

**AGENDA**  
**CITY COUNCIL MEETING**  
**SEPTEMBER 8, 2004**  
**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) **[04-2530]**

Agenda Item/Open Microphone Speakers **[04-2531]**

VOTING AGENDA

1. Approval of Minutes of the June 23, and August 25, 2004 City Council Meetings  
**[04-2532; APPROVED AS CORRECTED]**

CONSENT AGENDA **[04-2533]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Linda Tycher and Associates, Inc. to provide conceptual design, surveying, preliminary design, design development and construction documents for a new playground and Americans with Disabilities Act compliance walks at Pagewood Park located at 7300 Pagewood - \$16,240 - Financing: 2003 Bond Funds **[04-2534; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

**Engineering and Architectural Contracts (Continued)**

3. Authorize a professional services contract with Kimley-Horn and Associates, Inc. to provide site development phase, schematic design, design development, construction documents, bidding and construction administration services for improvements at Campbell Green Park located at 16600 Hillcrest - \$98,500 - Financing: 1998 Bond Funds **[04-2535; APPROVED]**
4. Authorize a professional services contract with Charles Gojer and Associates, Inc. for the design and preparation of construction documents for the removal and replacement of terminal apron areas at Dallas Love Field Airport - \$115,400 - Financing: Aviation Capital Construction Funds **[04-2536; APPROVED]**

**Authorization of Contracts**

5. Authorize a contract for the construction of a parking area, soccer field, sidewalk and portable toilet enclosure at Jaycee/Zaragoza Park located at 3114 Clymer - Austco, Inc., lowest responsible bidder of four - \$205,000 - Financing: 2002-03 Urban Development Action Grant Funds **[04-2537; APPROVED]**
6. Authorize **(1)** a contract for storm water quality improvements for the Woodlands Area, Otter Exhibit, The Hill, Primate Place and Material Storage Yard at the Dallas Zoo, Phase I, located at 1021 S. Ewing with Barson Utilities, Inc., lowest responsible bidder of three in the amount of \$610,990; and **(2)** the establishment of appropriations in the amount of \$1,200,000 in the Capital Projects Reimbursement Fund - Total not to exceed \$610,990 - Financing: Capital Projects Reimbursement Funds (to be reimbursed from the Storm Water Drainage Management Fund) **[04-2538; APPROVED]**
7. Authorize a contract for playground and site improvements at Cox Lane Park located at 3805 Royal Lane - Austco, Inc., lowest responsible bidder of five - \$145,000 - Financing: 2003 Bond Funds **[04-2539; APPROVED]**
8. Authorize **(1)** a contract for selective demolition and historic facade improvements for the redevelopment of 1500 Jackson Street (Interurban Building) with Andres Construction Services, LLC, lowest responsible bidder of four, in an amount not to exceed \$5,129,431, **(2)** assignment of the construction contract to Barker-Nichols, LLC for construction management, **(3)** a 60-day extension of the property acquisition deadline, and **(4)** an increase in appropriations in an amount not to exceed \$129,431 in the City Center TIF District Fund - Total not to exceed \$5,129,431 - Financing: City Center TIF District Funds (\$5,000,000), Private Funds (\$129,431) **[04-2540; DELETED ON THE ADDENDUM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

**Authorization of Contracts (Continued)**

9. Authorize a contract for the construction of water and wastewater main replacement and rehabilitation at various locations (list attached) - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of three - \$4,965,008 - Financing: Water Utilities Capital Improvement Funds **[04-2541; APPROVED]**
10. Authorize a contract for rough screens and pump header replacement at the Central Wastewater Treatment Plant - Archer-Western Contractors, Ltd., lowest responsible bidder of four - \$1,396,000 - Financing: Water Utilities Capital Improvement Funds **[04-2542; APPROVED]**
11. Authorize a contract for mechanical and electrical improvements at the Central Wastewater Treatment Plant - Gracon Construction, Inc., lowest responsible bidder of three - \$3,106,000 - Financing: Water Utilities Capital Improvement Funds **[04-2543; APPROVED]**

