

AGENDA
CITY COUNCIL MEETING
SEPTEMBER 10, 2003
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
10:00 A. M.

Moment of Silence and Pledge of Allegiance (Council Chambers) **[03-2420]**

Agenda Item/Open Microphone Speakers **[03-2421]**

VOTING AGENDA

1. Approval of Minutes of the August 27, 2003 City Council Meeting **[03-2422; APPROVED]**

CONSENT AGENDA **[03-2423]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for the preparation of design documents for bidding and construction administration services for remediation work at the Vietnam Veterans Memorial in Fair Park - \$18,000 - Financing: Fair Park Special Maintenance Funds **[03-2424; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

Samuell Boulevard from IH 30 to
Mesquite City Limits

Note: Item Nos. 3 and 4 must be considered collectively.

3. * Authorize a professional services contract with HNTB Corporation to provide engineering services for paving, storm drainage, water and wastewater main improvements on Samuell Boulevard from IH 30 to Mesquite City Limits - \$1,234,662 - Financing: 1998 Bond Funds (\$898,418) (\$718,734 to be reimbursed by the Texas Department of Transportation), Water Utilities Capital Improvement Funds (\$336,244) **[03-2425; APPROVED AS AN INDIVIDUAL ITEM]**
4. * Authorize Supplemental Agreement No. 2 to the Interlocal Agreement with the Texas Department of Transportation for paving improvements on Samuell Boulevard from IH 30 to Mesquite City Limits - Financing: This action has no cost consideration to the City **[03-2426; APPROVED AS AN INDIVIDUAL ITEM]**
5. Authorize a professional services contract with RJN Group, Inc. to provide engineering services and analysis of the inflow and infiltration into the wastewater collection system in the McKamy, Cottonwood and Central Branches located within the White Rock Creek drainage area - \$2,590,786 - Financing: Water Utilities Capital Improvement Funds **[03-2427; APPROVED]**
6. Authorize a professional services contract with Montgomery Watson Harza Americas, Inc. to provide engineering services to update the Wastewater Collection System Master Plan, evaluate the wastewater system infrastructure, develop a hydraulic computer model of the wastewater collection system and collect pertinent data to populate the Geographic Information System - \$7,659,111 - Financing: Water Utilities Capital Improvement Funds **[03-2428; APPROVED]**

Authorization of Contracts

7. Authorize a contract for water infiltration and drainage work at the Exline Recreation Center located at 2525 Pine Street - Doric Building Corporation, lowest responsible bidder of four - \$69,878 - Financing: 1998 Bond Funds **[03-2429; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

8. Authorize **(1)** a contract for selective demolition and Phase 1 construction of the 1600-1604 Elm Street Building with Nedderman and Associates, lowest responsible bidder of four in an amount not to exceed \$1,011,000, **(2)** a contract for abatement of asbestos and lead based paint at the 1600-1604 Elm Street Building with L. A. Environmental, Inc., lowest responsible bidder of five in an amount not to exceed \$81,650, **(3)** assignment of the construction and abatement contracts to 1600 Elm Street LTD for construction management, and **(4)** payment to 1600 Elm Street LTD in an amount not to exceed \$240,280 for design, reimbursables, and construction management - Total not to exceed \$1,332,930 - Financing: City Center TIF District Funds **[03-2430; DELETED ON THE ADDENDUM]**
9. Authorize a contract for basin complex and operations building improvements at the Central Wastewater Treatment Plant - Archer-Western Contractors, Ltd., lowest responsible bidder of four - \$10,447,000 - Financing: Water Utilities Capital Improvement Funds **[03-2423; APPROVED]**
10. Authorize a contract for the construction of corrosion protection systems for the 84-inch White Rock North, Dallas-Fort Worth Airport and the Cedar Crest water transmission mains - Miller Pipeline Corporation, lowest responsible bidder of three - \$609,205 - Financing: Water Utilities Capital Improvement Funds **[03-2432; APPROVED]**
11. Authorize a contract for the rehabilitation of existing wastewater mains and the construction of water and wastewater main replacements in various locations (list attached) - Barson Utilities, Inc., lowest responsible bidder of four - \$5,215,919 - Financing: Water Utilities Capital Improvement Funds **[03-2433; APPROVED AS AN INDIVIDUAL ITEM]**

