West Dallas neighborhood groups with computer network systems and training for effective and efficient use of technology in order to coordinate, among its citizen groups and businesses, and to provide job listings, community billboard, and neighborhood crime watch programs in West Dallas - \$115,000 - Financing: 2000-01 Urban Development Action Grant Funds (\$100,000) and 2001-02 Urban Development Action Grant Funds (\$15,000) [01-3359; APPROVED]
53. * Authorize a secured no interest forgivable loan with West Dallas Neighborhood Development Corporation to acquire land and construct a community center in the Westmoreland Heights area to house the Westmoreland Heights Neighborhood Association to be used for neighborhood meetings and functions to continue community and economic development in West Dallas - \$165,000 - Financing: 1999-00 Urban Development Action Grant Funds (\$20,000), 2000-01 Urban Development Action Grant Funds (\$20,000) and 2001-02 Urban Development Action Grant Funds (\$125,000) [01-3360; APPROVED]
54. Authorize a resolution evidencing the City's intent to approve tax abatement agreements of 90% for 10 years on real property improvement value related to the construction of four retail facilities to be located in the Pinnacle Park development within City of Dallas, Enterprise Zone No. One, at a future City Council date prior to November 14, 2003 - Financing: No cost consideration to the City [01-3361; APPROVED]
55. Authorize Supplemental Agreement No. 1 to the contract with Dallas Youth Services Corps, Inc. for the provision of additional minor home repairs, public improvement projects, and human service projects during the period January 24, 2001 through January 23, 2003 - Not to exceed \$27,926 - Financing: 2000-01 Urban Development Action Grant Funds [01-3362; DELETED]
56. Authorize an Interlocal Agreement with Dallas County to provide a tenant-based rental assistance program for the homeless for the period November 1, 2001 through October 31, 2002 - Not to exceed \$300,000 - Financing: 2001-02 HOME Investment Partnerships Program Grant Funds [01-3363; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

57. Authorize an extension of the contract with the Texas Department of Health to provide on-line computer services in support of the City's Bureau of Vital Statistics for the period October 1, 2001 through September 30, 2002 - \$72,372 - Financing: Current Funds **[01-3364; APPROVED]**
58. Authorize the exercise of the first of two twelve-month renewal options to the contract with Eckerd Health Services for prescription drug services as an integral part of the City's Employee Benefits Program and the Retiree Health Plan for the period January 1, 2002 through December 31, 2002 - Not to exceed \$15,000,000 - Financing: Employee Benefits Current Funds **[01-3365; APPROVED AS AN INDIVIDUAL ITEM]**
59. Authorize a modification to the \$1,710,807 Revolving Loan Fund loan to March Street, Ltd., for the acquisition and rehabilitation of 60 scattered sites located at 4501-4631 March Avenue - Financing: No cost consideration to the City **[01-3366; APPROVED AS AN INDIVIDUAL ITEM]**
60. Approval of the issuance of tax-exempt revenue bonds in the approximate amount of \$14,500,000 by the Splendora Higher Education Facilities Corporation for the benefit of Oak Cliff Bible Fellowship to finance educational facilities at the Fellowship Christian Academy in Dallas, Texas - Financing: No cost consideration to the City **[01-3367; APPROVED]**
61. Authorize payment of annual fees and continuation of arrangements for providing specialized municipal-related services to the City - Airports Council International (\$23,872), American Water Works Association Research Foundation (\$244,712), Dallas Regional Mobility Coalition (\$37,500), National League of Cities (\$27,350), North Central Texas Council of Governments (\$119,981), North Texas Commission (\$101,030), Public Technology, Inc. (\$33,000), Texas Municipal League (\$41,471), Transportation Excellence for the 21st Century (\$25,000), United States Conference of Mayors (\$23,360) - Total not to exceed \$677,276 - Financing: Aviation Current Funds (\$23,872), Current Funds (\$307,662), Public/Private Partnership Funds (\$101,030), and Water Utilities Current Funds (\$244,712) **[01-3368; APPROVED AS AN INDIVIDUAL ITEM]**
62. Authorize a three-way agreement between the Dallas Historical Society, State Fair of Texas and the City of Dallas for future use of the Embarcadero Building at Fair Park - Financing: No cost consideration to the City **[01-3369; APPROVED AS AN INDIVIDUAL ITEM]**
63. An ordinance amending Chapter 53 of the Dallas City Code to exempt city owned or leased property from the requirement that a unity agreement be executed before boundary lines may be dissolved for purposes of enforcing the building code - Financing: No cost consideration to the City **[01-3370; ORDINANCE 24771; APPROVED]**
64. Authorize the acceptance of the Big Wheels/1 grant from the Office of the Governor, Criminal Justice Division to combat crime in and around truck stops, for the period September 1, 2001 through August 31, 2002 and execution of the grant agreement - \$93,398 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds **[01-3371; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

