

AGENDA
CITY COUNCIL MEETING
DECEMBER 11, 2002
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Moment of Silence and Pledge of Allegiance (Council Chambers) [02-3470]

Agenda Item/Open Microphone Speakers [02-3471]

VOTING AGENDA

1. Approval of Minutes of the November 13, 2002 City Council Meeting [02-3472;
APPROVED AS CORRECTED]

CONSENT AGENDA [02-3473]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Halff Associates, Inc. for engineering design and preparation of contract documents for landfill levee and swale construction at the McCommas Bluff Landfill - Not to exceed \$860,000 - Financing: Current Funds [02-3474; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Turner, Collie & Braden, Inc. to provide services for expansion of the East Side Water Treatment Plant transfer pumping capacity and a pipeline alignment study - \$12,804,000 - Financing: Water Utilities Capital Improvement Funds **[02-3475; APPROVED AS AN INDIVIDUAL ITEM]**
4. Authorize a professional services contract with Vidaud and Associates, Inc. to provide design services for the Central Wastewater Treatment Plant maintenance facility - \$619,717 - Financing: Water Utilities Capital Improvement Funds **[02-3476; APPROVED AS AN INDIVIDUAL ITEM]**

Authorization of Contracts

5. Authorize a contract for roof system replacement, including asbestos abatement at the Southeast Garage Complex located at 2761 Municipal Street - Seyforth Roofing Company, Inc., lowest responsible bidder of four - \$352,100 - Financing: General Capital Reserve Funds **[02-3477; APPROVED]**
6. Authorize a contract with David Hickman for the design, fabrication and installation of an original site-specific suspended light element for the two-story interior stairway of the Cedar Crest Golf Facility - Not to exceed \$25,000 - Financing: 1998 Bond Funds **[02-3478; APPROVED]**
7. Authorize a contract for the construction of landscape and streetscape improvements on Market Street from Young Street to Elm Street - Integrated Roadway Services, Inc., lowest responsible bidder of six - \$1,035,128 - Financing: 1998 Bond Funds **[02-3479; APPROVED]**

Contract Amendments

8. Authorize Supplemental Agreement No. 3 to the contract with Carter & Burgess, Inc. for design services for erosion control and wetland restoration for East White Rock Lake shoreline, playground development for T.P. Hill, and bridge replacement for West White Rock Lake Trail at White Rock Lake Park - \$42,468, from \$252,300 to \$294,768 - Financing: 1998 Bond Funds **[02-3480; APPROVED]**
9. Authorize an increase in the contract with Meridian Commercial, Inc. for sitework, masonry, structural steel, mechanical, electrical, plumbing and interior work for the construction of the Trammell Crow Visitor Education Pavilion at the Dallas Arboretum - \$131,231, from \$10,798,006 to \$10,929,237 - Financing: Dallas Arboretum and Botanical Society Funds **[02-3481; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

10. Authorize Supplemental Agreement No. 1 to the contract with Dunkin, Sims, Stoffels, Inc. for design services for a pavilion, sidewalks and picnic tables at Maria Luna Park - \$17,567, from \$61,975 to \$79,542 - Financing: 2001-02 Community Development Grant Funds **[02-3482; APPROVED]**
11. Authorize Supplemental Agreement No. 1 to the contract with Carter and Burgess, Inc. for the Southport Improvements project at Bonnie View Road and Langdon Road to include the design of bridge and channel improvements on Bonnie View Road at Newton Creek - \$40,000, from \$618,090 to \$658,090 - Financing: 1998 Bond Funds **[02-3483; APPROVED]**
12. Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for the concrete structural repairs of Ballroom A Lobby Wing at the Young Street facade for the Dallas Convention Center Unification project - \$60,000, from \$398,333 to \$458,333, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[02-3484; APPROVED]**
13. Authorize an increase in the contract with Manhattan Construction Company for construction changes related to structural, electrical, fire protection, and architectural work for the Dallas Convention Center Expansion and Renovation 2002 project - \$102,739, from \$97,002,303 to \$97,105,042, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[02-3485; APPROVED]**
14. Authorize Supplemental Agreement No. 6 to the contract with Austin Commercial, Inc. for the Convention Center Expansion and Renovation 2002 project to **(1)** transfer the contractor controlled insurance program safety incentive allowance balance of \$173,098 to the general conditions within the Guaranteed Maximum Price, and **(2)** provide portable exhibit hall fire exit doors, overhead coiling fire door, foundation pilot holes, roof truss Federal Aviation Administration lights access winch, elevator lobby sub-soil drainage system, relocation of trees, gas meters and telephone duct bank during construction of the Dallas Convention Center Expansion and Renovation 2002 and Unification projects in the amount of \$121,739, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[02-3486; APPROVED]**
15. Authorize an increase in the contract with Satterfield & Pontikes, Inc. for finish material upgrades and an enlargement of the loading dock at the Jack Evans Police Headquarters - \$163,736, from \$22,578,230 to \$22,741,966, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[02-3487; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

Note: Item Nos. 16 and 17 must be considered collectively.

KATY Trail Extension

16. * Authorize Supplemental Agreement No. 2 to the contract with Washington Infrastructure Services, Inc. to **(1)** decrease engineering services for bicycle and pedestrian enhancements for 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 in an amount not to exceed (\$35,979), and **(2)** provide engineering services for bicycle and pedestrian enhancements for Phase IV of the KATY Trail extension from Skillman Street to White Rock Station in an amount not to exceed \$436,971 - Net amount not to exceed \$400,992, from \$328,190 to \$729,182 - Financing: 1998 Bond Funds (\$320,794 to be reimbursed by the Texas Department of Transportation) **[02-3488; APPROVED]**
17. * 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 for Phase IV of the KATY Trail extension from Skillman Street to White Rock Station - \$26,400 - Financing: 1998 Bond Funds **[02-3489; APPROVED]**
18. Authorize Supplemental Agreement No. 1 to the professional services contract with Corpro Companies, Inc. to provide services for corrosion prevention design of White Rock North, Dallas-Fort Worth International Airport and Cedar Crest water transmission mains - \$199,828, from \$408,528 to \$608,356 - Financing: Water Utilities Capital Improvement Funds **[02-3490; APPROVED]**
19. Authorize Supplemental Agreement No. 6 to the professional services contract with Freese and Nichols, Inc. to provide engineering services for inspection and improvements to Dallas Water Utilities dams - \$810,320, from \$720,413 to \$1,530,733 - Financing: Water Utilities Capital Construction Funds (\$203,026) and Water Utilities Capital Improvement Funds (\$607,294) **[02-3491; APPROVED]**

Construction Miscellaneous

20. Authorize funding for the City of Dallas' local participation costs for the right-of-way and construction of Congestion Mitigation Air Quality intersection improvement projects (list attached) - \$1,472,213 - Financing: 1995 Bond Funds (\$1,154,613), 1998 Bond Funds (\$317,600) **[02-3492; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

21. Authorize a Project Specific Agreement with Dallas County for participation in design, right-of-way acquisition, and construction of paving, drainage, water and wastewater main improvements on Linfield Road from Illinois Avenue to SH 310 - City's share will not exceed \$716,000 and will be required in a future bond program - Financing: This action has no cost consideration to the City **[02-3493; APPROVED]**
22. Authorize the rejection of bids for Exhibit Hall F roof truss lighting for the Dallas Convention Center Capital Improvement Program's Unification projects and the re-advertisement for new bids - Financing: No cost consideration for the City **[02-3494; APPROVED AS AN INDIVIDUAL ITEM]**
23. Authorize an Interlocal Agreement with the Town of Highland Park for the construction of paving improvements on Westside Drive from 140 feet north of Lorraine Avenue to Mockingbird Lane - \$60,000 - Financing: Current Funds **[02-3495; APPROVED]**

Cedars Station - South Side Pedestrian District **Note:** Item Nos. 24 and 25 must be considered collectively.

24. * Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation and Dallas Area Rapid Transit for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - \$500,000 - Financing: 1995 Bond Funds **[02-3496; DELETED ON THE ADDENDUM]**
25. * Authorize a Participation Agreement with Matthews Southwest, Inc., for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - Financing: No cost consideration to the City **[02-3496; DELETED ON THE ADDENDUM]**

Note: Item Nos. 26, 27, and 28 must be considered collectively.

Urban Street Program

26. * Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of paving improvements on Commerce Street from Industrial Boulevard to Central Expressway - \$16,364 - Financing: 1995 Bond Funds (to be reimbursed by Dallas County) **[02-3497; APPROVED AS AN INDIVIDUAL ITEM]**
27. * Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of paving improvements on Elm Street from Industrial Boulevard to Akard Street and Pearl Expressway to Hawkins Street - \$11,222 - Financing: 1995 Bond Funds (to be reimbursed by Dallas County) **[02-3498; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

Note: Item Nos. 26, 27, and 28 must be considered collectively.

Urban Street Program (Continued)

28. * Authorize an Interlocal Agreement with Dallas County for the design and construction of paving improvements on Commerce Street from Industrial Boulevard to Central Expressway and Elm Street from Industrial Boulevard to Akard Street and Pearl Expressway to Hawkins Street - Financing: No cost consideration to the City **[02-3499; APPROVED AS AN INDIVIDUAL ITEM]**
29. Authorize an Interlocal Agreement with the Texas Department of Transportation for the relocation of water and wastewater mains in Interstate Highway 20 from Bonnie View Road to Lancaster Road - Financing: This action has no cost consideration to the City **[02-3500; APPROVED]**
30. Authorize an increase in the Interlocal Agreement with Texas Department of Transportation for water improvements and appurtenance adjustments in Preston Road at Arapaho Road - \$2,452, from \$5,000 to \$7,452 - Financing: Water Utilities Capital Construction Funds **[02-3501; APPROVED]**

LAND MISCELLANEOUS

31. Authorize a second amendment to the lease with MultiRestaurants Management, Inc. of terminal building premises at Dallas Love Field that will reduce annual rent and amount of space leased by 4,764 square feet - Revenue: (\$27,155) annually **[02-3502; APPROVED]**
32. Authorize a five-year lease with the Transportation Security Administration of approximately 4,764 square feet of unfinished space on the 4th floor of the terminal building and 2,407 square feet of counter office space in the main lobby at Dallas Love Field - Estimated Annual Revenue: \$55,244 **[02-3503; APPROVED]**
33. An ordinance abandoning Sorrell Street and adjacent alley rights-of-way to Christ for the Nations, Incorporated, the abutting owner, containing a total of approximately 17,569 square feet of land located near the intersection of Conway Street and Kiest Boulevard, and authorizing the quitclaim - Revenue: \$29,867 plus the \$20 ordinance publication fee **[02-3504; ORDINANCE NO. 25122; APPROVED]**
34. Authorize the conveyance of a street easement containing approximately 1,114 square feet of land and a temporary working space easement containing approximately 1,163 square feet of land to the Town of Addison for the extension and construction of Arapaho Road across City-owned land in the Town of Addison located near the intersection of Belt Line and Addison Roads - Revenue: \$12,918 **[02-3505; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

35. An ordinance abandoning a utility easement and a portion of a sanitary sewer easement containing a total of approximately 26,183 square feet of land to Richardson Independent School District, the abutting owner, located near the intersection of Maham and Midpark Roads, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[02-3506; ORDINANCE NO. 25123; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

36. Authorize a twenty-four-month service contract for minor home repairs for low-income Dallas home owners with the lowest responsible bidder of six - IGA Enterprises - Not to exceed \$90,418 - Financing: Current Funds **[02-3507; APPROVED]**
37. Exercise the option to purchase two rear-mounted grapples, eight service bodies, and two 30,000-pound cranes under the same terms as previously awarded on December 13, 2000, by Resolution No. 00-3707 from the lowest responsible bidders of five - B & C Body Company and Kirby-Smith Machinery Co., Inc. (formerly Vermeer Equipment of Texas, Inc.) - Not to exceed \$263,156 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[02-3508; APPROVED AS AN INDIVIDUAL ITEM]**
38. Exercise the option to purchase two 12,500-pound wheel loader backhoes under the same terms as previously awarded on December 12, 2001, by Resolution No. 01-3649 from the lowest responsible bidder of four - Landmark Equipment, Inc. - Not to exceed \$118,246 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[02-3509; APPROVED AS AN INDIVIDUAL ITEM]**
39. Authorize a thirty-six-month service contract for hydraulic cylinder, pump and valve repair for the City's fleet of refuse collection vehicles and fire trucks with the lowest responsible bidder of three - Stewart & Stevenson Services - Not to exceed \$787,182 - Financing: Current Funds (\$778,437) and Aviation Current Funds (\$8,745) **[02-3510; APPROVED]**
40. Authorize a twelve-month price agreement for automobiles, light trucks, vans and utility trucks with the lowest responsible bidders of twelve - Around the Clock Freightliner Group, Inc. dba Dallas Freightliner; Ford Country of Lewisville; Lawrence Marshall Ford LP; Metro Ford Truck Sales, Inc.; Red McCombs Dodge; S.D.W. Ent., Inc. dba Kawasaki City; Sonic-Lute Riley LP dba Lute Riley Honda; Southwest International Trucks, Inc. - Not to exceed \$15,303,420 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes (\$7,123,000) and Current Funds (\$8,180,420) **[02-3511; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