Contract Amendments

12. Authorize an increase in the contract with Texas-Sterling Construction, Inc. for the construction of additional driveways, sidewalk and street lighting improvements for the McKinney Avenue Trolley North Extension project - \$83,980, from \$5,821,788 to \$5,905,768 - Financing: 1995 Bond Funds (\$56,267 to be reimbursed by the Texas Department of Transportation) **[03-2434; APPROVED]**
13. Authorize an increase in the contract with F. Hall Mowing Company for demolition services for structures ordered demolished by the Urban Rehabilitation Standards Board, court orders, the emergency demolition of unsafe buildings due to fire damage, and the demolition of City-owned buildings as required - \$250,000, from \$1,000,000 to \$1,250,000 - Financing: Demolition Reserve Funds **[03-2435; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

14. Authorize Supplemental Agreement No. 2 to the professional services contract with GRW Willis, Inc. for the design of a new terminal and associated improvements at Dallas Executive Airport, to provide building commissioning for Leadership in Energy and Environmental Design certification, and additional surveying - \$39,794, from \$535,519 to \$575,313 - Financing: Aviation Capital Construction Funds
[03-2436; APPROVED]

LAND ACQUISITION

15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 5,947 square feet of land from Victorian Forest Estates, L.P. located near the intersection of Jim Miller and Scyene Roads, needed for expansion of Scyene Trail Park - \$28,000 - Financing: 1995 Bond Funds
[03-2437; APPROVED]
16. Authorize the deposit of a Special Commissioners= Award for acquisition from Bernice Griggs, et. al., of 2 tracts of land totaling approximately 23,118 square feet located near the intersection of Hull Avenue and Linfield Road, needed for the South Central Addition Improvements - \$24,000 - Financing: 1998 Bond Funds
[03-2438; APPROVED]

LAND MISCELLANEOUS

17. Authorize a five-year extension of the lease agreement with PHILMAR, Inc., for approximately 13,829 square feet of office and warehouse space located at 2331 West Northwest Highway, Suite 100, currently used by the Equipment Services Section of the Police Department - October 15, 2003 through October 14, 2004 (\$97,141); October 15, 2004 through October 14, 2005 (\$97,141); October 15, 2005 through October 14, 2006 (\$100,056); October 15, 2006 through October 14, 2007 (\$103,058); October 15, 2007 through October 14, 2008 (\$103,058), for a five-year total of \$500,456 - Financing: Current Funds (subject to annual appropriations)
[03-2439; APPROVED AS AN INDIVIDUAL ITEM]

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

18. Authorize a sixty-six-month service contract for elevator, escalator and moving sidewalk maintenance and repair at Dallas Love Field with the lowest responsible bidder of four - United Elevator Services, Inc. - Not to exceed \$951,486 - Financing: Aviation Current Funds **[03-2440; APPROVED]**
19. Authorize a thirty-six-month service contract for sale of scrap metal with the most responsible bidder of three - Okon Metals, Inc. - Estimated Revenue: \$313,718
[03-2441; APPROVED]