65. Authorize the acceptance of the Public School Child Abuse Response Team/3 grant from the Office of the Governor, Criminal Justice Division to coordinate with the Dallas Independent School District to investigate child abuse complaints, for the period October 1, 2001 through September 30, 2002, a local match in the amount of \$87,307 and execution of the grant agreement - \$159,956 - Financing: Current Funds (\$87,307), Office of the Governor, Criminal Justice Division State Grant Funds (\$72,649) **[01-3372; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT **[01-3373]**

66. An application for and an ordinance granting a Planned Development District for MU-3 Mixed Uses on property presently zoned an MU-3 Mixed Use District located at the northeast corner of Park Central Drive and Banner Drive
Recommendation of Staff and CPC: Approval subject to a development/landscape plan and conditions.
Z001-251 (WE) **[01-3374; ORDINANCE 24772; CPC RECOMMENDATION FOLLOWED]**
67. An application for and an ordinance granting an MF-2 Multiple Family Subdistrict on property presently zoned an I-2 Industrial Subdistrict, within Planned Development District No. 193, the Oaklawn Special Purpose District, located on the northwest side of Hondo Avenue, northeast of Harry Hines Blvd
Recommendation of Staff and CPC: Approval
Z001-253 (WE) **[01-3375; ORDINANCE 24773; CPC RECOMMENDATION FOLLOWED]**
68. An application for and an ordinance granting a Planned Development District for a Mini-warehouse Use and CR Community Retail District Uses on property presently zoned a CR-D Community Retail-Dry District on the northwest corner of Military Parkway and St. Augustine Road
Recommendation of Staff and CPC: Approval subject to a conceptual plan, a development/landscape plan and conditions
Z001-259 (FD) **[01-3376; CONTINUED UNTIL 03/27/02; HEARING OPEN]**
69. An application for and an ordinance granting an amendment to Specific Use Permit No. 1347 for a Public school to allow an addition to the existing facilities on the northwest corner of Frankford Road and Appleridge Drive
Recommendation of Staff and CPC: Approval subject to a site plan/landscape plan and conditions
Z001-263 (JC) **[01-3377; ORDINANCE 24774; CPC RECOMMENDATION FOLLOWED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL

70. An application to terminate existing tree deed restrictions and create new deed restrictions regarding tree mitigation and a resolution accepting an instrument to amend existing deed restrictions to revise tree mitigation requirements and a revised Exhibit A on property presently zoned an R-10 (A) Single Family District, located on the south side of Frankford Road, west of Winding Creek Road
Recommendation of Staff: Denial of the termination of the existing deed restrictions, but approval of a revised Exhibit A to the deed restrictions
Recommendation of CPC: Denial of the termination of the existing tree deed restrictions, but approval of an amendment to the tree mitigation portion of the deed restrictions as provided in a revised Exhibit A
Z001-232 (WE) [01-3378; CPC RECOMMENDATION FOLLOWED; APPROVED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