**Contract Amendments**

12. Authorize Supplemental Agreement No. 1 to the contract with Mitchell Enterprises, Ltd. for additional design/build services of underground storage tanks at the Northeast and Southeast Service Centers, Phase II - \$62,000, from \$1,168,049 to \$1,230,049 - Financing: 2003 Bond Funds **[04-2544; APPROVED]**
13. Authorize Supplemental Agreement No. 1 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. to include engineering services for the replacement or rehabilitation of water and wastewater mains in an area bounded by Winnetka Avenue, Kings Highway, Winston Street and Tyler Street, and in an easement between Denton Drive and Cedar Springs from Inwood Road to Kimsey Drive - \$47,711, from \$529,956 to \$577,667 - Financing: Water Utilities Capital Improvement Funds **[04-2545; APPROVED]**
14. Authorize Supplemental Agreement No. 1 to the professional services contract with Chiang, Patel and Yerby, Inc. to provide additional engineering services for the Bachman Water Treatment Plant improvements - \$5,420,500, from \$2,850,000 to \$8,270,500 - Financing: Water Utilities Capital Improvement Funds **[04-2546; APPROVED AS AN INDIVIDUAL ITEM]**

**Construction Miscellaneous**

15. Authorize approval of the recommended plan for the proposed alignment of Houston School Road from Wheatland Road to Camp Wisdom Road, from its current alignment to the proposed alignment of Houston School Road - Financing: No cost consideration to the City **[04-2547; APPROVED]**

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### **Construction Miscellaneous (Continued)**

16. Authorize a public hearing to be held on October 13, 2004, to receive citizens' comments to cancel the assessment for the cost of the improvements against the abutting property owner at 2740 Buckner Boulevard, and at the close of the hearing, consideration of a ordinance amending Ordinance No. 25075 previously approved on October 23, 2002, to reflect this cancellation - Financing: No cost consideration to the City **[04-2548; APPROVED]**
17. Authorize the acceptance of grant funds from the U. S. Environmental Protection Agency for partial reimbursement of the rough screens and pump header replacement at the Central Wastewater Treatment Plant - Total not to exceed \$867,300 - Financing: U. S. Environmental Protection Agency Grant Funds **[04-2549; APPROVED]**

#### **LAND ACQUISITION**

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Northway Baptist Church of approximately 52,602 square feet of vacant land located at the intersection of Walnut Hill and Coppedge Lanes for the replacement of Fire Station No. 35 - \$414,765 - Financing: 2003 Bond Funds **[04-2550; APPROVED]**
19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Prime Hospitality Corp. of a street easement containing approximately 775 square feet of land for the Churchill Way Bridge project located at the intersection of Churchill Way and U.S. Highway 75 - \$11,463 - Financing: 1995 Bond Funds **[04-2551; APPROVED]**

#### **LAND MISCELLANEOUS**

20. An ordinance abandoning a walkway to Nanette C. Lee, the abutting owner, containing approximately 1,679 square feet of land located near the intersection of Midway and Watauga Roads, and authorizing the quitclaim - Revenue: \$14,985 plus the \$20 ordinance publication fee **[04-2552; ORDINANCE 25719; APPROVED]**
21. An ordinance reauthorizing the abandonment of 2 utility easements, a drainage and sidewalk easement and Preston Trail Court to 5900 Keller Springs, L.P., the abutting owner, containing a total of approximately 23,107 square feet of land in exchange for the rededication of not less than 17,751 square feet of the abandoned street right-of-way as a private street located near the intersection of Keller Springs and Preston Roads, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2553; ORDINANCE 25720; APPROVED]**

## CONSENT AGENDA (Continued)

### **LAND MISCELLANEOUS (Continued)**

22. Authorize the quitclaim of 4 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$41,315 **[04-2554; APPROVED]**
23. An ordinance abandoning a sanitary sewer and water easement to The Masters Apartments, L.P., the abutting owner, containing approximately 28,842 square feet of land located near the intersection of North Masters Drive and Budtime Lane, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2555; ORDINANCE 25721; APPROVED]**
24. An ordinance abandoning a portion of a utility easement to Baylor University Medical Center, the abutting owner, containing approximately 163 square feet of land located near the intersection of Gaston Avenue and Washington Avenue, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2556; ORDINANCE 25722; APPROVED]**

