

AGENDA
CITY COUNCIL MEETING
APRIL 27, 2005
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) **[05-1300]**

Agenda Item/Open Microphone Speakers **[05-1301]**

VOTING AGENDA

1. Approval of Minutes of the April 13, 2005 City Council Meeting **[05-1302; NOT READY FOR APPROVAL]**

CONSENT AGENDA **[05-1303]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contacts

2. Authorize a professional services contract with Dikita Enterprise of Texas dba Dikita Engineering for topographic survey, schematic design, design development and construction documents for the site improvements at Arlington Park located at 1505 Record Crossing - \$25,948 - Financing: 2003 Bond Funds **[05-1304; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contacts (Continued)

3. Authorize a professional services contract with Lim and Associates, Inc. for topographic survey, schematic design, design development and construction documents for the improvements at Fretz Park located at 6950 Belt Line Road - \$51,543 - Financing: 2003 Bond Funds **[05-1305; APPROVED]**
4. Authorize a professional services contract with Johnson/McKibben Architects, Inc. to provide schematic design, design development, preparation of construction bid documents, bid evaluation and construction administration for Fire Station No. 35, located near the intersection of Walnut Hill and Coppedge Lanes - \$284,857 - Financing: 2003 Bond Funds **[05-1306; APPROVED AS AN INDIVIDUAL ITEM]**
5. Authorize a professional services contract with Brockett Davis Drake, Inc. for survey, design and construction administration services for storm water drainage modifications at 20 fire stations, Phase I (list attached) - \$176,710 - Financing: 2004 Certificates of Obligation **[05-1307; APPROVED]**

Note: Agenda item Nos. 6, 7, and Spring Valley/Coit Pedestrian Amenities 8 must be considered collectively.
6. * Authorize (1) a professional services contract with Huitt-Zollars, Inc. to provide engineering services for bicycle and pedestrian enhancements for the Spring Valley/Coit pedestrian amenities, (2) the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$158,400, and (3) an increase in appropriations in the amount of \$158,400 in the Capital Projects Reimbursement Fund - Total not to exceed \$198,000 - Financing: 2003 Bond Funds (\$39,600), Texas Department of Transportation Funds (\$158,400) **[05-1308; APPROVED]**
7. * Authorize Supplemental Agreement No. 1 to the Local Project Advance Funding Agreement with the Texas Department of Transportation for the design and construction of the Spring Valley/Coit pedestrian amenities to amend project scope and limits - Financing: This action has no cost consideration to the City **[05-1309; APPROVED]**
8. * Authorize an Interlocal Agreement with the City of Richardson for the design, construction, and maintenance of the Spring Valley/Coit pedestrian amenities - Financing: This action has no cost consideration to the City **[05-1310; APPROVED]**
9. Authorize a professional services contract with GSWW, Inc. to provide engineering services for the replacement or rehabilitation of water and wastewater mains in an area bounded by North Central Expressway, Northwest Highway, R. L. Thornton Freeway and the eastern city limits of Dallas (list attached) - \$352,210 - Financing: Water Utilities Capital Improvement Funds **[05-1311; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contacts (Continued)

10. Authorize a professional services contract with Alan Plummer Associates, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 13 various locations (list attached) - \$297,482 - Financing: Water Utilities Capital Improvement Funds **[05-1312; APPROVED]**

Authorization of Contracts

11. Authorize a contract for the construction of water main replacements and rehabilitation of wastewater mains at 22 various locations (list attached) - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of two - \$7,768,680 - Financing: Water Utilities Capital Improvement Funds **[05-1313; APPROVED]**
12. Authorize a contract for the rehabilitation and construction of water and wastewater mains at 54 various locations (list attached) - William J. Schultz, Inc. dba Circle "C" Construction Co., lowest responsible bidder of three - \$7,506,525 - Financing: Water Utilities Capital Improvement Funds **[05-1314; APPROVED]**
13. Authorize (1) a contract for the construction of airfield shoulder and drainage improvements at Dallas Love Field Airport with Gibson & Associates, Inc., lowest responsible bidder of four, in an amount not to exceed \$3,457,531, and (2) the establishment of appropriations in an amount not to exceed \$4,471,111 in the Federal Aviation Administration Airport Improvement Program Grant Funds - Total not to exceed \$3,457,531 - Financing: Aviation Capital Construction Funds (\$864,383), Federal Aviation Administration Airport Improvement Program Grant Funds (\$2,593,148) **[05-1315; APPROVED]**