71. An application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment to be used as a private-club bar and a Commercial amusement (inside) use for a dance hall on property presently zoned an CR Community Retail District on the east side of Ferguson Road, south of Gus Thomasson Road
Recommendation of Staff: Approval for a two-year time period, with eligibility for automatic renewal for additional two-year time periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year time period, with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions
Z001-246 (JC) [01-3379; ORDINANCE 24775; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on October 24, 2001, and was taken under advisement until November 14, 2001, with the public hearing open.
72. Application for and an ordinance granting a CH Clustered Housing District on property presently zoned an R-7.5(A) Single Family District on the south side of Givendale Road at Lancaster Road
Recommendation of Staff and CPC: Denial
Z001-205 (WE) [01-3380; ORDINANCE 24776; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on September 12, 2001, and was taken under advisement until November 14, 2001, with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

73. 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) **[01-3381 AND 01-3382; APPOINTMENTS MADE TO BOARDS]**
74. 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) **[01-3383; NO ACTION TAKEN]**
75. An ordinance authorizing the issuance and sale of \$64,655,000 City of Dallas, Texas General Obligation 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 \$161,598 - Financing: 1998 Bond Funds - Interest Earnings **(To be considered before 12:00 noon) [01-3384; ORDINANCE 24764; APPROVED]**
76. An ordinance authorizing the issuance and sale of \$31,580,000 City of Dallas, Texas Equipment Acquisition Contractual Obligations, Series 2001; accepting the bids and awarding the sale of the obligations; approving the Preliminary Official Statement; and enacting other provisions in connection therewith - Not to exceed \$97,508 - Financing: 2001 Equipment Acquisition Contractual Obligations - Interest Earnings **(To be considered before 12:00 noon) [01-3385; ORDINANCE 24765; APPROVED]**
77. An ordinance authorizing the issuance and sale of \$8,325,000 City of Dallas, Risk Management Certificates of Obligation, Taxable Series 2001; accepting the bids and awarding the sale of the Certificates of Obligation; approving the Preliminary Official Statement; and enacting other provisions in connection therewith - Not to exceed \$56,695 - Financing: Current Funds **(To be considered before 12:00 noon) [01-3386; ORDINANCE 24766; APPROVED]**
78. Authorize contracts with Deloitte & Touche, LLP, in association with Lawson Associates, Inc., Kronos Incorporated, and Business Software, Inc., being the most advantageous proposal of eight for the implementation, software licensing, hosting and maintenance of a Human Resources Information System - Not to exceed \$6,189,001 - Financing: 2001 Equipment Acquisition Contractual Obligation Notes (hosting and maintenance fees for next four years subject to annual appropriations) **[01-3387; APPROVED]**
79. Authorize the acquisition of approximately 202 acres of unimproved land from MBJH Corporation and the conveyance of this land to the University of North Texas System for the development of an institution of higher learning located near the intersection of Houston School and Camp Wisdom Roads - \$3,000,000 - Financing: Public/Private Partnership Funds **[01-3388; APPROVED AS CORRECTED ON THE ADDENDUM]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