### **PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES**

25. Authorize the purchase and installation of an enterprise storage, backup, and recovery system and backup mainframe with the most advantageous proposer of four - ViON Corporation - Not to exceed \$2,800,000 - Financing: 2001 Equipment Acquisition Contractual Obligation Notes **[04-2557; APPROVED]**
26. Authorize a twenty-four-month professional services contract for three annual audits of the Cityplace Tax Increment Financing District with the only proposer - Frazier Gills, P.C., Certified Public Accountants & Consultants - Not to exceed \$47,500 - Financing: Cityplace TIF District Funds **[04-2558; APPROVED]**
27. Authorize the purchase of landfill heavy equipment from the lowest responsible bidders of six - Continental Equipment Company, L.P. and Holt Texas, Ltd. dba Holt Cat - Not to exceed \$1,168,698 - Financing: 2003 Equipment Acquisition Contractual Obligation Notes **[04-2559; APPROVED]**

### **RATIFICATION OF EMERGENCY PURCHASE**

28. Ratify an emergency purchase of approximately 700 feet of 30-inch pipe to repair a wastewater main located in the 9100 block of Lake June - Ferguson Enterprises, Inc. - Not to exceed \$39,690 - Financing: Water Utilities Current Funds **[04-2560; APPROVED]**

### **RATIFICATION OF EMERGENCY REPAIRS**

29. Ratify additional emergency repairs to the 84-inch Tawakoni raw water transmission main from the Iron Bridge Pump Station to the Tawakoni Balancing Reservoir - Oscar Renda Contracting, Inc. - \$538,573, from \$4,657,688 to \$5,196,261 - Financing: Water Utilities Capital Improvement Funds **[04-2561; APPROVED]**

**MISCELLANEOUS**

30. Authorize settlement of a claim filed by Yolanda Matthews, Claim No. 20033731 - \$6,500 - Financing: Current Funds **[04-2562; APPROVED]**
  
31. Authorize **(1)** approval of the Deep Ellum Public Improvement District Service Plan for 2005; **(2)** a public hearing to be held on September 22, 2004 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 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 2005; 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 **[04-2563; APPROVED]**
  
32. Authorize **(1)** approval of the Dallas Downtown Improvement District Service Plan for 2005; **(2)** a public hearing to be held on September 22, 2004 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 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 2005; 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 **[04-2564; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

- 33.** Authorize **(1)** approval of the Prestonwood Public Improvement District Service Plan for 2005; **(2)** a public hearing to be held on September 22, 2004 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 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 2005; 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 **[04-2565; APPROVED]**
- 34.** Authorize **(1)** approval of the Uptown Public Improvement District Service Plan for 2005; **(2)** a public hearing to be held on September 22, 2004 to receive citizens' comments concerning the annual assessment rate for the Uptown Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Uptown 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 in the District; and **(3)** at the close of the 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 2005; 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 **[04-2566; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

35. Authorize **(1)** approval of the Vickery Meadow Public Improvement District Service Plan for 2005; **(2)** a public hearing to be held on September 22, 2004 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 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 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 2005; 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 **[04-2567; APPROVED]**
36. An ordinance adopting a boundary adjustment agreement with the City of Mesquite on property owned by the Lawson Road Baptist Church along E. Lawson Road to allow all of the church property to be located within the corporate limits of the City of Dallas - Financing: No cost consideration to the City **[04-2568; ORDINANCE 25723; APPROVED]**
37. Authorize a Memorandum of Understanding with the U. S. Department of Commerce, Minority Development Agency to assist in adolescent health development, youth development and support of young adults pursuing the opportunity to establish a business for the period September 8, 2004 through September 8, 2009 - Financing: No cost consideration to the City **[04-2569; APPROVED]**
38. Authorize a contract with the Department of State Health Services for the continuation of the Special Supplemental Nutrition Program for Women, Infants, and Children for the period October 1, 2004 through September 30, 2005 - Not to exceed \$9,288,000 - Financing: Department of State Health Services Grant Funds **[04-2570; APPROVED]**
39. Authorize a contract with the Department of State Health Services to continue the operation of a training center for the Special Supplemental Nutrition Program for Women, Infants, and Children for the period October 1, 2004 through September 30, 2005 - Not to exceed \$83,555 - Financing: Department of State Health Services Grant Funds **[04-2571; APPROVED]**
40. Authorize an Interlocal Agreement with Dallas County to provide a tenant-based rental assistance program for the homeless for the period November 1, 2004 through October 31, 2005 - Not to exceed \$300,000 - Financing: 2004-05 HOME Investment Partnership Program Grant Funds **[04-2572; APPROVED]**



CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

41. Authorize an Interlocal Agreement with the University of Texas Southwestern Medical Center at Dallas for the continuation of a Minority AIDS Outreach Program for the period January 1, 2005 through September 30, 2005 - Not to exceed \$43,875 - Financing: Current Funds (subject to appropriations) **[04-2573; APPROVED]**
42. Authorize the Dallas Housing Finance Corporation's (DHFC) 2004 Single Family Bond Program plan of financing and issuance of one or more series of the City of Dallas Housing Finance Corporation Tax-Exempt Single Family Mortgage Revenue Bonds, Series 2004, including refunding bonds from the DHFC 2002 Single Family Bond Programs, in an aggregate principal amount not to exceed \$20,000,000 to provide home mortgages for low- to moderate-income homebuyers - Financing: No cost consideration to the City **[04-2574; APPROVED AS AN INDIVIDUAL ITEM]**
43. Authorize **(1)** a public hearing to be held on September 22, 2004 to receive citizens' comments on the proposed private sale by quitclaim deed of 3 unimproved properties located at 3723 Nomas, 1715 Pueblo, and 1960 Shaw acquired by the taxing authorities from the Sheriff's Sale to Builders of Hope CDC, a qualified non-profit organization and **(2)** at the close of the hearing, consideration of approval of the sale of these properties - Financing: No cost consideration to the City **[04-2575; APPROVED]**
44. A resolution of support for the Housing Authority of the City of Dallas' adoption of revisions to the House Rules of behavior on Housing Authority properties to encourage a safe, secure environment and maintain an orderly appearance for its residents, as specified in the lease agreement - Financing: No cost consideration to the City **[04-2576; APPROVED AS AN INDIVIDUAL ITEM]**
45. Authorize a personal services contract with David Dean of Dean International, Inc. to provide transportation and economic development consulting services from September 9, 2004 through September 8, 2005 - Not to exceed \$268,000 - Financing: Public/Private Partnership Funds (subject to appropriations) **[04-2577; APPROVED AS AN INDIVIDUAL ITEM]**
46. Authorize **(1)** the acceptance of the 2004 Omnibus Appropriations Local Law Enforcement Block Grant from the U. S. Department of Justice, Bureau of Justice Assistance to provide law enforcement activities and equipment in the amount of \$900,036 for the period October 2004 to October 2006, **(2)** a local match in the amount of \$100,004, and **(3)** execution of the grant agreement - Total not to exceed \$1,000,040 - Financing: U. S. Department of Justice, Bureau of Justice Assistance Grant Funds (\$900,036) and Current Funds (\$100,004) (subject to annual appropriations) **[04-2578; APPROVED AS AN INDIVIDUAL ITEM]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

47. Authorize Cooperative Working Agreements with the Office of the Attorney General, the Bexar County Sheriff's Office, the City of Austin, the City of Corpus Christi, and the City of Longview for the investigation, prosecution, education and counseling activities related to the Dallas Internet Crimes Against Children Task Force in response to the Internet related sexual exploitation of children, for the period July 1, 2003 through December 30, 2004 - Not to exceed \$150,000 - Financing: Internet Crimes Against Children Grant Funds **[04-2579; APPROVED]**
48. Authorize continuation of the contract with the United States Geological Survey for the operation of streamflow and water quality gauging stations in the Trinity River basin from October 1, 2004 through September 30, 2005 - \$70,295 - Financing: Water Utilities Current Funds (subject to appropriations) **[04-2580; APPROVED]**
49. Authorize Supplemental Agreement No. 1 to the wholesale wastewater contract with the City of Seagoville for a proposed residential subdivision for the period of October 1, 2004 through September 30, 2032 - Total Estimated Revenue: \$1,050,280 (\$37,510 annually) **[04-2581; APPROVED AS AN INDIVIDUAL ITEM]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### ZONING CASES - CONSENT [04-2582]

50. An application for and an ordinance granting a Planned Development District for an Animal shelter or clinic with outside run and IR Industrial Research District Uses on property zoned an IR Industrial Research District on property at the terminus of Hawes Avenue, northeast of Collville Street  
Recommendation of CPC and Staff: Approval, subject to a development plan and conditions  
Z034-251 (RB) [04-2583; ORDINANCE 25724; CPC RECOMMENDATION FOLLOWED]

### ZONING CASES - UNDER ADVISEMENT - DALLAS INDEPENDENT SCHOOL DISTRICT

51. An application for and an ordinance granting a Planned Development District for a public school other than an open-enrollment charter school and R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District on property bounded by Ridgeside Drive, Welch Road, Rickover Drive and Crestline Avenue  
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions  
Z034-256 (DW) [04-2584; ORDINANCE 25725; CPC RECOMMENDATION FOLLOWED]  
Note: This item was considered by the City Council at a public hearing on August 25, 2004, and was taken under advisement until September 8, 2004, with the public hearing open.

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

52. 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) **[04-2585; APPOINTMENTS MADE TO BOARDS]**
53. First reading of the appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants and Trusts and Capital Budgets - Financing: No cost consideration to the City **[04-2586; APPROVED]**
54. Authorize hardship relief for property located at 2862 Ft. Worth Avenue from the Ft. Worth Avenue moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties within 1,000 feet of the north or south right-of-way line of Ft. Worth Avenue, from the centerline of West Davis Street to the centerline of Beckley Avenue - Financing: No cost consideration to the City **[04-2587; POSTPONED UNTIL 09/22/04]**
55. Authorize hardship relief for property located at 3647 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 **[04-2588; POSTPONED UNTIL 09/22/04]**
56. Authorize the sale by quitclaim deed of 4 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to the Dallas Independent School District (list attached) - Revenue: \$27,350 **[04-2589; APPROVED]**
57. Authorize a nine-month contract with the Dallas Independent School District (DISD) for the Park and Recreation Department to provide after-school and community recreation programs at five DISD Schools (list attached) - Revenue: \$75,000 **[04-2590; APPROVED]**
58. Authorize a development agreement with the Dallas Independent School District for the design and construction of the replacement Hampton Illinois Branch Library, with provisions to include a combination auditorium / black box theater, to be located on the west side of Hampton Road at Perryton Drive adjacent to and constructed in conjunction with the new Jimmie Tyler Bradshear Elementary School, and at a future date, reimbursement will be made to the Dallas Independent School District for payment of the prorated development cost including design and construction of the library - Financing: This action has no cost consideration to the City **[04-2591; APPROVED]**

## ITEMS FOR FURTHER CONSIDERATION

59. Authorize Supplemental Agreement No. 1 to the professional services contract with Chiang, Patel and Yerby, Inc. to provide engineering services to update the 2000 Dallas Long Range Water Supply Plan - \$341,530, from \$799,574 to \$1,141,104 - Financing: Water Utilities Capital Construction Funds **[04-2592; APPROVED AS AMENDED]**

## **ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**

### **ITEMS FOR FURTHER CONSIDERATION (Continued)**

60. Authorize hardship relief for property located at 3050 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 **[04-2593; APPROVED]**
  
61. An ordinance granting a Planned Development District for MF-2(A) Multifamily District uses, TH-3(A) Townhouse District uses, and certain retail uses with retention of the D Dry Liquor Control Overlay and the MD-1 Modified Delta Overlay on property bounded by Greenville Avenue, Alta Street, Summit Avenue and Lewis Street (Z034-147) - Financing: No cost consideration to the City **[04-2594; ORDINANCE 25726; APPROVED]**

## **ADDENDUM**

### ADDITIONS:

#### CONSENT ADDENDUM

#### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

##### Authorization of Contracts

1. Authorize **(1)** a contract for environmental remediation related to the redevelopment of the Republic Center Tower I, located at 300 Ervay Street, with EPSCO, lowest responsible bidder of six, in an amount not to exceed \$88,987, and **(2)** assignment of the contract to Ervay Residential Partner, Inc. for construction management - Total not to exceed \$88,987 - Financing: City Center TIF District Funds **[04-2595; APPROVED AS AN INDIVIDUAL ITEM]**

##### Contract Amendments

2. Authorize an increase in the contract with Rodman Excavation, Inc., for the construction of closure and restoration activities at the Deepwood Loop 12 Landfill for modification to landfill gas collection system, increased quantity of waste excavation/consolidation and offsite disposal, and hauling of clean soil from borrow pits to the Deepwood site - Not to exceed \$1,326,000, from \$9,574,399 to \$10,900,399 - Financing: 2003 Certificates of Obligation **[04-2596; APPROVED]**

##### Construction Miscellaneous

3. Authorize an Interlocal Agreement with the Town of Addison for the replacement of a water valve, the adjustment of water main appurtenances and the lowering of a portion of a water main along the future improvement of Arapaho Road from Addison Road to Surveyor Boulevard - \$18,310 - Financing: Water Utilities Capital Improvement Funds **[04-2597; APPROVED]**

## **ADDENDUM**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

### LAND MISCELLANEOUS

4. An ordinance authorizing the acceptance of deed restrictions prohibiting the use of designated groundwater from beneath property located at 2306 Motor Street to facilitate a Municipal Setting Designation of said property by the Texas Commission on Environmental Quality pursuant to the Texas Solid Waste Disposal Act, Chapter 361, Subchapter W - Financing: No cost consideration to the City **[04-2598; ORDINANCE 25727; APPROVED]**
5. An ordinance authorizing the acceptance of deed restrictions prohibiting the use of designated groundwater from beneath property located at 2800 North Hampton Road to facilitate a Municipal Setting Designation of said property by the Texas Commission on Environmental Quality pursuant to the Texas Solid Waste Disposal Act, Chapter 361, Subchapter W - Financing: No cost consideration to the City **[04-2599; ORDINANCE 25728; APPROVED]**

### MISCELLANEOUS

6. An ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a retirement housing community with related uses on the southeast corner of Coit Road and Frankford Road subject to a conceptual plan and conditions with retention of Specific Use Permit No. 764 for a College or University and related uses - Z034-259(MM) - Financing: No cost consideration to the City **[04-2600; ORDINANCE 25729; APPROVED AS AMENDED]**
7. Authorize **(1)** the City's continued participation in the Steering Committee of Texas Utilities Electric Service Area Cities in hearings before the Public Utilities Commission of Texas concerning electric restructuring and rates to be charged by TXU Electric, and **(2)** the establishment of appropriations in the amount of \$121,147 in the TXU Reserve Fund to pay the City's 2004 assessment - Not to exceed \$121,147 - Financing: TXU Reserve Funds **[04-2601; APPROVED AS AN INDIVIDUAL ITEM]**

### ITEMS FOR INDIVIDUAL CONSIDERATION

8. Authorize hardship relief for property located at 8282 Park Lane from the moratorium on the acceptance of applications for building permits and certificates of occupancy for a general merchandise and food store use with a floor area of 100,000 square feet or more, located north of Interstate Highway 30 - Financing: No cost consideration to the City **[04-2602; APPROVED]**

## **ADDENDUM**

ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION

9. Authorize a ten-year beverage services contract with the most advantageous proposer of three - Pepsi Cola Bottling Group - Estimated Net Revenue: \$9,163,769 **[04-2603; POSTPONED UNTIL 09/15/04]**
10. Council action and/or discussion concerning the creation of a Task Force empowered to facilitate discussions for a proposed stadium for the Dallas Cowboys in Fair Park (Deputy Mayor Pro Tem Hill, Councilmembers Garcia, Oakley, Thornton-Reese, Salazar, Chaney, Fantroy, Griffith, Blaydes, Finkelman, Greyson, and Lill via Mayor Miller) **[04-2604; DISCUSSION]**

### DELETION:

8. Authorize **(1)** a contract for selective demolition and historic facade improvements for the redevelopment of 1500 Jackson Street (Interurban Building) with Andres Construction Services, LLC, lowest responsible bidder of four, in an amount not to exceed \$5,129,431, **(2)** assignment of the construction contract to Barker-Nichols, LLC for construction management, **(3)** a 60-day extension of the property acquisition deadline, and **(4)** an increase in appropriations in an amount not to exceed \$129,431 in the City Center TIF District Fund - Total not to exceed \$5,129,431 - Financing: City Center TIF District Funds (\$5,000,000), Private Funds (\$129,431) **[04-2540]**