Contract Amendments

14. Authorize Supplemental Agreement No. 1 to the contract with HNTB Corporation to provide construction management services for the airfield shoulder and drainage repairs at Dallas Love Field Airport - \$432,343, from \$384,151 to \$816,494 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds **[05-1316; APPROVED]**
15. Authorize Supplemental Agreement No. 1 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. for additional engineering services for the replacement of water and wastewater main improvements to include study, design, surveying and construction administration at five locations (list attached) - \$338,520, from \$736,560 to \$1,075,080 - Financing: Water Utilities Capital Improvement Funds **[05-1317; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous

16. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation for the construction of IH 20 frontage roads from Bonnie View Road to J.J. Lemmon Road - Financing: No cost consideration to the City **[05-1318; DEFERRED UNTIL 05/11/05]**
17. Authorize (1) sidewalk paving improvements, water and wastewater main adjustments on Elam Road from St. Augustine Road to Masters Drive; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law, and (2) a benefit assessment hearing to be held on June 8, 2005, to receive citizens' comments - Financing: This action has no cost consideration to the City **[05-1319; APPROVED]**

LAND ACQUISITION

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, for a tract of land containing approximately 74,216 square feet of land located near the intersection of Walnut Hill and Coppedge Lanes from John E. Wimberley for the replacement of Fire Station No. 35 - \$480,000 - Financing: 2003 Bond Funds **[05-1320; POSTPONED UNTIL 5/25/05]**
19. Authorize acquisition of 1 unimproved lot and 1 property improved with a commercial structure along Macon Street at its intersection with Bexar Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$40,500 - Financing: 2002-03 Community Development Grant Funds **[05-1321; APPROVED]**

LAND MISCELLANEOUS

20. An ordinance abandoning a utility easement to Blanchard Homes, L.L.C., the abutting owner, containing approximately 1,402 square feet of land located near the intersection of Ellsworth Avenue and Cambria Boulevard, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[05-1322; ORDINANCE 25952; APPROVED]**
21. Authorize conveyance to the State of Texas of approximately 2,247 square feet of land located near the intersection of Northwest Highway and Vanex Drive for the Interstate Highway 35 Improvement Project - Revenue: \$9,000 **[05-1323; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

22. Authorize a third amendment to the lease agreement with Buckner & I-30, Ltd. to extend and amend the lease at the Towne Market Shopping Center located at 3312 N. Buckner Boulevard, to be used for the Women, Infants, and Children Program and the Maternal Child Health Program for the period June 1, 2005 through May 31, 2010 (\$13,417 monthly for a total of \$805,020); June 1, 2010 through May 31, 2015 (\$14,854 monthly for a total of \$891,240) - Total not to exceed \$1,696,260 - Financing: Current Funds (\$501,510) (subject to annual appropriations) and Texas Department of State Health Services Grant Funds (\$1,194,750) (subject to annual appropriations) **[05-1324; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

23. Authorize a thirty-six-month price agreement with for library continuations and standing orders for books for the Dallas Public Library with the lowest responsible bidder of two - Brodart Co. - Not to exceed \$834,600 - Financing: Current Funds **[05-1325; APPROVED]**
24. Authorize a thirty-six-month price agreement for bedding plants with the lowest responsible bidders of three - Foster's Garden Center in the amount of \$113,004, Harry's Greenhouse, Inc. in the amount of \$24,840 and Southwest Landscape Nursery in the amount of \$5,205 - Total not to exceed \$143,049 - Financing: Current Funds (\$132,549), Aviation Current Funds (\$10,500) **[05-1326; APPROVED]**
25. Authorize a twenty-four-month price agreement to provide medical supplies for women, infants, and children in the Women, Infants, and Children Program with the lowest responsible bidder of three - Products Unlimited, Inc. - Not to exceed \$308,535 - Financing: Texas Department of State Health Services Grant Funds **[05-1327; APPROVED]**
26. Authorize a twenty-four-month price agreement for cataloging and processing of music compact discs for the Dallas Public Library with the lowest responsible bidder of two - Book Wholesalers, Inc. - Not to exceed \$158,950 - Financing: Current Funds **[05-1328; APPROVED]**
27. Authorize a thirty-six-month service contract for bird control service with the lowest responsible bidder of two - Prime Pest Management - Not to exceed \$83,500 - Financing: Current Funds **[05-1329; APPROVED AS AN INDIVIDUAL ITEM]**
28. Authorize a thirty-six-month price agreement for mulching materials with the lowest responsible bidders of three - Soil Express in the amount of \$83,210, Foster's Garden Center in the amount of \$35,031, and Southwest Landscape Nursery in the amount of \$32,239 - Total not to exceed \$150,480 - Financing: Current Funds (\$149,480), Aviation Current Funds (\$1,000) **[05-1330; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

29. Authorize a sixty-month professional services contract, with one sixty-month renewal option, for the meter operation and parking management information system with the most advantageous proposer of six - ACS State and Local Solutions, Inc. - Minimum Annual Revenue: \$5,900,000 **[05-1331; APPROVED AS AN INDIVIDUAL ITEM]**

MISCELLANEOUS

30. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Ford Nassen & Baldwin for additional legal services and representation related to the claims of Manhattan Construction Company on the Dallas Convention Center project - \$125,000, from \$25,000 to \$150,000 - Financing: Current Funds **[05-1332; APPROVED]**
31. Authorize a revision to Rule XXIII and Rule XXIV of the Civil Service Code of Rules and Regulations to allow military experience to be used in lieu of college credit for Dallas Police Department and Dallas Fire Department applicants - Financing: No cost consideration to the City **[05-1333; APPROVED]**
32. Authorize an amendment to Resolution No. 01-1451, previously approved on May 9, 2001, as amended, and Resolution Nos. 04-1447 and 04-1448, previously approved on April 28, 2004, for the funding of environmental remediation, interior and exterior demolition, facade improvements and additional storm drain and streetscape improvements related to the Cadiz Street Properties, Ltd. redevelopment of the Harlan Building to extend the deadline for obtaining a certificate of occupancy from March 31, 2005 to July 1, 2005 - Financing: No cost consideration to the City **[05-1334; APPROVED]**
33. Authorize an amendment to Resolution No. 98-1122, previously approved on April 8, 1998, to modify the By-Laws for Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) to redefine a quorum as a majority of the directors who are currently appointed to the Board of Directors - Financing: No cost consideration to the City **[05-1335; APPROVED AS AN INDIVIDUAL ITEM]**
34. Authorize an amendment to Resolution No. 98-1120, previously approved on April 8, 1998, to modify the By-Laws for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) to redefine a quorum as a majority of the directors who are currently appointed to the Board of Directors - Financing: No cost consideration to the City **[05-1336; APPROVED]**
35. Authorize (1) the acceptance of Shelter Plus Care Grant Funds from the U.S. Department of Housing and Urban Development to provide tenant based rental assistance for permanent housing for homeless persons with disabilities for the period May 1, 2005 through April 30, 2006; and (2) execution of the grant agreement - Not to exceed \$455,400 - Financing: U.S. Department of Housing and Urban Development Grant Funds **[05-1337; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

36. Authorize an Interlocal Agreement with the Dallas County Health and Human Services Department to provide professional services of its Health Authority to the City for the period October 1, 2005 through September 30, 2007 - Not to exceed \$20,000 - Financing: Current Funds (subject to annual appropriations) **[05-1338; APPROVED]**
37. Authorize the Dallas Housing Finance Corporation to amend its multifamily program policy by altering its low rent set aside requirements to correspond to the requirements of the Texas Department of Housing and Community Affairs and deleting the requirement for the low rent set aside of units to provide housing under the 1990 Walker Consent Decree - Financing: No cost consideration to the City **[05-1339; APPROVED AS AN INDIVIDUAL ITEM]**
38. Authorize (1) a public hearing to be held on May 11, 2005 to receive citizens' comments on the proposed private sale by quitclaim deed of 3 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to The 2000 Roses Foundation, Inc. and Light Economic Development, Inc., qualified non-profit organizations; and, at the close of the hearing, (2) consideration of approval of the sale of the properties (list attached) - Financing: No cost consideration to the City **[05-1340; APPROVED]**
39. Authorize a public hearing to be held on May 11, 2005 to receive citizens' comments in preparation of the FY 2005-06 Operating, Capital, Grant, and Trust budgets - Financing: No cost consideration to the City **[05-1341; APPROVED]**
40. Authorize a contract with the Greater Dallas Asian American Chamber of Commerce to provide a Community Outreach Liaison Program for the period of April 1, 2005 through March 31, 2006 - Not to exceed \$37,674 - Financing: Current Funds **[05-1342; APPROVED]**
41. Authorize a contract with the Greater Dallas Hispanic Chamber of Commerce to provide a Community Outreach Liaison Program for the period of April 1, 2005 through March 31, 2006 - Not to exceed \$54,212 - Financing: Current Funds **[05-1343; APPROVED]**
42. Authorize a five-year Interlocal Agreement with Dallas County Transportation Services to transport participants to various programs and activities for the period of June 1, 2005 through May 31, 2010 - Not to exceed \$456,640 - Financing: Current Funds (\$296,220) (subject to annual appropriations); Walker Consent Decree Funds (\$27,920) (subject to annual appropriations); 2004-05 Community Development Grant Funds (\$26,500); 2005-06 Community Development Grant Funds (\$26,500) (subject to future appropriations), 2006-07 Community Development Grant Funds (\$26,500) (subject to future appropriations), 2007-08 Community Development Grant Funds (\$26,500) (subject to future appropriations), 2008-09 Community Development Grant Funds (\$26,500) (subject to future appropriations) **[05-1344; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

43. Authorize application for the Digital Evidence Extraction and Photography Grant in the amount of \$265,660 to provide Crime Lab/Forensics with digital photo equipment for extracting forensic evidence for solving crimes, from the Office of the Governor, Criminal Justice Division, for a total amount of \$506,867, for the period of September 1, 2005 through August 31, 2006 (local match in the amount of \$11,000, or 2% of all expenses, will be required if awarded and in-kind contributions in the amount of \$230,207 will be contributed by the Dallas Police Department) - Financing: This action has no cost consideration to the City **[05-1345; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [05-1346]

44. An application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned a CS-D-1 Commercial Service District with a Dry Liquor Control Overlay, CR-D-1 Community Retail District with a Dry Liquor Control Overlay and a CR-D Community Retail District with a Dry Liquor Control Overlay, located on the south line of Lake June Road, west of Jim Miller Road
Recommendation of Staff and CPC: Approval, for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions
Z045-163(WE) [05-1347; ORDINANCE 25953; APPROVED AS AMENDED]
45. An application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses and a Retirement Housing Community within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, located south of the intersection of Cedar Springs/Bowen Street and Turtle Creek Blvd
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z045-138(MM) [05-1348; ORDINANCE 25954; CPC RECOMMENDATION FOLLOWED]
46. A Landmark Commission authorized hearing for an Historic Overlay for the Kalita Humphries Theater located at 3636 Turtle Creek Boulevard between Blackburn Street and Lemmon Avenue on property zoned Planned Development District No. 127 for a performing arts center and related uses and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z045-174(JA) [05-1349; ORDINANCE 25955; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - CONSENT (Continued)

47. A Landmark Commission authorized hearing for an Historic Overlay for the Christ Episcopal Church located at 534 Tenth Street, at the southwest corner of Tenth Street and Llewellyn Avenue, on property zoned an MF-2(A) Multifamily District and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z045-175(JA) [05-1350; **ORDINANCE 25956; CPC RECOMMENDATION FOLLOWED**]
48. An application for and an ordinance granting an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District south of the southeast radius of Masland Circle, west of Hillcrest Road
Recommendation of Staff and CPC: Approval
Z045-176(RB) [05-1351; **ORDINANCE 25957; CPC RECOMMENDATION FOLLOWED**]
49. An application for and an ordinance granting an NS(A) Neighborhood Service District on property zoned an MF-2(A) Multifamily District, located on the west line of Marsalis Avenue, between Eleventh Street and Twelfth Street
Recommendation of Staff and CPC: Approval
Z045-181(WE) [05-1352; **ORDINANCE 25958; CPC RECOMMENDATION FOLLOWED**]

ZONING CASES - INDIVIDUAL

50. An application for and an ordinance granting a Planned Development District for Single family uses and Private streets on property zoned as part of Planned Development District No. 222 for SC Shopping Center District Uses and a GO(A) General Office District on property west of Preston Road, north of Frankford Road with consideration of the termination of existing deed restrictions
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions, and approval of the termination of existing deed restrictions
Z023-245(RB) [05-1353; **ORDINANCE 25959; APPROVED AS AMENDED**]
51. An application for a CS Community Service District on property zoned an IR Industrial Research District, located on River Oaks Road, east of South Central Expressway and south of Loop 12
Recommendation of Staff and CPC: Denial
Z034-114(MM) [05-1354; **CPC RECOMMENDATION FOLLOWED**]
52. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 298, the Bryan Area Special Purpose District, in an area generally bound by Roseland Avenue, Fitzhugh Avenue, Gaston Avenue and Good Latimer Expressway and Central Expressway and an ordinance amending the development standards and sub-district boundaries
Recommendation of Staff and CPC: Approval
Z045-169(NB) [05-1355; **ORDINANCE 25960; APPROVED AS AMENDED**]

ZONING CASES - INDIVIDUAL (Continued)

53. An application for and an ordinance granting an MF-3(A) Multifamily District on property zoned a CR Community Retail District, on the southeast corner of Turtle Creek Boulevard and Bandera Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z045-135(RB) [05-1356; ORDINANCE 25961; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT

54. An application for and an ordinance granting a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, located on the northeast corner of Brandon Street and Ravinia Drive
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z045-160(WE) [05-1357; ORDINANCE 25962; CPC RECOMMENDATION FOLLOWED]

BENEFIT ASSESSMENT HEARINGS

55. A benefit assessment hearing to receive citizens' comments for alley paving improvements on the alley between N. Bishop Avenue and Haines Avenue from Neely Street to Canty Street, and at the close of the hearing, authorize an ordinance levying benefit assessments - Financing: This action has no cost consideration to the City **[05-1358; ORDINANCE 25963; HEARING CLOSED; APPROVED]**

MISCELLANEOUS HEARINGS

Design District TIF District

Note: Item Nos. 56 and 57 must be considered collectively.

56. * A public hearing to receive citizens' comments concerning the creation of a tax increment financing reinvestment zone for the Design District area, (Design District TIF District), under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1359]**
57. * An ordinance establishing Tax Increment Financing Reinvestment Zone Number Eight to be known as the Design District TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1359; POSTPONED UNTIL 6/08/05]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Vickery Meadow TIF District

Note: Item Nos. 58 and 59 must be considered collectively.

58. * A public hearing to receive citizens' comments concerning the creation of a tax increment financing reinvestment zone for the Vickery Meadow area, (Vickery Meadow TIF District), under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1360; HEARING CLOSED]**
59. * An ordinance establishing Tax Increment Financing Reinvestment Zone Number Nine to be known as the Vickery Meadow TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1360; ORDINANCE 25964; APPROVED]**

Southwestern Medical TIF District

Note: Item Nos. 60 and 61 must be considered collectively.

60. * A public hearing to receive citizens' comments concerning the creation of a tax increment financing reinvestment zone for the Southwestern Medical area, (Southwestern Medical TIF District), under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1361; HEARING CLOSED]**
61. * An ordinance establishing Tax Increment Financing Reinvestment Zone Number Ten to be known as the Southwestern Medical TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City **[05-1361; ORDINANCE 25965; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

62. 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) **[05-1362; APPOINTMENTS MADE TO BOARDS]**
63. An ordinance declaring a tract of City-owned park land unwanted and unneeded containing approximately 76,911 square feet located near the intersection of Brooklyn and Montclair Avenues and authorizing the sale to the Dallas Independent School District - Revenue: \$211,505 **[05-1363; ORDINANCE 25966; APPROVED]**
64. Authorize hardship relief for property located at 3515 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 **[05-1364; DENIED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

65. Authorize hardship relief for property located at 3407 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 **[05-1365; APPROVED]**
66. A resolution supporting the Dallas Housing Finance Corporation tax-exempt bonds in the amount of \$14,000,000 and 4% tax credits for the new construction of 200 multifamily units for families to be known as the Mountain Creek Apartments located at 14th Street southeast and Skyline Road - Financing: No cost consideration to the City **[05-1366; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

67. Authorize a twenty-four-month service contract for non-emergency wrecker services with the lowest responsible bidders of six - Taylor's Wrecker Service in the amount of \$455,685, Recovery Systems, Inc., DBA/Pro-Tow in the amount of \$368,440, and Lindy Lott Wrecker Service, Inc. in the amount of \$19,500 - Total not to exceed \$843,625 - Financing: Current Funds (\$828,225) and Confiscated Monies Funds (\$15,400) **[05-1367; APPROVED]**
68. Authorize **(1)** continued exclusive negotiations with the Woodbine Development Corporation for the development of a Convention Center Headquarters Hotel; and, **(2)** a professional services contract with Perkins Coie, LLP to provide legal services for negotiating a pre-development and definitive agreements with the Woodbine Development Corporation - \$100,000 - Financing: Convention and Event Services Current Funds **[05-1368; APPROVED AS CORRECTED ON THE ADDENDUM]**

