

**AGENDA**  
**CITY COUNCIL MEETING**  
**AUGUST 9, 2006**  
**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) **[06-1970]**

Agenda Item/Open Microphone Speakers **[06-1971]**

**VOTING AGENDA**

1. Approval of Minutes of the June 28, 2006 City Council Meeting **[06-1972; APPROVED]**

**CONSENT AGENDA [06-1973]**

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

**Engineering and Architectural Contracts**

2. Authorize a professional services contract with APM & Associates, Inc. for the design of street paving, storm drainage, water main improvements and topographic survey on Cooper Street from South Lamar Street to Cleveland Street - \$46,730 - Financing: 2003 Bond Funds (\$41,100), Water Utilities Capital Improvement Funds (\$5,067) and Water Utilities Capital Construction Funds (\$563) **[06-1974; APPROVED]**

**CONSENT AGENDA (Continued)****AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)****Engineering and Architectural Contracts (Continued)**

3. Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering services for sludge system improvements at the Bachman Water Treatment Plant - \$910,300 - Financing: Water Utilities Capital Improvement Funds **[06-1975; APPROVED]**

**Authorization of Contracts**

4. Authorize a contract for the reconstruction of street paving, storm drainage and water main improvements on Calvert Street from Irving Boulevard to 5000-5100 Halifax Street - Tiseo Paving Company, lowest responsible bidder of five - \$960,189 - Financing: 2003 Bond Funds (\$738,844), Water Utilities Capital Improvement Funds (\$198,695), and Water Utilities Capital Construction Funds (\$22,650) **[06-1976; APPROVED]**
5. Authorize a contract for the construction of a new Fire Station No. 40 to be located at 2440 Kirnwood Drive - CME Builders & Engineers, Inc., best value proposer of six - \$3,034,299 - Financing: 2003 Bond Funds **[06-1977; APPROVED]**
6. Authorize a contract for the construction of alley paving, storm drainage, driveways, water and wastewater improvements on the alley between Mimosa Lane and Aberdeen Avenue from Tulane Boulevard to Tibbs Street, and the alley between Meadow Road and Glendora Avenue from Edgemere Road to Thackery Street - Meztec Contractors, Inc., lowest responsible bidder of three - \$478,861- Financing: 2003 Bond Funds (\$276,989), Water Utilities Capital Construction Funds (\$201,872) **[06-1978; APPROVED]**
7. Authorize (1) a contract for the construction of alley paving and streetscape improvements on 1111 South Akard Street located in Tax Increment Reinvestment Zone Number Four (Cedars TIF District) with The G. C. Group of North Texas, L.L.C., lowest responsible bidder of four, in an amount not to exceed \$104,515, (2) assignment of the contract to Presideo Investments, Inc., for construction administration, and (3) payment to Presideo Investments, Inc. in an amount not to exceed \$14,000 for construction administration and testing - Total not to exceed \$118,515 - Financing: Private Funds (advance from Presideo Investments, Inc.) **[06-1979; APPROVED]**
8. Authorize a contract for the construction of alley paving, storm drainage, and water and wastewater improvements on the alley between Waggoner Drive and Meadow Road from Tibbs Streets to Edgemere Road and Edgemere Road to Thackery Street - Meztec Contractors, Inc., lowest responsible bidder of four - \$393,058 - Financing: 2003 Bond Funds (\$217,293), Water Utilities Capital Construction Funds (\$175,765) **[06-1980; APPROVED]**

**CONSENT AGENDA (Continued)****AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)****Authorization of Contracts (Continued)**

9. Authorize a contract for the construction of the expansion and earthwork for Transfer Pump Station No. 3 at the East Side Water Treatment Plant - T. J. Lambrecht Construction, Inc., lowest responsible bidder of three - \$4,999,010 - Financing: Water Utilities Capital Improvement Funds **[06-1981; APPROVED]**
10. Authorize a contract for the construction of heating, ventilation and air conditioning and laboratory improvements at the Southside Wastewater Treatment Plant - Satterfield & Pontikes Construction, Inc., lowest responsible bidder of two - \$1,573,000 - Financing: Water Utilities Capital Construction Funds **[06-1982; APPROVED]**
11. Authorize a contract for the construction of a dedicated solids disposal field and site drainage improvements on the northwest side of the Southside Wastewater Treatment Plant - Sludge Technology, Inc., lowest responsible bidder of six - \$2,380,000 - Financing: Water Utilities Capital Improvement Funds **[06-1983; APPROVED]**

**Contract Amendments**

12. Authorize an increase in the contract with Harrison Quality Construction for the relocation of utility lines and to expand the scope of work for the South Dallas Cultural Center located at 3400 Fitzhugh - \$152,265, from \$1,739,625 to \$1,891,890 - Financing: Capital Construction Funds (\$132,000) and Current Funds (\$20,265) **[06-1984; APPROVED]**
13. Authorize Supplemental Agreement No. 4 to the contract with Hargreaves Associates for the construction documents and construction observation for the implementation of Phase I of the Fair Park Comprehensive Plan including entrance modifications at Martin L. King, Jr. Blvd. and Grand Avenue at Cullum Blvd. - \$111,830, from \$1,984,591 to \$2,096,421 - Financing: 2003 Bond Funds **[06-1985; APPROVED]**
14. Authorize an increase in the contract with V.A. Construction, Inc. for the reconstruction of street paving, storm drainage, water and wastewater main improvements on First Avenue from R.L. Thornton Freeway to Ash Lane, to provide for the removal of two sets of old railroad tracks, disposal of ties, rails, concrete foundation and select fill for voids in the subgrade after removal of the railroad track foundation - \$47,440, from \$307,798 to \$355,238 - Financing: 2003 Bond Funds **[06-1986; APPROVED]**
15. Authorize an increase in the contract with Cajun Constructors, Inc., for additional work associated with hydraulic improvements at the Bachman Water Treatment Plant - \$309,063, from \$18,661,045 to \$18,970,108 - Financing: Water Utilities Capital Improvement Funds **[06-1987; APPROVED]**

