

**ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 13, 2004  
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 appeal of trial board ruling of DPD Police Officer David Llewellyn
- Legal issues regarding FLSA amendments
- City of Dallas v. Greg Abbott, Attorney General of Texas, Cause No. GV4-01287
- City of Dallas v. Charles Remy Tabor et al., Cause No. CC-02-09879-B
- United States of America, on behalf of its agency, the General Services Administration v. Dynamic Cable Construction Company, Inc., a/k/a Dynamic Cable Holdings, Inc; REATA Construction Corp; City of Dallas, Cause No. 3:03-CV-01981-R
- Dallas Independent School District v. Calvary Hill Cemetery, et al., No. CC-03-9682-d, Appeal No. 05-04-1323-CV
- Jacinto Jesus Mejia v. City of Dallas, Cause No. 3:03-CV-0352-L

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize **(1)** the acceptance of a \$750,000 donation from the Friends of the Dallas Public Library Inc., representing 50% of the total cost to renovate the fifth floor of the Central Library, and **(2)** a contract for the construction phase of the renovation of the fifth floor at the J. Erik Jonsson Central Library located at 1515 Young Street - TurJac Construction Ltd., lowest responsible bidder of seven - \$661,314 - Financing: 1998 Bond Funds (\$162,578) and Capital Construction Funds (\$498,736)

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

2. Authorize **(1)** a contract for selective demolition and environmental remediation related to the redevelopment of the Gulf States Building at 1415 Main Street with ARC Abatement I Ltd., lowest responsible bidder of five, in an amount not to exceed \$1,028,290, **(2)** assignment of the contract to G. S. Murray Development for construction management, **(3)** payment to G. S. Murray Development in an amount not to exceed \$50,000 for design, reimbursables and construction management, **(4)** a project deadline extension, and **(5)** an amendment to Resolution No. 03-1919 to clarify the number of units to be built from 69 units to 68 units - Total not to exceed \$1,078,000 - Financing: City Center TIF District Funds

MISCELLANEOUS

3. An ordinance amending Chapter 27 of the Dallas City Code to allow a personal identification card number to be listed instead of a driver's license number on a crime prevention addendum to a lease or rental agreement for a multi-tenant property - Financing: No cost consideration to the City
4. An ordinance granting an amendment to Planned Development District No. 624 for mixed uses generally located on the north side of Wheatland Road and on the west side of Lancaster Road - Z034-198(DC) - Financing: No cost consideration to the City
5. An ordinance granting an amendment to Planned Development District No. 625 for mixed uses generally located on the west side of Lancaster Road between Crouch Road and Camp Wisdom Road - Z034-197(DC) - Financing: No cost consideration to the City
6. An ordinance granting a Planned Development District for single family district uses subject to a conceptual plan on property zoned Planned Development District No. 658 for single family residential uses, an R-5(A) Single Family District and an R-7.5(A) Single Family District on the north side of Camp Wisdom Road, east of Firebird Lane - Z034-196(DC) - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

7. Authorize **(1)** adoption of the 2005 Employee and Retiree Health Benefits Plan, including the Flexible Benefits (Section 125) Plan; and **(2)** approval of the proposed health coverage premium rates - Financing: Employee Benefits Current Funds
8. Authorize approval of a tenant support services investment policy for multifamily projects financed with tax-exempt bonds issued by the City of Dallas Housing Finance Corporation and Low Income Housing Tax Credit projects for which the Texas Department of Housing and Community Affairs requires the approval of the City of Dallas - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

9. Authorize hardship relief for property located at 3363 West Northwest Highway from the West Northwest Highway moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties within 500 feet of the north or south right-of-way line of West Northwest Highway, from Stemmons Freeway to Mixon Drive - Financing: No cost consideration to the City
10. Authorize approval of the guidelines for consideration of Private Activity Bond and Low Income Housing Tax Credit projects requiring City Council approval - Financing: No cost consideration to the City
11. A resolution to **(1)** authorize staff to proceed with preparations to issue Pension Obligation Bonds, Series 2004; and, **(2)** approve the underwriting syndicate members and designate the co-senior managers - Financing: This action has no cost consideration to the City
12. An ordinance amending Ordinance No. 25697 ordering the November 2, 2004 special election for the purpose of submitting to the qualified voters of the City proposed amendments to Chapter 40A, "Retirement, " of the Dallas City Code as approved by the City Council on August 11, 2004 - Financing: This action has no cost consideration to the City

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CORRECTIONS:

10. Authorize acquisition of ~~2~~ 1 unimproved ~~lots~~ parcel (containing 2 lots) and ~~7~~ 8 properties improved with commercial structures and single family homes along Bexar Street between Starks Avenue and C. F. Hawn Freeway for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$280,000 - Financing: 2002-03 Community Development Grant Funds
11. Authorize **(1)** a loan agreement with ~~Spectrum Properties, LTD~~ DLD Properties, LTD, in compliance with the City of Dallas Main Street District Initiative Loan and Grant Program pursuant to Chapter 380 of the Texas Local Governmental Code, in an amount not to exceed \$8,500,000 for the construction of a mixed use development located at 1407 Main Street, and **(2)** disbursement of the loan and establishment of a loan receivable in an amount not to exceed \$8,500,000 in the Public/Private Partnership Fund - Total not to exceed \$8,500,000 - Financing: Public/Private Partnership Funds

DELETION:

45. An application for and an ordinance granting a Planned Development District for a private school use, MC-1 Multiple Commercial District uses, R-7.5(A) Single Family District uses, CR Community Retail District uses with retention of the Dry Liquor Control Overlay on a portion, and a P(A) Parking District and the termination of Specific Use Permit No. 1179 and Specific Use Permit No. 1538 on property zoned an MC-1 Multiple Commercial District with SUP No. 1538 on a portion, a CR Community Retail District, a CR-D Community Retail District with a Dry Liquor Control Overlay, an R-7.5(A) Single Family District with SUP No. 1179 on a portion, a D(A) Duplex District with SUP No 1179 on a portion, a P(A) Parking District on the south side of Lovers Lane between Morton Street and Linwood Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan and conditions with retention of the Dry Liquor Control Overlay on a portion of the site and termination of Specific Use Permit Nos. 1179 and 1538  
Z034-260 (WE)