ADDENDUM

ADDITIONS:

Closed Session **[05-1369; CLOSED SESSION HELD]**

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

- 2218 Bryan St. Limited v. City of Dallas, et al., Cause No. 05-04-0064-CV
- City of Dallas v. Attorney General of Texas, Cause No. GV4-01287
- Bencor Corporation of America Foundation Specialist, et al. v. Manhattan Construction Company, Inc. v. Austin Commercial, Inc., Cause No. 3:03-CV-2821-M
- City of Dallas v. Ford Motor Company, Village Lincoln Mercury of Dallas, Inc., et al., Cause No. 02-19967-B, and other legal issues regarding Crown Victoria police cruisers

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize **(1)** a contract for selective demolition and window replacement at 1530 Main Street with Centex Construction, LLC, lowest responsible bidder of two, in an amount not to exceed \$740,000, **(2)** payment to TIF Hotel, Inc. in an amount not to exceed \$425,000 for design, reimbursables and construction management, and **(3)** assignment of the contract to Dunhill 1530 Main LP for construction management - Total not to exceed \$1,165,000 - Financing: City Center TIF District Funds **[05-1370; APPROVED]**
2. Authorize **(1)** a contract for selective demolition related to the redevelopment of the Republic Center Tower I located at 300 N. Ervay Street, with A & R Demolition, Inc., lowest responsible bidder of five, in an amount not to exceed \$705,000, **(2)** payment to Ervay Residential Partner, Inc. in an amount not to exceed \$219,588 for design, reimbursables and construction management, and **(3)** assignment of the contract to Ervay Residential Partner, Inc. for construction management - Total not to exceed \$924,588 - Financing: City Center TIF District Funds **[05-1371; APPROVED AS AN INDIVIDUAL ITEM]**

ADDENDUM

ADDITIONS: (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

3. Authorize a twenty-four-month price agreement for Geographic Information System software, training, and consulting services with Environmental Systems Research Institute - Sole Source - Not to exceed \$956,000 - Financing: Current Funds (\$606,000) and Water Utilities Current Funds (\$350,000) **[05-1372; APPROVED]**
4. Authorize a sixty-month service contract to provide food and beverage services at the Morton H. Meyerson Symphony Center with the best value bidder of two - Culinaire International, Inc. - Estimated Net Revenue: \$805,070 **[05-1373; APPROVED AS AN INDIVIDUAL ITEM]**

PUBLIC HEARINGS AND RELATED ACTIONS

THOROUGHFARE PLAN AMENDMENT

5. A public hearing to receive citizens' comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Haskell Boulevard from Lemmon Avenue to Main Street to a three-lane eastbound roadway within 65 feet of right-of-way, and, at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City **[05-1374; ORDINANCE 25967; HEARING CLOSED; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

6. Authorize **(1)** moving expense and replacement housing payments for one homeowner and four tenants in the Cadillac Heights neighborhood as a result of official written offers of just compensation to purchase real property; and **(2)** an amendment to Resolution No. 04-0758 previously approved on February 25, 2004, to increase the replacement housing payment for displacee, Elisha Williams, owner-occupant of 2407 Cadillac Drive, in the amount of \$37,500, from \$40,900 to \$78,400, for the new Dallas Police Academy site (list attached) - Total not to exceed \$139,630 - Financing: 2004 Bond Funds **[05-1375; APPROVED]**
7. Authorize the City Manager to complete negotiations with the Billingsley Company and 7-Eleven, Inc. for the development of One Arts Plaza and the retention of the corporate headquarters of 7-Eleven, Inc. in Dallas - Financing: No cost consideration to the City **[05-1376; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the North Texas Tollway Authority (NTTA) and the Texas Department of Transportation to increase the escrow of City funds for disbursement to NTTA to continue with the next phase of work associated with the Trinity Parkway Environmental Impact Statement - \$2,000,000, from \$5,000,000 to \$7,000,000 - Financing: 1998 Bond Funds **[05-1377; APPROVED]**

CORRECTION:

69. Authorize ~~(1)~~ continued exclusive negotiations with the Woodbine Development Corporation for the development of a Convention Center Headquarters Hotel; ~~and, (2) a professional services contract with Perkins Coie, LLP to provide legal services for negotiating a pre-development and definitive agreements with the Woodbine Development Corporation -- \$100,000 - Financing: Convention and Event Services Current Funds- No cost consideration to the City~~ **[05-1368]**