

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, OCTOBER 19, 2005

05-2985

CITY COUNCIL BRIEFING  
CITY HALL, ROOM 6ES  
MAYOR LAURA MILLER, PRESIDING

PRESENT: [15] Miller, Hill, Garcia, Medrano, Oakley, Thornton Reese, Chaney, Salazar,  
Fantroy, Griffith, Blaydes, Koop, Natinsky, Rasansky, Hunt

ABSENT: [0]

The meeting was called to order at 9:20 a.m.

The assistant city secretary announced that a quorum of the city council was present.

Mayor Miller asked all members of the city council and the audience to stand for a moment of silence.

The meeting agenda, which was posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered the city council adjourned at 5:50 p.m.

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Mayor

ATTEST:

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Assistant City Secretary

The meeting agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the city secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, OCTOBER 19, 2005

EXHIBIT A

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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, OCTOBER 19, 2005

EXHIBIT B

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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2986

Special Presentations

At the beginning of each briefing meeting of the city council a time is set aside for the mayor to recognize special individuals or groups, to read mayoral proclamations, to confer honorary citizenships, and to make special presentations.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2987

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: Leslie Davis, 3035 E. Ledbetter Dr.  
SUBJECT: Possible downtown mall – neighborhood stores

SPEAKER: Bonnie Hurd, 9215 Bruton Rd.  
SUBJECT: The Mayor and authority

SPEAKER: Lon Boyce, 5315 Elk Ridge Dr.  
SUBJECT: Concern at Reunion Area

SPEAKER: Michael C. Pinderhughes, 3837 Spence St.  
REPRESENTING: The "Peeps" of Dallas  
SUBJECT: Concern for people's needs

SPEAKER: Tony Long, 3940 Centenary, University Park  
SUBJECT: Incentives for Hunt project

**MICRIPHONE – END OF MEETING – SPOKE IN THE LAST 30 DAYS:**

SPEAKER: William Hopkins, 2011 Leath St.  
SUBJECT: Corruption with City of Dallas, FBI, RSR, Lead Settlement

SPEAKER: Joyce Archuleta, 743 Genoa Ave.  
SUBJECT: Weaker Stronger Mayor proposal

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2988

Item 1: Approval of Minutes of the September 19 and September 21, 2005 City Council Meetings

Councilmember Oakley approve the minutes, as corrected.

Motion seconded by Blaydes and unanimously adopted. (Chaney absent when vote taken)

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

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05-2990

Item 2: 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)

The assistant city secretary distributed a report showing all nominations and re-nominations received for city boards and commissions appointments for the 2005-2007 board term updated through October 19, 2005.

The assistant city secretary noted that the report indicated nominees and re-nominees for individual and full council appointments cleared for council action that met all qualifications for service.

Councilmember Oakley moved to appoint Linda Wise, and Scott T. Griggs, to the Board of Adjustment Alternate Members, Marvin M. Lane, Jr., and F. Ray Hill, to the Civil Service Board and Bill Vandivort, II, to the Dallas Central Appraisal District.

Motion seconded by Councilmember Koop and unanimously adopted.

Deputy Mayor Pro Tem Garcia moved to appoint E. Martin Sampson and Skip Trimble, representing the General Public, and Jonnie England, representing a Animal Welfare Organization, to the Animal Shelter Commission; Larry K. Davis, Insurance and Susan Abrahamson, Retail-Marketing, to the Commission on Productivity and Innovation.

Motion seconded by Councilmember Oakley and unanimously adopted.

Councilmember Oakley requested the vote be divided so the vote on Reinvestment Zone Eight could be voted on separately.

Mayor Miller ordered the vote divided, there being no objections raised to Councilmember Oakley's request.

Councilmember Oakley moved to appoint Roslyn Fitch, Interested Citizen, to the Cultural Affairs Commission, Kevin D. Felder, Dallas Member, and Beverly Tobian, Dallas Member, to the Reinvestment Zone Nine Board (Vickery Meadow).

Motion seconded by Councilmember Koop and unanimously adopted.

Councilmember Oakley announced that he had a conflict of interest and would abstain from voting or participating in any discussion relating to appointment of members to the Reinvestment Zone Eight (Design Board). Councilmember Oakley left the briefing room.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL  
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Councilmember Medrano moved to appoint B.H. Morgan and William Mundinger III, Dallas Member, to the Reinvestment Zone Eight Board.

Motion seconded by Deputy Mayor Pro Tem Garcia and unanimously adopted. (Oakley abstain)

Councilmember Thornton Reese moved to appoint all the nominees to “individual appointment” positions in the report who meet all qualifications for service to the boards and commissions of the city for the term ending August 31, 2007.

Motion seconded by Councilmember Oakley.

After discussion, Mayor Miller called the vote on the motion.

Mayor Miller declared the motion adopted on a divided voice vote with Councilmember Fantroy voting “No”.

**[Information on each newly-appointed member is located in the file shown next to the name of the board.]**

**05-3001 ASC ANIMAL SHELTER COMMISSION**  
**05-3002 BOA BOARD OF ADJUSTMENT**  
**05-3003 BOX BOARD OF ADJUSTMENT ALTERNATE MEMBERS**  
**05-3004 CAX CULTURAL AFFAIRS COMMISSION**  
**05-3005 CPC CITY PLAN AND ZONING COMMISSION**  
**05-3006 CPI COMMISSION ON PRODUCTIVITY AND INNOVATION**  
**05-3007 CSB CIVIL SERVICE BOARD**  
**05-3008 DCA DALLAS CENTRAL APPRAISAL DISTRICT**  
**05-3009 EHC ENVIRONMENTAL HEALTH COMMISSION**  
**05-3010 MLK MARTIN LUTHER KING JR. COMMUNITY CENTER BOARD**  
**05-3011 PAR PARK AND RECREATION BOARD**  
**05-3012 RZ08 REINVESTMENT ZONE EIGHT BOARD (DESIGN DISTRICT)**  
**05-3013 RZ09 REINVESTMENT ZONE NINE BOARD (VICKERY MEADOW)**



BRIEFING MEETING OF THE DALLAS CITY COUNCIL

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05-2991

Item 3: An ordinance amending Ordinance No. 26094 and Ordinance No. 26095 ordering the November 8, 2005 special elections for the purpose of submitting to the qualified voters of the City proposed amendments to the Dallas City Charter, and for the purpose of authorizing general obligation bonds by the qualified voters of the City for funding permanent public improvements for Homeless Assistance Facilities, respectively, in order to change some election-day and early voting locations - Financing: No cost consideration to the City

Deputy Mayor Pro Tem Garcia moved to pass the ordinance.

Motion seconded by Councilmember Salazar and unanimously adopted.

Assigned ORDINANCE NO. 26142.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2992

Briefings: A. Business Retention Proposal for Hunt Consolidated

The city manager briefed the city council on the item.

The following individual addressed the city council”

John Scovell, representing Woodbine Development Corporation

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2993

**Note:** Item Nos. 4 and 5 must be considered collectively.

**Downtown Connection TIF District**

- Item 4: \* An ordinance amending Ordinance No. 26020 previously approved on June 8, 2005, as amended to (1) allow for commercial tax abatements pursuant to Chapter 312 of the Texas Tax Code, Vernon's Texas Codes Annotated (the Act) and, (2) designate the City's participation level of 90% in the Downtown Connection TIF District as required by Chapter 311 of the Act - Financing: No cost consideration to the City
- Item 5: \* An ordinance amending Ordinance No. 26096, previously approved on August 29, 2005, approving the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan to (1) adjust the Dallas County's participation in the Downtown Connection TIF District from \$24,000,000 net present value to \$18,500,000 net present value, and (2) correct a typographical error in Section 2, Part VII of the Project Plan, titled Non-Project Cost, from an amount to exceed \$15,000,000 to an amount not to exceed \$15,000,000 - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the briefing room.

The following individual addressed the city council regarding the Downtown Connection TIF:

John Scovell, 1445 Ross Ave., representing Woodbine Development Corp.

Councilmember Blaydes moved to pass the ordinance.

Motion seconded by Councilmember Fantroy.

After discussion, Mayor Miller called the vote on the motion.