**CONSENT AGENDA (Continued)****AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)****Contract Amendments (Continued)**

16. Authorize an increase in the contract with Archer Western Contractors, Ltd., for additional work associated with ozone facilities and chemical feed system improvements at the Bachman Water Treatment Plant - \$427,199, from \$22,755,000 to \$23,182,199 - Financing: Water Utilities Capital Improvement Funds **[06-1988; APPROVED]**
17. Authorize an increase in the contract with Archer Western Contractors, Ltd. for additional work associated with diffused aeration and process improvements at the Southside Wastewater Treatment Plant - \$273,339, from \$23,787,803 to \$24,061,142 - Financing: Water Utilities Capital Improvement Funds **[06-1989; APPROVED]**
18. Authorize an increase in the contract with Satterfield & Pontikes Construction, Inc. for additional work associated with maintenance and process control improvements at the Central Wastewater Treatment Plant - \$154,625, from \$5,171,000 to \$5,325,625 - Financing: Water Utilities Capital Improvement Funds **[06-1990; APPROVED]**
19. Authorize Supplemental Agreement No. 3 to the professional services contract with Carter & Burgess, Inc. for construction inspection of the 108-inch Lake Fork raw water transmission line - \$1,337,193, from \$8,179,082 to \$9,516,275 - Financing: Water Utilities Capital Construction Funds **[06-1991; APPROVED]**
20. Authorize Supplemental Agreement No. 1 to the professional services contract with Camp Dresser & McKee, Inc. for additional work associated with the design of sidestream treatment facilities at the Southside Wastewater Treatment Plant - \$374,568, from \$3,189,719 to \$3,564,287 - Financing: Water Utilities Capital Improvement Funds **[06-1992; APPROVED]**

**Construction Miscellaneous**

21. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at Kiest Boulevard and Mountain Creek Parkway - \$30,254 - Financing: Texas Department of Transportation Grant Funds **[06-1993; APPROVED]**
22. Authorize an increase in the agreement with the Texas Department of Transportation for water and wastewater main appurtenance adjustments, a change to the intersection of Garland Road and Buckner Boulevard from no asphalt to 4.5 inches of asphalt with decorative stamped pavement, and the relocation of Dallas Water Utilities facilities in conjunction with the Congestion Mitigation and Air Quality Program - \$607,001, from \$1,564,256 to \$2,171,257 - Financing: Water Utilities Capital Improvement Funds (\$587,577), Water Utilities Capital Construction Funds (\$19,424) **[06-1994; APPROVED]**

**CONSENT AGENDA (Continued)****AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)****Construction Miscellaneous (Continued)**

23. Authorize an Advanced Funding Agreement with the Texas Department of Transportation for the construction of a concrete cap over a 16-inch water main and water manhole adjustments on the north side of Interstate Highway 20 from Bonnie View Road to 1500 feet west of J. J. Lemmon Road - \$27,567 - Financing: Water Utilities Capital Improvement Funds (\$18,367), Water Utilities Capital Construction Funds (\$9,200) **[06-1995; APPROVED]**
24. Authorize an Interlocal Agreement with Atmos Energy Corporation for the relocation of a 20-inch high pressure gas line located at the East Side Water Treatment Plant - \$614,222 - Financing: Water Utilities Capital Improvement Funds **[06-1996; APPROVED AS INDIVIDUAL ITEM]**

**LAND ACQUISITION**

25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of a tract of land containing approximately 192,758 square feet located at the intersection of Lake June and Houghton Roads from Church of God Sinai, of Church of God for the Pleasant Grove Library Relocation Project - \$230,900 - Financing: 2003 Bond Funds **[06-1997; APPROVED]**
26. Authorize (1) a secured one percent interest forgivable loan in CDBG funds and as part of the Residential Development Acquisition Loan Program loan to East Dallas Community Organization, a City certified Community Housing Development Organization, for the acquisition of three properties located at 5302 Bexar Street, improved with a convenience store; 5300 Bexar Street a vacant lot; and 2448 Starks Avenue, improved with a car wash, for the Bexar Street Redevelopment Project in the amount of \$192,615; (2) \$30,000 for demolition costs for the properties located at 5302 Bexar Street and 2448 Starks Avenue; and (3) rescinding Resolution No. 06-1073 previously approved on April 12, 2006, which provided City funding for relocation costs on the property located at 5302 Bexar Street (list attached) - Total not to exceed \$222,615 - Financing: 2002-03 Community Development Grant Funds **[06-1998; APPROVED]**
27. A resolution declaring 13 properties unwanted and unneeded and authorizing their conveyance to East Dallas Community Organization, a City certified Community Housing Development Organization, in the amount of \$10 and a promise to provide 31 townhomes for low to moderate income homebuyers (list attached) - Financing: No cost consideration to the City **[06-1999; APPROVED]**

**CONSENT AGENDA (Continued)****LAND MISCELLANEOUS**

28. Authorize a third amendment to the lease agreement with MLT Development Co. to add approximately 3.794 acres of unimproved land at Dallas Love Field and increase the annual rent in the amount of \$52,890, from \$258,956 to \$311,846 - Annual Revenue: \$52,890 **[06-2000; APPROVED AS INDIVIDUAL ITEM]**
29. Authorize a ten-year lease agreement with the Federal Aviation Administration for approximately 2,650 square feet of land to house equipment for the Instrument Landing System at Dallas Executive Airport - