

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 12, 2003  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A.M.**

ADDITIONS:

Closed Session

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

- Legal issues involving telephone contract between the City of Dallas and SBC
- Legal issues involving Convention Center expansion construction contract
- City of Dallas v. TP-Town Plaza II, L.P.; Carlos Espinosa RCGP, LLC; WAK/TPRO, L.P. (a.k.a WAK/TPRO LTD.); WAK/TPRO Holdings, Inc.; Renaissance Investments, Inc. (a.k.a DEC Partners); Bank One, Texas, N.A.; Frank S. Owen; and Carlos Espinosa, Cause No. 01-4531
- Charles Sylvie v. City of Dallas, Ted Kilpatrick, Michael Rickman and Gary Fox, Civil Action No. 3:01-CV-1549-K
- Avitar Global, Inc. v. City of Dallas, Cause No. 01-10883-G
- City of Dallas v. 4701 Meadow, Inc., Cause No. 02-05087
- City of Dallas v. John K. Baker, et al., Cause No. DV-99-02619-M
- James F. Hill, et al. v. City of Dallas, Cause No. 95-00975J
- Loretta Anderson v. City of Dallas, Civil Action No. 3:01-CV-0861-R

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize a contract for site improvements including playground replacement, site furnishings and landscaping at St. Francis Park - ICE Contractors, Inc., lowest responsible bidder of eight - \$73,161 - Financing: 1998 Bond Funds
2. Authorize **(1)** a contract for the facade improvements related to the Thompson Building at 1520-1522 Main Street with Nedderman and Associates, lowest responsible bidder of two, in an amount not to exceed \$1,698,900, **(2)** assignment of the construction contract to Main Street Investors Joint Venture for construction management, **(3)** payment to Main Street Investors Joint Venture in an amount not to exceed \$80,160 for design, reimbursables and construction management, and **(4)** an increase in appropriations in the amount of \$410,611 in the City Center TIF District Fund - Total not to exceed \$1,779,060 - Financing: City Center TIF District Funds (\$986,305), Private Funds (\$792,755)

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 12, 2003**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

3. Authorize an increase in the contract with Alshall Construction Company for renovation of the fitness room at Martin Luther King Jr. Recreation Center and painting of the Chimpanzee Holding Building at Dallas Zoo - \$173,741, from \$1,996,619 to \$2,170,360 - Financing: 1998 Bond Funds (\$140,357) and Dallas Zoo Trust Funds (\$33,384)

LAND MISCELLANEOUS

4. An ordinance abandoning sanitary sewer easements and a utility easement to Ben E. Keith Company, the abutting owner, containing approximately 20,620 square feet of land located near the intersection of Record Crossing Road and Wyche Boulevard, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee
5. An ordinance abandoning a portion of Monarch Avenue right-of-way to Robert Bellamy, the abutting owner, containing approximately 668 square feet of land located near the intersection of Monarch and Prairie Avenues, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee
6. Authorize the conveyance of a wastewater easement containing approximately 30,239 square feet of land to the City of Rowlett for the construction and maintenance of a wastewater main across City-owned land at Lake Ray Hubbard in the City of Rowlett located near the intersection of Liberty Grove and Merritt Roads - Financing: No cost consideration to the City

MISCELLANEOUS

7. Authorize an agreement with the World Affairs Council of Greater Dallas for services related to protocol activities for the period March 1, 2003 through February 29, 2004 - Not to exceed \$206,837 - Financing: Current Funds

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 12, 2003**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

8. Authorize **(1)** the acceptance of a grant from the International Association of Black Professional Fire Fighters for the enhancement of the Dallas Fire Department's Fire Prevention programs and Juvenile Firesetter program and **(2)** the establishment of appropriations in the amount of \$25,000 in the Professional Association of Black Fire Fighters Fund - Not to exceed \$25,000 - Financing: International Association of Black Professional Fire Fighters Grant Funds
9. Authorize **(1)** an amendment to Resolution No. 02-3589 previously approved on December 11, 2002, which established the Affordable Housing Cost Participation Program and increased the maximum rebate under the Developer Fee Program to make these actions retroactive for all projects for which the contractor received a building permit to construct a new affordable single-family home for sale to a qualified household and paid City development fees after September 30, 2002; and **(2)** amendments to the Program Statement for the Affordable Housing Cost Participation Program to provide clarification and consistency to the language - Financing: No cost consideration to the City
10. Authorize the defeasance, consistent with the intent of Ordinance No. 25137 previously approved on December 11, 2002, with Dallas Water Utilities funds of City of Dallas, Texas Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 1995-A maturing on October 1, 2003, Series 1996 maturing on October 1, 2003 and Series 1997 maturing on April 1, 2004 - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

11. Authorize a professional services contract with The Carter Law Firm, P.C., to provide legal services in the lawsuit styled James F. Hill, et al. v. City of Dallas, Cause No. 95-00975-J, and any other proceedings relating to the subject matter of this lawsuit - Not to exceed \$250,000 - Financing: Current Funds
12. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of White & Wiggins, L.L.P., for additional legal services necessary in the lawsuit styled Loretta Anderson v. City of Dallas, Civil Action No. 3:01-CV-0861-R, and any other proceeding relating to the subject matter of this lawsuit - Not to exceed \$75,000, from \$75,000 to \$150,000 - Financing: Current Funds

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 12, 2003**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

13. A resolution supporting three service plan alignments for Dallas Area Rapid Transit light rail transit service through the Medical Center area (Union Pacific Railroad, Harry Hines and Design Option D) and endorsing a framework for continued cooperation with Dallas Area Rapid Transit to provide light rail transit service to Love Field - Financing: No cost consideration to the City

ITEMS FOR FURTHER CONSIDERATION

14. Authorize a professional services contract with Economists.com for professional services necessary in a billing and contract dispute between the City of Dallas and SBC - Not to exceed \$54,000 - Financing: Current Funds

CORRECTIONS:

55. An application for ~~and ordinances granting~~ the termination of Specific Use Permit No. 370 for a private community center, day care center, and mission station and the creation of a new Specific Use Permit for a child care facility on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and an ordinance granting an amendment to Specific Use Permit No. 370 on the north corner of the intersection of Leland Avenue and Warburg Street  
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  
Z023-105 (MF)
74. Authorize the City of Dallas Housing Finance Corporation to amend its Multifamily Program policy guidelines with respect to tax-exempt bond financing for multifamily housing projects will requiring evidence of both neighborhood support for the project as well as on-going participation by the community in project planning and development oversight and a focus on multifamily housing projects involving: **(1)** rehabilitation or replacement; **(2)** new senior developments; **(3)** new construction in targeted distressed neighborhoods (as defined by the City Council from time to time); **(4)** Community Housing Development Organization initiated projects; and **(5)** new construction of affordable family housing outside of targeted areas where the developer receives tax-exempt bond financing under the State of Texas Private Activity Bond Cap ~~and provides evidence of both neighborhood support for the project as well as on-going participation by the community in project planning and development oversight~~ - Financing: No cost consideration to the City