Mayor Miller declared the motion adopted on a divided voice vote with Mayor Miller voting "No". (Koop abstain; Griffith, Rasansky absent when vote taken)

Assigned ORDINANCE NOS. 26143.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2994

**Note:** Item Nos. 6 and 7 must be considered collectively.

**Bristol Munger Properties, L.L.C.**

- Item 6: \* Authorize an amendment to the tax abatement agreement with Ross Akard Acquisition, L.P. previously approved on May 24, 2000, by Resolution No. 00-1669, to remove two parcels of land sold by Ross Akard Acquisition, L.P. to Bristol Munger Properties, L.L.C. located at 1900 Akard Street and 1818 Akard Street - Financing: No cost consideration to the City
- Item 7: \* Authorize a tax abatement agreement with Bristol Munger Properties, L.L.C. for the purpose of granting a ten-year abatement of 79 percent of the taxes on the value of real property improvements at 1900 Akard - Revenue: First year tax revenue estimated at \$168,218; ten-year revenue estimated at \$1,682,180 (Estimated revenue foregone for ten-year abatement is \$6,328,180)

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the briefing room.

The following individual addressed the city council regarding the item:

Tom Dunning, 9239 Hathaway

Councilmember Blaydes moved to approve the item.

Motion seconded by Deputy Mayor Pro Tem Garcia.

After discussion, Mayor Miller called the vote on the motion:

Mayor Miller declared the motion adopted on a divided voice, with Mayor Miller and Councilmember Rasansky voting "No". (Koop abstain; Griffith absent when vote taken)

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2995

Briefings: B. Trinity Crossing Entertainment Complex

The city manager briefed the city council on the item.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2996

Item 8: Authorize the City Manager to negotiate definitive agreements for the Trinity Crossing Entertainment Complex with Dallas City Limits, LLP and a land exchange with Hunt-Woodbine Realty Corporation, pursuant to a Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan - Financing: This action has no cost consideration to the City

The following individuals addressed the city council regarding the item:

Tom Dunning, 9239 Hathaway  
John Scovell, 1445 Ross Ave., representing Woodbine Development Corp.  
Bill Beuck, 400 South Hampton Rd., representing Dallas City Limits

Councilmember Blaydes moved to continue negotiation with all parties in an effort to reach consensus on land trade allowing for the creation of a proposed entertainment complex and bring the recommendation back to a special call meeting of the Economic Development and Housing Committee on November 21, 2005 for the recommendation to be considered at the briefing meeting of the City Council on December 5, 2005 and final vote of the City Council on December 14, 2005.

Motion seconded by Councilmember Fantroy and unanimously adopted.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2997

Briefings: C. Capital Bond Program

The city manager briefed the city council on the item.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2998

Briefings: D. City Manager's Performance Plan

The briefing of this item was postponed.



BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-2999

Briefings E. 2006 City Calendar

The city manager briefed the city council on the item.

BRIEFING MEETING OF THE DALLAS CITY COUNCIL

October 19, 2005

05-3000

Closed Session

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

- Legal issues involved with red-light camera technology
- City of Dallas v. AMPCO System Parking, Inc., Civil Action No. 3:04-CV-1830-K
- City of Dallas v. Weir Brothers Partners, L.L.C. and Orange Crush Recyclers, Ltd., Cause No. 05-06517-J
- Kenneth E. Albert et al. v. City of Dallas, Cause No. CV-199-697-94; David R. Barber et al. v. City of Dallas, Cause No. CV-199-624-95; Anthony Arredondo et al. v. City of Dallas, Cause No. CV-199-1743-99; David S. Martin et al. v. City of Dallas, Cause No. 1-95-506; George G. Parker et al. v. City of Dallas, Cause No. 1-95-107; Kevin Michael Willis et al. v. City of Dallas, Cause No. CV-199-200-95-B

A closed session was held as authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

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

- City of Dallas v. AMPCO System Parking, Inc., Civil Action No. 3:04-CV-1830-K
- City of Dallas v. Weir Brothers Partners, L.L.C. and Orange Crush Recyclers, Ltd.,

No other matters were discussed during the closed session.

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