80. Authorize a Mixed Income Single Family Housing Development Program by authorizing: **(1)** the City of Dallas Multifamily Housing Acquisition Corporation to change the Dallas Multifamily Housing Acquisition Corporation's name to City of Dallas Housing Acquisition and Development Corporation or such other similar name as the City of Dallas Multifamily Housing Acquisition Corporation board may decide; amend its Articles of Incorporation and its Bylaws; to use \$1,100,000 in Economic Development funds for the development of new mixed income single family housing by partnering as a limited partner equity investor; to form a non-profit (Limited Partner) subsidiary to partner with a General Partner, solicit proposals for mixed income single family developments, recommend projects to the City Council for approval, and loan funds to the Limited Partner; **(2)** the City Manager to enter into an agreement with City of Dallas Housing Acquisition and Development Corporation to loan up to \$1,100,000 of Economic Development funds for development of new mixed income single family housing according to the Program Statement for the Mixed Income Single Family Housing Development Program, set up an Investment Committee to evaluate, rank and make recommendations for projects submitted to City of Dallas Housing Acquisition and Development Corporation, issue a Call For Projects, and approve the loan up to \$30,000 for City of Dallas Housing Acquisition and Development Corporation to pay for the cost of formation of the Limited Partner, for private underwriting consultant fees and for Limited Partner attorney fees - Total not to exceed \$1,130,000 - Financing: Economic Development Initiative Grant Funds (\$1,100,000) and Current Funds (\$30,000) **[01-3389; APPROVED]**
81. Authorize a thirty-six-month price agreement for herbicides and pesticides with the lowest responsible bidders of nine - Carso, Inc., United Horticultural Supply, Agro Distribution dba Pro Source One, Lesco, Inc., J. E. Dixon Co., Estes, Inc., Helena Chemical Co., B & G Chemical Co., Inc. - Not to exceed \$1,489,234 - Financing: Water Utilities Current Funds (\$472,035) and Current Funds (\$1,017,199) **(Tie Bids) [01-3390; AWARDED TO AGRO DISTRIBUTION DBA PRO SOURCE ONE]**

ITEMS FOR FURTHER CONSIDERATION

82. Authorize **(1)** a Participation Agreement with Keller Springs Properties, Ltd. for the construction of a new traffic signal at the intersection of Glen Abbey Drive and Keller Springs Road, **(2)** the receipt and deposit of funds from Keller Springs Properties, Ltd. in an amount not to exceed \$20,000, and **(3)** an increase in appropriations in the amount of \$20,000 in the Capital Projects Reimbursement Fund - \$20,000 - Financing: Private Funds **[01-3391; POSTPONED UNTIL 12/12/01]**
83. Authorize contracts with cultural organizations for the provision of services to the City through the Leadership Exchange and Advancement Program (list attached) - Not to exceed \$100,000 - Financing: Current Funds (\$50,000), Arts Endowment Funds (\$10,000) and Texas Commission on the Arts Grant Funds (\$40,000) **[01-3392; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

84. 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 [01-3393; POSTPONED UNTIL 12/12/01]

ADDENDUM

ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize the application from WALAAL Corporation, d.b.a. Ambassador Cab for an annual permit for taxicab operating authority in the City of Dallas - Revenue: \$30,000 annually [01-3394; **APPROVED**]
2. Authorize the application from MSS, Inc., d.b.a. Freedom Cab Company for an annual permit for taxicab operating authority in the City of Dallas - Revenue: \$25,000 annually [01-3395; **APPROVED**]
3. Authorize the application from Jettaxi, Inc. dba Jet-Taxi for an annual permit for taxicab operating authority in the City of Dallas - Revenue: \$25,000 annually [01-3396; **APPROVED**]
4. Authorize the application from Victory Cab Co., Inc. for an annual permit for taxicab operating authority in the City of Dallas - Revenue: \$25,000 annually [01-3397; **APPROVED**]
5. Authorize the application from E.P.D.A., Inc., d.b.a. Alamo Cab Company for an annual permit for taxicab operating authority in the City of Dallas - Revenue: \$25,000 annually [01-3398; **APPROVED**]
6. Authorize an amendment to the Neighborhood Renaissance Partnership Program Section 108 contract for loan guarantee assistance to change the final date for the draw down of funds for expenditure from December 31, 2001 to December 31, 2002 to accommodate the Texas Theater and provide for other matters relating thereto - Financing: No cost consideration to the City [01-3399; **APPROVED**]
7. Authorize **(1)** an increase to the Military Construction Cooperative Agreement with the National Guard Bureau to increase their construction obligation in an amount not to exceed \$329,000, from \$650,000 to \$979,000, and **(2)** a contract for the construction of water and wastewater mains at Hensley Field, located on the south side of Jefferson Boulevard near its intersection with Camden Road - Wright Construction Co., Inc., lowest responsible bidder of five - \$1,357,930 - Financing: Texas Department of Economic Development, Defense Economic Adjustment Assistance Grant Funds (\$479,680) and National Guard Bureau, Military Construction Cooperative Agreement (\$878,250) [01-3400; **APPROVED**]