41. Authorize a twelve-month price agreement for heavy equipment with the lowest responsible bidders of nine - Hertz Equipment Rental Corporation, Holt Texas LTD dba Holt Cat, Landmark Equipment Company, Inc., Romco Equipment Company - Not to exceed \$1,579,490 - Financing: 2001 Equipment Acquisition Contractual Obligation Notes (\$16,678) and 2002 Equipment Acquisition Contractual Obligation Notes (\$1,562,812) **[02-3512; APPROVED]**
42. Exercise the option to purchase 17 automated refuse bodies at the same terms as previously awarded on December 20, 2001 by Resolution No. 01-3646 from the lowest responsible bidder of ten - Heil of Texas - Not to exceed \$1,203,770 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[02-3513; APPROVED AS AN INDIVIDUAL ITEM]**
43. Exercise the option to purchase two six-cubic-yard wheel loaders at the same terms as previously awarded on August 28, 2002, by Resolution No. 02-2370 from the lowest responsible bidder of two - RDO Equipment Company - Not to exceed \$468,576 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[02-3514; APPROVED]**
44. Confirm the sale of one 1996 Volvo three-ton front loader, equipment number 963032, sold at public auction on November 12, 2002, to Moore Disposal, Inc. - Revenue: \$29,000 **[02-3515; APPROVED AS AN INDIVIDUAL ITEM]**
45. Authorize a thirty-six-month service contract for the rental of a facility to be used to conduct assessment centers for Police and Fire with the lowest responsible bidder of three - Radisson Hotel Dallas - Not to exceed \$639,117 - Financing: Current Funds **[02-3516; APPROVED AN AS INDIVIDUAL ITEM]**
46. Authorize a thirty-six-month price agreement for submersible pumps with the lowest responsible bidders of thirteen - Act Pipe & Supply Co., Inc., EPG Companies, Inc., Godwin Pumps of America, Inc., Grainger Industrial Supply, Inc., ITT Flygt Corp., Master Pumps & Equipment Corp., North Texas Pump Co., Inc., Paco Pumps, Inc. and Pierce Pump Co., Inc. - Not to exceed \$776,529 - Financing: Water Utilities Current Funds (\$715,885), Current Funds (\$60,644) **[02-3517; APPROVED]**
47. Exercise the option to purchase two 15,000-pound wheel loader backhoes under the same terms as previously awarded on September 22, 1999, by Resolution No. 99-2988 from the lowest responsible bidder of three - RDO Equipment Company - Not to exceed \$167,702 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[02-3518; APPROVED AN AS INDIVIDUAL ITEM]**

RATIFICATION OF EMERGENCY REPAIRS

48. Ratify emergency repairs for replacement of two rooftop heating and air conditioning units at the Lake Highlands Recreation Center - Gulf Energy Systems, Inc. - \$19,975 - Financing: Capital Construction Funds **[02-3519; APPROVED]**

CONSENT AGENDA (Continued)

RATIFICATION OF EMERGENCY REPAIRS (Continued)

49. Ratify emergency repairs to the controls on the heating, ventilation and air conditioning unit at the Bird and Reptile Building at the Dallas Zoo - Rockwall Controls Co., Inc. - \$22,300 - Financing: Capital Construction Funds **[02-3520; APPROVED]**

MISCELLANEOUS

50. Authorize settlement of a lawsuit styled, Catarino Morales, and Maria Morales, Individually, and As Next Friends of Celia Morales, Grasiela Morales, Francisco Javier Morales, Minors v. Wade T. Smith, Individually, and in his Official Capacity as a Dallas Police Officer, and the City of Dallas, Cause No. DV00-06164-G - \$18,000 - Financing: Current Funds **[02-3521; APPROVED AN AS INDIVIDUAL ITEM]**
51. Authorize settlement of a lawsuit styled, Refugio Hernandez v. City of Dallas and Jennie Carver-Keeper, Cause No. 02-02399-C - \$6,000 - Financing: Current Funds **[02-3522; APPROVED AN AS INDIVIDUAL ITEM]**
52. Authorize the acceptance of a Strategic Programming Initiative Clean Vehicle Grant from the Texas Department of Transportation to provide reimbursement to courtesy vehicle and shared ride companies that conduct business at Dallas Love Field for the incremental cost of purchasing compressed natural gas vehicles - Not to exceed \$700,000 - Financing: Texas Department of Transportation Clean Vehicle Program Grant Funds **[02-3523; APPROVED]**
53. An ordinance amending Chapter 5 of the Dallas City Code to increase monthly charges paid to the City by fixed base operators selling aviation fuel at Dallas Love Field and Dallas Executive Airport - Estimated Annual Revenue: \$553,000 **[02-3524; ORDINANCE NO. 25124; APPROVED]**
54. Authorize an increase in ground rental rates from \$.20/sf/yr to \$.32/sf/yr for unimproved ground and \$.26/sf/yr to \$.46/sf/yr for improved ground at Dallas Love Field - Estimated Revenue: \$9,000,000 over a ten-year period **[02-3525; APPROVED]**
55. Authorize the restructuring and an increase in parking rates for the long-term parking facility from \$5 per day to \$7 per day and the short-term parking facility from \$7 per day to \$10 per day, and add valet service effective on March 1, 2003 at Dallas Love Field - Estimated Annual Revenue: \$2,400,000 **[02-3526; APPROVED]**
56. Authorize Supplemental Agreement No. 3 to the contract with the Dallas Convention and Visitors Bureau 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, 2002 through September 30, 2003 - \$30,000 - Financing: Convention and Event Services Current Funds **[02-3527; APPROVED AN AS INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