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

20. Authorize a twenty-four-month price agreement for plumbing parts with the lowest responsible bidders of three - Triangle Supply Company, Inc. and Maintenance Warehouse/America Corp. - Not to exceed \$62,608 - Financing: Current Funds (\$43,181), Aviation Current Funds (\$19,427) **[03-2442; APPROVED]**
21. Authorize a thirty-six-month price agreement for polyethylene bags, trash liners and ziplock storage bags with the lowest responsible bidders of six - EIP, Incorporated, Ceco Sales Corporation, M.A.N.S Distributors, Incorporated and Torrez Paper Company - Not to exceed \$303,705 - Financing: Current Funds (\$255,324), Water Utilities Current Funds (\$29,532), Convention and Event Services Current Funds (\$18,849) **[03-2443; APPROVED]**
22. Authorize the purchase of two 15,000 gross vehicle weight rating, cab and chassis from Lawrence Marshall Ford, L.P., through BuyBoard, a Texas local government cooperative purchasing program - Not to exceed \$61,938 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[03-2444; APPROVED]**
23. Authorize an eleven-year concession services contract for the proposed family aquatics center at Thurgood Marshall Park with the only proposer - Horizon Family Management South LLC - Estimated Annual Revenue: \$116,136 **[03-2445; APPROVED]**
24. Authorize a thirty-six-month price agreement for grass seed and sod with the lowest responsible bidders of five - Home Depot Landscape Supply, Estes, Inc., and BWI Companies, Inc. - Not to exceed \$462,858 - Financing: Current Funds (\$427,457), Water Utilities Current Funds (\$35,401) **[03-2446; APPROVED]**
25. Authorize the purchase of one covert surveillance vehicle from Audio Intelligence Devices, Inc. - Sole Source - Not to exceed \$97,572 - Financing: 2003 U.S. Department of Justice Bureau of Justice Assistance Grant Funds **[03-2447; APPROVED]**
26. Authorize a forty-eight-month price agreement for police riot gear with the lowest responsible bidders of ten - Abatix Corp., C & G Wholesale, Dallas Public Safety Supply, Inc., and GT Distributors, Inc. - Not to exceed \$762,534 - Financing: Current Funds **[03-2448; APPROVED]**

MISCELLANEOUS

27. Authorize **(1)** funding for the acquisition of the historic facade easement on the Davis Building, located at 1309 Main Street in accordance with Resolution No. 99-1434 as amended, previously approved on April 28, 1999, and the terms of the Purchase and Sale Agreement; and **(2)** a maintenance agreement with Hamilton Davis, LLP (Hamilton) setting out Hamilton's responsibility in maintaining the facade of the Davis Building, located in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) - \$1,290,000 - Financing: City Center TIF District Funds **[03-2449; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

28. Authorize **(1)** approval of the Deep Ellum Public Improvement District Service Plan for 2004; **(2)** a public hearing to be held on September 24, 2003 to receive citizens' comments concerning the annual assessment rate for the Deep Ellum Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Deep Ellum Public Improvement District (District) for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** at the close of the public hearing, consideration of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements in the District, approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2004; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[03-2450; APPROVED AS AN INDIVIDUAL ITEM]**
29. Authorize **(1)** approval of the Dallas Downtown Improvement District Service Plan for 2004; **(2)** a public hearing to be held on September 24, 2003 to receive citizens' comments concerning the annual assessment rate for the Dallas Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Dallas Downtown Improvement District (District) for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** at the close of the public hearing, consideration of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements in the District, approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2004; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[03-2451; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

30. Authorize **(1)** approval of the Vickery Meadow Public Improvement District Service Plan for 2004; **(2)** a public hearing to be held on September 24, 2003 to receive citizens' comments concerning the annual assessment rate for the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Vickery Meadow Public Improvement District (District) for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** at the close of the public hearing, consideration of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements in the District, approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2004; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[03-2452; APPROVED]**
31. Authorize **(1)** approval of the Prestonwood Public Improvement District Service Plan for 2004; **(2)** a public hearing to be held on September 24, 2003 to receive citizens' comments concerning the annual assessment rate for the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Prestonwood Public Improvement District (District) for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** at the close of the public hearing, consideration of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements in the District, approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2004; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[03-2453; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

32. Authorize **(1)** approval of the Uptown Public Improvement District Service Plan for 2004; **(2)** a public hearing to be held on September 24, 2003 to receive citizens' comments concerning the annual assessment rate for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Uptown Public Improvement District (District) for the purpose of providing supplemental public services and improvements, to be funded by assessments on real property and real property improvements in the District; and **(3)** at the close of the public hearing, consideration of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the District; approving, adopting and filing with the City Secretary the assessment role; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2004; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[03-2454; APPROVED]**

Note: Item Nos. 33 and 34 must be considered collectively.