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Jack Evans Police Headquarters

8. * Authorize **(1)** a contract for the construction of telecommunications cabling for the Jack Evans Police Headquarters facility with DataStarUSA, Inc., lowest responsible bidder of seven, in an amount not to exceed \$889,387, and **(2)** assignment of the construction contract to Centex - 3D/I, a joint venture, for construction management, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[01-3401; APPROVED]**
9. * Authorize Supplemental Agreement No. 8 to the contract with Phillips Swager Associates to provide additional design services for equipment and material modifications to the building shell and interior finish-out construction contracts for the Jack Evans Police Headquarters facility - \$50,912, from \$5,069,031 to \$5,119,943 - Financing: 1995 Bond Funds **[01-3402; APPROVED]**

Dallas/Fort Worth International Airport

10. * Approval of a Concurrent Resolution, of the Cities of Dallas and Fort Worth authorizing the Dallas/Fort Worth International Airport Board to proceed with the implementation of its updated Capital Development Program - Financing: No cost consideration to the City **[01-3403; APPROVED]**
11. * Adoption of the 33rd Supplemental Concurrent Bond Ordinance authorizing the issuance of Dallas/Fort Worth International Airport Joint Revenue Improvement and Refunding Bonds, Series 2001A, if specified parameters are met; and ordaining other matters incident and related thereto - Financing: No cost consideration to the City **[01-3404; APPROVED]**

Special Election on January 19, 2002

12. * An ordinance ordering a special election to be held in the City of Dallas on Saturday, January 19, 2002, for the purpose of electing a member of the City Council to represent Place 15 for the unexpired term ending June 9, 2003 - Financing: This action has no cost consideration to the City **[01-3405 ;ORDINANCE 24777; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Special Election on January 19, 2002 (Continued)

13. * A resolution authorizing **(1)** an election agreement and election services contract between the City of Dallas and Dallas County for the conduct of an election to be held on Saturday, January 19, 2002; **(2)** an extension of the contract for a runoff election, if necessary, to be held on Saturday, February 16, 2002; **(3)** an increase in appropriations in an amount not to exceed \$1,415,000 in the City Secretary's Office Elections budget - Not to exceed \$1,415,000 - Financing: Contingency Reserve Funds **[01-3406; APPROVED]**
14. * A resolution approving the appointment of citizens to serve as election judges for the January 19, 2002 special election and the February 16, 2002, runoff election, if necessary - Financing: This action has no cost consideration to the City **[01-3407; APPROVED]**
15. * A resolution authorizing the Acting Mayor to appoint an ad hoc City Council canvassing committee to review the returns of the January 19, 2002, special election and submit a canvass report to the full City Council on Wednesday, January 23, 2002 - Financing: This action has no cost consideration to the City **[01-3408; APPROVED AS AMENDED]**

ITEMS FOR FURTHER CONSIDERATION

16. 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 **[01-3409; APPROVED]**

CORRECTION

79. Authorize the acquisition of approximately 202 acres of unimproved land from ~~MBJH Corporation~~ Runyon Springs, L.P., and the conveyance of this land to the University of North Texas System for the development of an institution of higher learning located near the intersection of Houston School and Camp Wisdom Roads - \$3,000,000 - Financing: Public/Private Partnership Funds **[01-3388]**

ADDENDUM

DELETIONS

Modifications to Tax Abatement Agreements

40. * Authorize assignment of the tax abatement agreement with 3300 Hotel Property pursuant to Resolution No. 98-0328 approved on January 28, 1998, to Mockingbird Partners, LP - Financing: No cost consideration to the City **[01-3347]**

41. * Authorize an amendment of the construction cost in the tax abatement agreement with the Corral Group, Inc., pursuant to Resolution No. 00-0570 approved on February 9, 2000, to reflect construction costs of approximately \$700,000 - Financing: No cost consideration to the City **[01-3348]**