57. Authorize re-adoption of the City of Dallas' *Public/Private Partnership Program Guidelines & Criteria for Non-Residential Projects*, pursuant to the Property Redevelopment and Tax Abatement Act (V.T.C.A., Tax code, Chapter 312), governing tax abatement agreements and other city incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City **[02-3528; APPROVED]**
58. Authorize the final of five payments in accordance with the economic grant agreement with the Big 12 Conference for the marketing and promotion of the City of Dallas as a center for Big 12 Conference sporting events, conferences and meetings to increase tourism and enhance economic growth from January 1, 2003 through December 31, 2003 - Not to exceed \$250,000 - Financing: Public Private/Partnership Funds **[02-3529; APPROVED AN AS INDIVIDUAL ITEM]**
59. Authorize a real property tax abatement agreement with Lowe's Home Centers, Inc. for the purpose of granting a ten-year abatement of 90% of the taxes on new real property value resulting from the development of a Lowe's retail center to be located within City of Dallas Enterprise Zone One at Pinnacle Park, Dallas, Texas - Revenue: First year real property tax revenue estimated at \$5,268; ten-year real property tax revenue estimated at \$52,680; estimated real property tax revenue foregone for ten-year abatement is \$474,120 - Financing: No cost consideration to the City **[02-3530; APPROVED AN AS INDIVIDUAL ITEM]**
60. Authorize an amendment to Resolution No. 01-3352, previously approved on November 14, 2001, to reflect the assignment of the terms of the tax abatement from Unicom Investments LLC to Pinnacle West Land, L.P. and extend the date of substantial completion from December 31, 2002 to December 31, 2004 - Financing: No cost consideration to the City **[02-3531; APPROVED AN AS INDIVIDUAL ITEM]**
61. Authorize an amendment to the tax abatement agreement with FR Development Services, Inc., previously approved on September 27, 2000, by Resolution No. 00-2940, to extend the date of substantial completion from December 31, 2002 to December 31, 2004 - Financing: No cost consideration to the City **[02-3532; APPROVED AN AS INDIVIDUAL ITEM]**

Note: Item Nos. 62 and 63 must be considered collectively.

Oak Cliff Gateway TIF District

62. * Authorize **(1)** a development agreement with Jefferson at Kessler Heights, Phase II, LP, (hereinafter Developer) to provide for the funding of design and construction of streetscape, intersection improvements, sidewalks, curb and gutter, distinctive street lighting and other certain public infrastructure improvements related to the development of Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas, (Oak Cliff Gateway TIF District), and **(2)** the establishment of appropriations in an amount not to exceed \$300,000 in the Oak Cliff Gateway TIF District Fund - \$300,000 - Financing: To be advanced or paid by Developer and reimbursed with interest from the Oak Cliff Gateway TIF Fund; to be paid upon completion of construction and issue of a certificate of occupancy, solely from the Oak Cliff Gateway TIF Fund **[02-3533; DELETED ON THE ADDENDUM]**
63. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) to reimburse Jefferson at Kessler Heights, Phase II, L. P. (hereinafter Developer) for funds advanced or paid for approved project costs, pursuant to a development agreement between the City and Developer in an amount not to exceed \$300,000 plus interest for design and construction of public infrastructure improvements related to the development of the Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) - Financing: \$300,000 to be advanced or paid by the Developer and reimbursed solely from the Oak Cliff Gateway TIF Fund; reimbursement to be repaid solely from the Oak Cliff Gateway TIF Fund when the project is completed, with accrued interest **[02-3533; DELETED ON THE ADDENDUM]**
64. 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, 2002 to October 31, 2003 to accommodate completion of the Texas Theatre project and provide for other matters relating thereto - Financing: No cost consideration to the City **[02-3534; APPROVED AS CORRECTED ON THE ADDENDUM]**
65. An ordinance granting an MF-1(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property on the northwest corner of Illinois Avenue and Southern Oaks Boulevard Z012-265(RB) - Financing: No cost consideration to the City **[02-3535; ORDINANCE NO. 25125; APPROVED]**
66. Authorize an Interlocal Agreement with Denton County, Texas for reimbursement of costs associated with ambulance and related services within Denton County from October 1, 2002 through September 30, 2003 - \$12,622 - Financing: Current Funds (to be fully reimbursed by Denton County) **[02-3536; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

67. Authorize a Request for Bids to purchase Intown Housing Section 108 Loans - Financing: No cost consideration to the City **[02-3537; APPROVED AN AS INDIVIDUAL ITEM]**
68. Authorize **(1)** adoption of the preliminary FY 2002-03 Community Development Block Grant Reprogramming Budget #2 in the amount of \$1,200,000 to establish a Minor Home Repair Program and **(2)** a public hearing to be held on January 8, 2003 to receive citizens' comments on the proposed use of funds - Financing: No cost consideration to the City **[02-3538; APPROVED]**
69. Authorize an amendment to the Program Statement for the Lot Acquisition Pilot Program previously approved by Resolution No. 02-0849 on February 27, 2002 to: **(1)** rescind the requirement for a financial/lending institution to serve as a depository of City funds for the establishment of revolving lines-of-credit for Community Housing Development Organizations (CHDOs); and **(2)** provide forgivable lot acquisition loans to CHDOs, in conjunction with Lot Acquisition loans from lending institutions - Financing: No cost consideration to the City **[02-3539; APPROVED]**
70. Authorize the reconstruction on-site of two homes in accordance with the Home Repair Program Statement requirements for the properties located at 605 N. Moore Street and 2551 Starks Avenue - Not to exceed \$55,000 each for a total not to exceed \$110,000 - Financing 2000-01 HOME Funds **[02-3540; APPROVED]**
71. Authorize the City of Dallas Housing Finance Corporation to make an exception to the current program policy guidelines to allow for the financing of the new construction of multifamily units for low and moderate income families for the Southern Oaks Apartments Project and to issue Multifamily Mortgage Revenue Bonds, Series 2002, for the land acquisition and new construction of the 256-unit Southern Oaks Apartments to be located at 3303 Southern Oaks Blvd., Dallas, Texas in a face amount not to exceed \$15,000,000 in tax-exempt bonds for the benefit of Southern Oaks Housing, L.P. a Texas Limited Partnership whose General Partner will be an entity owned by Brian Potashnik - Financing: No cost consideration to the City **[02-3541; APPROVED AN AS INDIVIDUAL ITEM]**
72. Authorize **(1)** a public hearing to be held on January 8, 2003 to receive citizens' comments on the proposed private sale by quitclaim deed of 8 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations and **(2)** consideration at the close of the public hearing of approval of the sale of those properties (list attached) - Financing: No cost consideration to the City **[02-3542; APPROVED]**
73. Authorize the acceptance of a grant from the Texas State Library and Archives Commission for improving access to public library resources and services for Dallas residents - \$144,177 - Financing: Loan Star Libraries Grant Funds **[02-3543; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