City Center TIF District

33. * Authorize **(1)** a development agreement with Main Street Investors J.V. to provide for the funding of environmental remediation, demolition, facade restoration, and other improvements related to the redevelopment of 1608 Main Street, in Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in an amount not to exceed \$919,032; **(2)** funding for design and construction of certain public improvements related to a pedestrian access-way through 1608 Main Street, in Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in an amount not to exceed \$636,480; and **(3)** the establishment of appropriations in the amount of \$1,555,512 in the City Center TIF District Fund - Total not to exceed \$1,555,512 - Financing: City Center TIF District Funds (\$919,032 to be advanced by a private developer and reimbursed from the City Center TIF District Fund) **[03-2455; APPROVED]**
34. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to reimburse Main Street Investors J.V. for funds advanced pursuant to a development agreement between the City and Main Street Investors J.V. in an amount not to exceed \$919,032 plus interest, for certain public infrastructure improvements related to the redevelopment of 1608 Main Street, in the City Center TIF District - \$919,032 - 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 the City Center TIF District Fund **[03-2456; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Note: Item Nos. 35 and 36 must be considered collectively.

Cityplace Area TIF District

35. * Authorize **(1)** a development agreement with ZOM Cityplace, L. P., to provide for funding for the design and construction of public improvements for the ZOM Cityplace, L. P. Mixed-Use High-Density project (The Waverly at Cityplace) located at the northeast corner of McKinney Avenue and Blackburn Street in Tax Increment Financing Reinvestment Zone Number Two Cityplace Area TIF District; and **(2)** the establishment of appropriations in an amount not to exceed \$1,800,000 in the Cityplace Area TIF District Fund - \$1,800,000 - 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 Area TIF District Fund and/or Tax Increment Bonds **[03-2457; APPROVED]**
36. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District) to reimburse ZOM Cityplace, L. P., for the funds advanced pursuant to a development agreement between the City of Dallas and ZOM Cityplace, L. P., in an amount not to exceed \$1,800,000 plus interest, for certain public improvements related to the development of the ZOM Mixed-Use High-Density Project (The Waverly at Cityplace) located in Block 6 at the northeast corner of McKinney Avenue and Blackburn Street in Tax Increment Financing Reinvestment Zone Number Two Cityplace Area TIF District - \$1,800,000 - Financing: To be advanced by a private developer and reimbursed from the Cityplace Area TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the Cityplace Area TIF District Fund and/or Tax Increment Bonds **[03-2458; APPROVED]**
37. An ordinance authorizing a correction to Ordinance No. 22648 that amended Ordinance No. 18053 that created Planned Development District No. 167 for Single Family Dwellings and Retail Uses along Matilda Street between Belmont Avenue and Prospect Avenue correcting the reference to the section of the ordinance containing the development conditions - Financing: No cost consideration to the City **[03-2459; ORDINANCE 25359; APPROVED AS AN INDIVIDUAL ITEM]**
38. An ordinance authorizing a correction to Ordinance No. 24329 for a Regional Retail District on the west side of Chevrolet Drive, south of Chenault Street to correct the property description Z990-189 - Financing: No cost consideration to the City **[03-2460; ORDINANCE 25360; APPROVED]**
39. Authorize an amendment to the contract with the Texas Commission on Environmental Quality for the acceptance of additional grant funds and execution of the grant agreement to operate air samplers for PM 2.5 and conduct air monitoring activities in Dallas - Not to exceed \$124,000, from \$124,000 to \$248,000 - Financing: Texas Commission on Environmental Quality Grant Funds **[03-2461; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

40. Authorize a contract with the Texas Department of Health to continue the operation of a training center for the Special Supplemental Nutrition Program for Women, Infants, and Children for the period October 1, 2003 through September 30, 2004 - Not to exceed \$83,555 - Financing: Texas Department of Health Grant Funds **[03-2462; APPROVED]**
41. Authorize a contract with the Texas Department of Health for the continuation of the Special Supplemental Nutrition Program for Women, Infants, and Children for the period October 1, 2003 through September 30, 2004 - Not to exceed \$8,640,000 - Financing: Texas Department of Health Grant Funds **[03-2463; APPROVED]**
42. Authorize a public hearing to be held on October 22, 2003 to receive citizens' comments on proposed changes to the FY 2001-02 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds to **(1)** reprogram \$72,400 of HOME Grant Funds from Lot Acquisition Pilot Program mortgage assistance to Lot Acquisition Pilot Program land acquisition and **(2)** reprogram \$489,204 of Community Development Block Grant Funds from Lot Acquisition Pilot Program mortgage assistance to Neighborhood Investment Program public improvements - Financing: No cost consideration to the City **[03-2464; APPROVED]**
43. Authorize renewal of the maintenance agreement with American Management Systems, Inc. for the support and maintenance of the City's automated financial system for the period October 1, 2003 through September 30, 2004 - Not to exceed \$164,419 - Financing: Current Funds (subject to appropriations) **[03-2465; APPROVED AS AN INDIVIDUAL ITEM]**
44. Authorize **(1)** the appointment of Jordan S. Harburger of The Greater Dallas Jewish Community Capital Campaign for the 21st Century, or his designee, as the designated hearing officer for the purpose of publishing a notice of public hearing and holding such hearing and **(2)** the Mayor to approve, following such hearing, the issuance of bonds not to exceed \$20,000,000 by the Colorado Educational and Cultural Facilities Authority for the benefit of the Dallas Jewish Community Foundation and its affiliated agencies - Financing: No cost consideration to the City **[03-2466; APPROVED]**
45. Authorize **(1)** an agreement between the City of Dallas, City of Grapevine and Dallas County Park Cities Municipal Utility District to implement the Lake Grapevine Reservoir Accounting Plan as required by the Texas Commission on Environmental Quality; and **(2)** payment to the City of Grapevine for the City of Dallas' cost share of the agreement with the City of Grapevine and Dallas County Park Cities Municipal Utility District - \$21,260 - Financing: Water Utilities Current Funds **[03-2467; APPROVED]**
46. 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 from October 1, 2003 through September 30, 2004 - \$67,165 - Financing: Water Utilities Current Funds (subject to appropriations) **[03-2468; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [03-2469]

47. An application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1269 for a Utility other than listed for a Water chilling facility on property within the Subarea 3 portion of Planned Development District No. 298, the Bryan Area Special Purpose District, on Bryan Street, between Haskell Avenue and Peak Street
Recommendation of Staff and CPC: Approval
Z023-243(RB) [03-2470; ORDINANCE 25361; CPC RECOMMENDATION FOLLOWED]
48. An application for and an ordinance granting an amendment to and expansion of Specific Use Permit No. 133 for a Utility or government installation other than listed, formerly called a Municipal Service Center use, on property zoned an R-5(A) Single Family Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on Municipal Drive south of C.F. Hawn Freeway and east of Bexar Street
Recommendation of Staff and CPC: Approval, for a permanent time period subject to a revised site plan and conditions
Z023-266(MM) [03-2471; ORDINANCE 25362; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

49. A City Plan Commission authorized hearing to consider proper zoning on property zoned an MF-2(A) Multifamily District with consideration being given to R-7.5(A) Single Family District on an area bounded by Cresthaven Road, Midway Road, Lovers Lane and Lemmon Avenue and an ordinance granting an R-7.5(A) Single Family District
Recommendation of Staff and CPC: Approval of an R-7.5(A) Single Family District
Z023-193 (NB) [03-2472; ORDINANCE 25363; CPC RECOMMENDATION FOLLOWED]
50. A City Plan Commission authorized hearing to consider proper zoning on property zoned an MF-2(A) Multifamily District with consideration being given to R-7.5(A) Single Family District on an area bounded by Lovers Lane, Taos Road, Hopkins Street, Lemmon Avenue, and Bluffview Road and an ordinance granting an R-7.5(A) Single Family District
Recommendation of Staff and CPC: Approval of an R-7.5(A) Single Family District except for the property zoned with SUP No. 713, the Traymore Nursing Home, which will remain a MF-2(A) Multifamily District
Z023-194 (NB) [03-2473; ORDINANCE 25364; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