74. Authorize a Resolution Amending Authorized Representatives to amend the list of representatives authorized to conduct transactions for the investment of City funds in the Texas Local Government Investment Pool ("texPool") - Financing: No cost consideration to the City **[02-3544; APPROVED AN AS INDIVIDUAL ITEM]**
75. Authorize a three-year contract with two one-year renewal options for group basic term life, voluntary dependent life, and accidental death and dismemberment insurance coverage with the most advantageous proposer of six - Standard Insurance Company - Not to exceed \$2.20 per employee per month for group basic term life - Financing: Employee Benefits Current Funds **[02-3545; APPROVED AN AS INDIVIDUAL ITEM]**
76. Authorize a twelve-month contract with Dallas County Audubon Society, Inc., dba Audubon Dallas to provide services and programs within the City of Dallas for the period January 1, 2003 through December 31, 2003 - Not to exceed \$35,000 - Financing: Current Funds **[02-3546; APPROVED]**
77. Authorize a ten-year management agreement with Dallas County Audubon Society, Inc., dba Audubon Dallas to manage Escarpment Park beginning January 1, 2003 through December 31, 2012 - Financing: No cost consideration to the City **[02-3547; APPROVED AN AS INDIVIDUAL ITEM]**
78. Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin for FY 2002-03 - \$71,285 - Financing: Water Utilities Current Funds **[02-3548; APPROVED]**
79. Authorize renewal of the professional services contract with Tuerff-Davis EnviroMedia, Inc. for furtherance of the advertising campaign promotion and media placement for reinforcement of water conservation initiatives previously approved by Ordinance No. 24745 on September 26, 2001 - \$1,100,000 - Financing: Water Utilities Current Funds **[02-3549; APPROVED AN AS INDIVIDUAL ITEM]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES – CONSENT [02-3550]

80. An application for and an ordinance granting a Planned Development District for a Private School and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1076 for a Private School and an ordinance terminating Specific Use Permit No. 1076, on the northeast side of Harter Road, northwest of Lake Highlands Drive
Recommendation of Staff and CPC: Approval
Z012-254 (MF) [02-3551; DELETED ON THE ADDENDUM]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)
ZONING CASES - CONSENT (Continued)

81. An application for and an ordinance granting a Specific Use Permit for a Government Installation Other Than Listed, on property zoned an LO-1 Limited Office District and a P(A) Parking District, on the southeast corner of Northwest Highway and Solta Drive
Recommendation of Staff and CPC: Approval
Z012-264 (MF) [02-3552; ORDINANCE NO. 25126]

82. An application for a CS Commercial Service District on the northern 2.0 acres and an R-10(A) Single Family District on the southern 1.36 acres of land on property zoned a CR-D-1 Community Retail Dry District and an MF-1(A) Multifamily District, on the southwest side of Seagoville Road at Interstate Highway 20
Recommendation of Staff and CPC: Denial of a CS Commercial Service District and approval of a CR Community Retail District with retention of the D-1 Dry Overlay fronting the south side of Seagoville Road and an R-10(A) Single Family District
Z012-270 (WE) [02-3553; AS CORRECTED ON THE ADDENDUM]

83. An application for and an ordinance granting an amendment to Specific Use Permit No. 1132 to allow for the expansion of the Henry Wade Juvenile Justice Center on property zoned an IR Industrial Research District and Special Use Permit 98 for Mining at the southeast corner of Lone Star Drive and Terre Colony Court
Recommendation of Staff and CPC: Approval
Z012-296 (WE) [02-3554; ORDINANCE NO. 25127]

84. An application for and an ordinance granting an R-5(A) Single Family District on property zoned an R-10(A) Single Family District, on the west side of Cockrell Hill Road, north of Kiest Boulevard, and fronting on the north side of Kiest Boulevard, west of Cockrell Hill Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval of an R-7.5(A) Single Family District
Z012-297 (WE) [02-3555; ORDINANCE NO. 25128; AS CORRECTED ON THE ADDENDUM]

85. An application for and an ordinance granting a Specific Use Permit for a mini-warehouse on property zoned an MU-3 Mixed Use District and an FP(MU-3) Flood Plain Overlay Mixed Use District on the east side of North Central Expressway north of Forest Lane
Recommendation of Staff and CPC: Approval
Z012-298 (MF) [02-3556; DENIED WITHOUT PREJUDICE]

86. An application for and an ordinance granting an amendment to Planned Development District No. 618 for TH-3(A) Townhouse District uses and a public school on property zoned a TH-3(A) Townhouse District on the east side of Audelia Road south of Walnut Street
Recommendation of Staff: Approval
Recommendation of CPC: Pending November 21, 2002 hearing
Z023-107 (WE) [02-3557; ORDINANCE NO. 25129; AS CORRECTED ON THE ADDENDUM]

ZONING CASES - INDIVIDUAL

87. An application to amend Tract III for R-5 Single Family District and Duplex District uses within Planned Development District No. 67 for Single Family, Duplex and Neighborhood Service District uses to allow off-site parking on property located on the west side of Victoria Street, south of Thedford Street
Recommendation of Staff and CPC: Denial
Z012-294 (MF) [02-3558; APPROVED]
88. An application for and a resolution accepting the termination of deed restrictions on property zoned an MU-3 Mixed Use District, an RR Regional Retail District and Planned Development District No. 607 for single family and retail uses generally bounded by Kirnwood Drive, Bainbridge Avenue and Interstate 20
Recommendation of Staff and CPC: Approval
Z012-305 (MF) [02-3559; APPROVED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

89. An application for and an ordinance granting a Planned Development District for mixed uses on property zoned an R-7.5(A) Single Family District on Lancaster Road, northwest of Wheatland Road, and Wheatland Road, southwest of Lancaster Road
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Denial
Z012-244 (PC) [02-3560; ORDINANCE NO. 25130]
Note: This item was considered by the City Council at a public hearing on October 23, 2002, and was taken under advisement until December 11, 2002, with the public hearing open.
90. An application for and an ordinance granting an amendment to Specific Use Permit No. 1262 for a Private School on property zoned an R-10(A) Single Family District on the northwest corner of Midway Road and Rosa Road
Recommendation of Staff and CPC: Approval for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions
Z012-276 (FD) [02-3561; ORDINANCE NO. 25131]
Note: This item was considered by the City Council at a public hearing on November 13, 2002, and was taken under advisement until December 11, 2002, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

91. An application for a P Parking Subdistrict on property zoned an O-1 Office-1 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west side of Buena Vista Street south of Fitzhugh Avenue
Recommendation of Staff: Approval, subject to a site plan
Recommendation of CPC: Denial
Z012-193 (MF) [02-3562; APPROVED]
Note: This item was considered by the City Council at a public hearing on September 25, and October 23, 2002, and was taken under advisement until December 11, 2002, with the public hearing open.
92. An application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CH Clustered Housing District, on the southwest corner of Frank Jackson Drive and Ronnie Drive
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z012-292 (WE) [02-3563; ORDINANCE NO. 25132]
Note: This item was considered by the City Council at a public hearing on November 13, 2002, and was taken under advisement until December 11, 2002, with the public hearing open.

STREET NAME CHANGE

93. An application for and an ordinance granting a street name change for Fordyce Street between Irving Boulevard and Levee Street to Riveredge Drive
Recommendation of Staff and CPC: Approval
NC 012-102 [02-3564; ORDINANCE NO. 25133]

DEVELOPMENT CODE AMENDMENT

94. Consideration of and an ordinance granting an amendment to Chapter 51A of the Dallas City Code, as amended, to amend the parking regulations for multifamily uses in central area districts
Recommendation of Staff and CPC: Approval
DCA 023-001 [02-3565; ORDINANCE NO. 25134]

BENEFIT ASSESSMENT HEARINGS

95. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements for Street Group 98-436 (list attached), and at the close of the hearing, authorize an ordinance levying benefit assessments - Financing: This action has no cost consideration to the City
[02-3566; ORDINANCE NO. 25135]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS (Continued)

96. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements on Highland Road from Ferguson Road to Jim Miller Road, and at the close of the hearing, authorize an ordinance levying benefit assessments - Financing: This action has no cost consideration to the City **[02-3567; ORDINANCE NO. 25136]**

MISCELLANEOUS HEARINGS

97. Authorize approval of the recommended plan for the proposed alignment of Cockrell Hill Road from IH 30 to Singleton Boulevard and La Reunion Boulevard from its current terminus west to a "T" intersection with the proposed alignment of Cockrell Hill Road - Financing: No cost consideration to the City **[02-3568; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

98. 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) **[02-3569 AND 02-3570]**
99. An ordinance authorizing the issuance and sale of an amount not to exceed \$325,000,000 City of Dallas, Texas Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2003; establishing parameters regarding the sale of the Bonds; approving the execution of a bond purchase agreement and an escrow agreement; and all other matters related thereto - Not to exceed \$588,000 - Financing: Water Utilities Current Funds **[02-3571; ORDINANCE NO. 25137; APPROVED]**
100. An ordinance authorizing the issuance and sale of an amount not to exceed \$110,000,000 City of Dallas, Texas General Obligation Refunding Bonds, Series 2003; establishing parameters regarding the sale of the Bonds; approving the execution of a bond purchase agreement and an escrow agreement; and all other matters related thereto - Not to exceed \$304,450 - Financing: Debt Service Funds **[02-3572; ORDINANCE NO. 25138; APPROVED]**
101. Authorize a sixty-month service contract for the privatization of the City's two utility pay stations located at Martin Luther King Jr. Community Center and West Dallas Multipurpose Center with the only proposer - Cliff's Check Cashing Stores, Inc. - Financing: No cost consideration to the City **[02-3573; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

102. Authorize **(1)** a professional services contract with Carter & Burgess, Inc. to prepare a downtown parks master plan including site selection and conceptual planning for new urban parks, open spaces, plazas and other green spaces in downtown in the amount of \$365,000, **(2)** acceptance of donated funds from a private partnership in the amount of \$182,500, and **(3)** establish appropriations in the amount of \$182,500 in the Capital Gift and Donation Fund - Total not to exceed \$365,000 - Financing: 1998 Bond Funds (\$182,500) and Capital Gift and Donations Funds (\$182,500) **[02-3574; AS CORRECTED ON THE ADDENDUM]**

103. An ordinance abandoning a portion of a storm sewer easement to Centex Homes, the abutting owner, containing approximately 4,037 square feet of land located near the intersection of Buena Vista and North Haskell Avenues, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[02-3575; DELETED ON THE ADDENDUM]**

ADDENDUM

ADDITIONS:

Closed Session **[02-3576]**

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

- Legal issues regarding Dallas Police Department Park Police
- Catarino Morales and Maria Morales et al., v. City of Dallas, et al., Cause No. DV00-06164-G
- Refugio Hernandez v. City of Dallas and Jennie Carver-Keeper, Cause No. 02-02399-C

ITEMS FOR INDIVIDUAL CONSIDERATION

1. An ordinance abandoning an alley to SDC Investments, L.P., the abutting owner, containing approximately 3,891 square feet of land located near the intersection of Harlandale and Morrell Avenues - Revenue: \$5,000 plus the \$20 ordinance publication fee **[02-3577; ORDINANCE NO. 25139; APPROVED]**
2. An ordinance abandoning a portion of a waterline easement to MRL Construction, LP, the abutting owner, containing approximately 15,260 square feet of land located near the intersection of State Highway 352 and Pleasant Drive, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[02-3578; ORDINANCE NO. 25140; APPROVED]**
3. An ordinance abandoning portions of Austin Street to Belo Investment Corporation, the abutting owner, containing approximately 6,000 square feet of land located near the intersection of Austin and Jackson Streets, authorizing the quitclaim and providing for the dedication of approximately 6,000 square feet of land needed for Market Street right-of-way - Revenue: \$1,500 plus the \$20 ordinance publication fee **[02-3579; ORDINANCE NO. 25141; APPROVED]**
4. An ordinance granting a private license to CHPD-LP for the use of approximately 14,500 square feet of land to maintain an existing commercial parking lot and install a perimeter fence on a portion of West Commerce Street right-of-way near its intersection with Industrial Blvd. - Revenue: \$11,250 annually plus the \$20 ordinance publication fee **[02-3580; ORDINANCE NO. 25142; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Center TIF District

Note: Item Nos. 5 and 6
must be considered collectively.

5. * Authorize **(1)** a development agreement with 1600 Elm Street Partnership to provide for the funding of facade restoration and other improvements related to the redevelopment of 1600-1604 Elm Street (to be known as Blue Matrix), located in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$1,500,000; **(2)** funding for a fire access corridor for 1600-1604 Elm Street in an amount not to exceed \$400,000 and **(3)** the establishment of appropriations in the amount of \$1,500,000 in the City Center TIF District Fund - Total not to exceed \$1,900,000 - Financing: City Center TIF District Funds (\$400,000) (\$1,500,000 to be advanced by a private developer and reimbursed from City Center TIF District Funds) **[02-3581; APPROVED]**
6. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse 1600 Elm Street Partnership for funds advanced pursuant to a development agreement between the City and 1600-1604 Elm Street Partnership in an amount not to exceed \$1,500,000 plus interest, for facade restoration and certain public infrastructure improvements related to the redevelopment of 1600-1604 Elm Street, located in the City Center TIF District - \$1,500,000 - Financing: To be advanced by a private developer and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds **[02-3582; APPROVED]**

City Center TIF District

Note: Item Nos. 7 and 8
must be considered collectively.