51. An application for and an ordinance granting the expansion of and amendment to Specific Use Permit No. 85 for a Cemetery on property zoned MF-2(A) Multifamily District with Specific Use Permit No. 85 on Lombardy Lane, west of Webb Chapel Road and east of Porter Street
Recommendation of Staff and CPC: Approval, subject to a site plan
Z023-179 (MM) [03-2474; CONTINUED UNTIL 11/12/03; HEARING OPEN]
Note: This item was considered by the City Council at public hearings on May 28, June 25 and August 13, 2003, and was taken under advisement until September 10, 2003, with the public hearing open.

MISCELLANEOUS HEARINGS

Vickery Meadow Public Improvement District

Note: Item Nos. 52 and 53 must be considered collectively.

52. * A public hearing to receive citizens' comments on the re-establishment of a public improvement district, in accordance with Chapter 372 of the Texas Local Government Code, known as the Vickery Meadow Public Improvement District for the purpose of providing supplemental public services and improvements, to be funded by assessments on real property and real property improvements located in the District - Financing: No cost consideration to the City **[03-2475; HEARING CLOSED]**
53. * Authorize and re-establish Vickery Meadow Public Improvement District, as a public improvement district, in accordance with Chapter 372 of the Texas Local Government Code including: **(1)** approval of findings as to the advisability of the proposed services and improvements, to be funded by assessments on real property and real property improvements; **(2)** designating Vickery Meadow Management Corporation as manager of the District; **(3)** authorizing a contract with Vickery Meadow Management Corporation for management services; and **(4)** approval of the District Service Plan - Financing: No cost consideration to the City **[03-2475; APPROVED]**
54. A public hearing to receive citizens' comments on the proposed FY 2003-04 Community Development Block Grant Reprogramming Budget - Financing: No cost consideration to the City **[03-2476; HEARING CLOSED]**
55. A public hearing to receive citizens' comments on the proposed sale of park land located at 5006 Columbia Avenue consisting of approximately 5,834 square feet being part of the Columbia Avenue/Abrams Road Triangles - Financing: No cost consideration to the City **[03-2477; HEARING CLOSED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

56. 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) **[03-2478; APPOINTMENTS MADE TO BOARDS]**
57. Authorize hardship relief for Pinnacle Dallas Industrial Inc. on property at 3631 West Davis Street from the Ft. Worth Avenue moratorium on the acceptance of applications for building permits and certificates of occupancy for certain uses adopted by the City Council on March 26, 2003 by Resolution No. 03-1021, and extended on June 25, 2003 by Resolution No. 03-1893 - Financing: No cost consideration to the City **[03-2479; APPROVED]**
58. First reading of the appropriation ordinances for the proposed FY 2003-04 City of Dallas Operating, Grants and Trusts and Capital budgets - Financing: No cost consideration to the City **[03-2480; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

59. Authorize the Dallas Housing Finance Corporation to make an exception to its Multifamily Program guidelines to allow for the financing of the new construction of multifamily units for working families located on the west side of Old Hickory Trail and Beckleymeade for new construction of the 280-unit Rose Court at Thorntree Apartments in the face amount not to exceed \$15,000,000 in tax-exempt bonds and approximately \$1,600,000 in taxable bonds for the benefit of Old Hickory Tract D, Limited Partnership whose General Partner will be an entity initially owned by Leon J. Backes - Financing: No cost consideration to the City **[03-2481; POSTPONED UNTIL 09/24/03]**
60. An ordinance abandoning an alley to HPI/GSA-2B, L.P. the abutting owner, containing approximately 4,555 square feet of land located near the intersection of Akard and Wood Streets, and authorizing the quitclaim - Revenue: \$147,127 plus the \$20 ordinance publication fee **[03-2482; POSTPONED UNTIL 10/08/03]**

ADDENDUM

ADDITIONS:

Closed Session **[03-2483; CLOSED SESSION HELD]**

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

- City of Dallas v. K. Cho Investment, Inc., Sang Hyun Cho, and Gwibin, Inc.
Cause No. 02-04154
- City of Dallas v. Explorer Pipeline Co., et al., Cause No. 00-9678-H
- Jill Muncy, et al. v. City of Dallas, et al., Civil Action No. 3:99-CV-2960-P
consolidated with Robert Jackson, et al. v. City of Dallas, et al.,
Civil Action No. 3:00-CV-588-H
- Legal issues involving hearing requested by Terrell Bolton pursuant to
Chap. VI'2(1) of the Dallas City Charter

CONSENT ADDENDUM

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

1. Authorize **(1)** the rejection of bids received for an efficiency study of the Dallas Police and Fire Departments, and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City **[03-2484; APPROVED]**

MISCELLANEOUS

2. Authorize settlement of a lawsuit styled Betty Compton v. Gregory Godfrey and City of Dallas, Cause No. cc-03-01690-d - \$13,000 - Financing: Current Funds **[03-2485; APPROVED]**
3. Authorize settlement of a lawsuit styled Larry Britton, Ricardo Campbell, Charles Ledbetter, Larry Litton, Nick Novello, Perry Skidmore, Lisa Connaway, Ronnie Benedict, Ronald Hubner, and Melvin Thomas v. Dallas Police & Fire Pension System, Dallas Park Ranger Department, City of Dallas, Dallas Police Department, City of Dallas Employee Retirement Fund, and City of Dallas Civil Service Board, Cause No. 03-01152-J in the 191st District Court of Dallas County, Texas - \$62,500 - Financing: Current Funds **[03-2486; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

4. Authorize application for and acceptance of the Congressionally Mandated Award administered by the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the expansion of the A.C.T.I.O.N. Team - Community Prosecution for the period of October 1, 2003 through March 31, 2005 and execution of the grant agreement - Not to exceed \$596,100 - Financing: U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Grant Funds **[03-2487; APPROVED]**
5. An ordinance amending Section 45-3.10 of the Dallas City Code designating when a taxicab driver must display a taxicab driver's license; and providing a penalty - Financing: No cost consideration to the City **[03-2488; ORDINANCE 25365; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

6. Authorize **(1)** the proposed private resale and conveyance by quitclaim deed of 8 unimproved properties from Dallas City Homes, Inc., to Operation Relief Center, Inc., **(2)** acceptance of Land Transfer Proposals from Operation Relief Center, Inc. for the properties, **(3)** an amendment to Deed Restrictions for the properties, and **(4)** a development loan agreement with Operation Relief Center, Inc. for lot acquisition costs associated with the development of a minimum of fourteen new affordable houses within the Rochester Park area (list attached) - Not to exceed \$75,000 - Financing: 1993-94 HOME Funds **[03-2489; APPROVED]**
7. Confirm the sale of eleven pieces of landfill equipment, sold at public auction to the highest bidders on August 26, 2003 (list attached) - Revenue: \$362,000 **[03-2490; APPROVED]**

ADDENDUM

DELETION:

8. Authorize **(1)** a contract for selective demolition and Phase 1 construction of the 1600-1604 Elm Street Building with Nedderman and Associates, lowest responsible bidder of four in an amount not to exceed \$1,011,000, **(2)** a contract for abatement of asbestos and lead based paint at the 1600-1604 Elm Street Building with L. A. Environmental, Inc., lowest responsible bidder of five in an amount not to exceed \$81,650, **(3)** assignment of the construction and abatement contracts to 1600 Elm Street LTD for construction management, and **(4)** payment to 1600 Elm Street LTD in an amount not to exceed \$240,280 for design, reimbursables, and construction management - Total not to exceed \$1,332,930 - Financing: City Center TIF District Funds **[03-2430]**