7. * Authorize **(1)** a development agreement with Main Street Partners Funding, L.P. to provide for the funding of demolition and public use improvements related to the redevelopment of 1717 Main Street (Bank One Center) in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$250,000; **(2)** the establishment of appropriations in the amount of \$250,000 in the City Center TIF District Fund - Total not to exceed \$250,000 - Financing: To be advanced by a private developer and reimbursed from City Center TIF District Funds **[02-3583; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Center TIF District (Continued)

Note: Item Nos. 7 and 8
must be considered collectively.

8. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse Main Street Partners Funding, L.P. for funds advanced pursuant to a development agreement between the City and Main Street Partners Funding, L.P. in an amount not to exceed \$250,000 plus interest, for demolition and public use improvements related to the redevelopment of 1717 Main Street (Bank One Center) in the City Center TIF District - \$250,000 - Financing: To be advanced by a private developer and reimbursed solely from City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds [02-3584; APPROVED]

City Center TIF District

Note: Item Nos. 9 and 10
must be considered collectively.

9. * Authorize **(1)** a development agreement with GS Renaissance LP to provide for the funding of facade, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$3,200,000; and **(2)** the establishment of appropriations in the amount of \$3,200,000 in the City Center TIF District Fund - Total not to exceed \$3,200,000 - Financing: To be advanced by a private developer and reimbursed from City Center TIF District Funds [02-3585; APPROVED]
10. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse GS Renaissance LP for funds advanced pursuant to a development agreement between the City and GS Renaissance LP in an amount not to exceed \$3,200,000 plus interest, for facade improvements, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in the City Center TIF District - \$3,200,000 - Financing: To be advanced by a private developer and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds [02-3586; APPROVED]

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

11. Authorize Supplemental Agreement No. 2 to the professional services contract with Hellmuth, Obata + Kassabaum, Inc., to **(1)** fund design and construction phasing changes and add funding for electrical and structural design for pedestrian light standards, and **(2)** increase appropriations in the amount of \$58,200 in the City Center TIF District Fund - \$58,200, from \$1,526,254 to \$1,584,454 - Financing: City Center TIF District Funds **[02-3587; APPROVED]**
12. An ordinance amending Chapter 34 of the Dallas City Code to amend the calculation of overtime pay for non-exempt sworn employees of the Fire Department - Financing: No cost consideration to the City **[02-3588; ORDINANCE NO. 25143; APPROVED]**
13. Authorize **(1)** the Affordable Housing Cost Participation Program pursuant to the Program Statement and the City Center TIF District Plan for the Tax Increment Financing Reinvestment Zone No. Five, City of Dallas, Texas (City Center TIF District); **(2)** the acceptance of a transfer of appropriations in the amount of \$500,000 from the City Center TIF District Fund to fund the Affordable Housing Cost Participation Program; and **(3)** an amendment to the current Development Fee Rebate Program Statement to increase the fee rebate from \$1,500 to \$2,500 for the remaining funds for this program - \$500,000 - Financing: City Center TIF District Funds **[02-3589; APPROVED]**
14. Authorize a thirty-six-month contract for radio research data for WRR Municipal Radio to enable the station to acquire ratings information in order to increase audience and revenues - Arbitron Inc. - Sole Source - Not to exceed \$316,927 - Financing: WRR Current Funds **[02-3590; APPROVED]**
15. Authorize **(1)** rescinding the thirty-six-month price agreement with PNI Distribution, Inc. for fuel previously awarded on September 25, 2002, pursuant to Resolution No. 02-2641 and **(2)** a thirty-six-month price agreement for fuel with the lowest responsible bidders of five - Clarksville Oil and Gas Co. and Truman Arnold Companies - Not to exceed \$16,716,760 - Financing: Current Funds **[02-3591; APPROVED]**
16. Authorize a contract for audio and visual equipment for the Jack Evans Police Headquarters facility - Audio Fidelity Communications Corporation, dba The Whitlock Group, lowest responsible bidder of six - \$586,908 - Financing: 1998 Bond Funds **[02-3592; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

17. Authorize Supplemental Agreement No. 9 to the contract with Centex - 3D/I, a joint venture, **(1)** to increase the general conditions of the construction manager in the amount of \$192,072, within the Guaranteed Maximum Price, and **(2)** for additional construction management services associated with Leadership in Environment and Energy Design related upgrades for improved indoor air quality, reduction in energy consumption and purchase of landscape material from regional sources, increasing the Guaranteed Maximum Price for the Jack Evans Police Headquarters project in the amount of \$10,561, from \$53,888,348 to \$53,898,909 and the total contract amount from \$54,638,862 to \$54,649,432 - Total not to exceed \$10,561 - Financing: 1998 Bond Funds **[02-3593; APPROVED]**
18. Authorize Supplemental Agreement No. 2 to the professional services contract with Montgomery Watson Harza, Inc. for hydraulic improvements at the Central Wastewater Treatment Plant - \$303,900, from \$1,497,350 to \$1,801,250 - Financing: Water Utilities Capital Construction Funds **[02-3594; APPROVED]**
19. Authorize a contract to provide property tax and sales tax forecasts for the City of Dallas with the only proposer - Fundamentals Group, Inc. dba Texas Perspectives, Inc. - Not to exceed \$41,000 - Financing: Current Funds **[02-3595; APPROVED]**
20. Authorize the purchase of three additional police mobile storefront vehicles from the lowest responsible bidder of two - Traylor Motor Homes, Inc. - Not to exceed \$870,870 - Financing: U.S. Department of Justice, Bureau of Justice Assistance Grant Funds **[02-3596; APPROVED]**
21. Authorize Supplemental Agreement No. 1 to the professional services contract with The Carter Law Firm, P.C., for additional legal services necessary in the lawsuit styled Charles Miller, et al. v. City of Dallas, Cause No. 3:98-CV-2955-D, and any other proceeding relating to the subject matter of this lawsuit - Not to exceed \$10,321, from \$15,000 to \$25,321 - Financing: Current Funds **[02-3597; APPROVED]**
22. An ordinance amending Chapter 41 of the Dallas City Code to define terms; to prohibit smoking in all eating establishments, in all building lobbies into which eating establishments open, and in certain city facilities, with certain defenses; to provide signage requirements; and to make certain nonsubstantive changes (via Mayor Miller) **[02-3598; DEFERRED UNTIL 01/08/03]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

23. Authorize **(1)** a contract for landscaping and irrigation for the Nasher Sculpture Center with Valley Crest Landscape Development, only bidder, in an amount not to exceed \$510,192, within the development agreement, and assignment of the construction contract to The Nasher Foundation for construction management; and, **(2)** an increase in the contract with John Burns Construction Company of Texas to provide water and wastewater revisions in an amount not to exceed \$31,729, from \$154,010 to \$185,739, within the development agreement - Financing: No additional cost consideration to the City **[02-3599; APPROVED]**

24. Authorize **(1)** a contract for the exterior restoration of the Hart Furniture Building, located at 1929-1933 Elm Street, with Harrison, Walker & Harper, LP, lowest responsible bidder of six, in an amount not to exceed \$1,082,474, **(2)** assignment of the construction contract to Elm Street Development for construction management, and **(3)** payment to Elm Street Development, LLC in an amount not to exceed \$136,516 for design, reimbursables and construction management - Total not to exceed \$1,218,990 - Financing: City Center TIF District Funds **[02-3600; APPROVED]**

25. Authorize Supplemental Agreement No. 2 to the contract with F & S Partners, Inc. for additional work associated with the re-roofing of the Dallas Convention Center dome and the installation of Exhibit Hall C skylights - \$27,231, from \$303,649 to \$330,880 - Financing: Convention Center Capital Construction Funds **[02-3601; APPROVED]**

26. Authorize the release of demolition liens on 17 properties to resolve the outstanding issues involved in the lawsuit styled James v. City of Dallas, Civil Action No. 3:98-CV-0436-R, direct the City Manager to discontinue any effort to enforce these demolition liens or to collect the debts resulting from the demolition liens, and to ensure that all City records adequately reflect the cancellation of the debts (list attached) - Financing: No cost consideration to the City **[02-3602; APPROVED]**

ADDENDUM

CORRECTIONS:

64. 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, 2002 to October 31, 2003 to accommodate completion of the Texas Theatre project and a modification to the loan documents between the Oak Cliff Foundation and the City regarding the Texas Theatre project to extend the completion date for the project until October 31, 2003 and provide for other matters relating thereto - Financing: No cost consideration to the City [02-3534]
82. An application for and an ordinance granting a CS Commercial Service District on the northern 2.0 acres and an R-10(A) Single Family District on the southern 1.36 acres of land on property zoned a CR-D-1 Community Retail Dry District and an MF-1(A) Multifamily District, on the southwest side of Seagoville Road at Interstate Highway 20
Recommendation of Staff and CPC: Denial of a CS Commercial Service District and approval of a CR Community Retail District with retention of the D-1 Dry Overlay fronting the south side of Seagoville Road and an R-10(A) Single Family District Z012-270 (WE) [02-3553]
84. An application for ~~and an ordinance granting~~ an R-5(A) Single Family District on property zoned an R-10(A) Single Family District and an ordinance granting an R-7.5(A) Single Family District, on the west side of Cockrell Hill Road, north of Kiest Boulevard, and fronting on the north side of Kiest Boulevard, west of Cockrell Hill Road
Recommendation of Staff: Approval
Recommendation of CPC: Denial of an R-5(A) Single Family District and approval of an R-7.5(A) Single Family District Z012-297 (WE) [02-3555]
85. An application for and an ordinance granting a Specific Use Permit for a mini-warehouse on property zoned an MU-3 Mixed Use District ~~and an FP(MU-3) Flood Plain Overlay Mixed Use District~~ on the east side of North Central Expressway north of Forest Lane
Recommendation of Staff and CPC: Approval, for a five year period with eligibility for one additional five year period Z012-298 (MF) [02-3556]

ADDENDUM

CORRECTIONS: (Continued)

86. An application for and an ordinance granting an amendment to Planned Development District No. 618 for TH-3(A) Townhouse District uses and a public school on property zoned a TH-3(A) Townhouse District on the east side of Audelia Road south of Walnut Street
Recommendation of Staff: Approval
Recommendation of CPC: Pending November 21, 2002 hearing Approval
2023-107 (WE) [02-3557]
102. Authorize **(1)** a professional services contract with Carter & Burgess, Inc. to prepare a downtown parks master plan including site selection and conceptual planning for new urban parks, open spaces, plazas and other green spaces in downtown in the amount of \$365,000, **(2)** acceptance of donated funds from a private partnership in the amount of \$182,500, and **(3)** establish appropriations in the amount of \$182,500 in the Capital Gift and Donation Fund - Total not to exceed \$365,000 - Financing: ~~1998 Bond Funds~~ City Center TIF District Funds (\$182,500) and Capital Gift and Donations Funds (\$182,500) **[02-3574]**

DELETIONS:

Note: Item Nos. 24 and 25

Cedars Station - South Side Pedestrian District must be considered collectively.

24. * Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation and Dallas Area Rapid Transit for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - \$500,000 - Financing: 1995 Bond Funds **[02-3496]**
25. * Authorize a Participation Agreement with Matthews Southwest, Inc., for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - Financing: No cost consideration to the City **[02-3496]**

ADDENDUM

DELETIONS: (Continued)

Note: Item Nos. 62 and 63 must be considered collectively.

Oak Cliff Gateway TIF District

62. * Authorize **(1)** a development agreement with Jefferson at Kessler Heights, Phase II, LP, (hereinafter Developer) to provide for the funding of design and construction of streetscape, intersection improvements, sidewalks, curb and gutter, distinctive street lighting and other certain public infrastructure improvements related to the development of Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas, (Oak Cliff Gateway TIF District), and **(2)** the establishment of appropriations in an amount not to exceed \$300,000 in the Oak Cliff Gateway TIF District Fund - \$300,000 - Financing: To be advanced or paid by Developer and reimbursed with interest from the Oak Cliff Gateway TIF Fund; to be paid upon completion of construction and issue of a certificate of occupancy, solely from the Oak Cliff Gateway TIF Fund **[02-3533]**
63. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) to reimburse Jefferson at Kessler Heights, Phase II, L. P. (hereinafter Developer) for funds advanced or paid for approved project costs, pursuant to a development agreement between the City and Developer in an amount not to exceed \$300,000 plus interest for design and construction of public infrastructure improvements related to the development of the Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) - Financing: \$300,000 to be advanced or paid by the Developer and reimbursed solely from the Oak Cliff Gateway TIF Fund; reimbursement to be repaid solely from the Oak Cliff Gateway TIF Fund when the project is completed, with accrued interest **[02-3533]**
80. An application for and an ordinance granting a Planned Development District for a Private School and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1076 for a Private School and an ordinance terminating Specific Use Permit No. 1076, on the northeast side of Harter Road, northwest of Lake Highlands Drive
Recommendation of Staff and CPC: Approval
Z012-254 (MF) [02-3551]
103. An ordinance abandoning a portion of a storm sewer easement to Centex Homes, the abutting owner, containing approximately 4,037 square feet of land located near the intersection of Buena Vista and North Haskell Avenues, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[02-3575]**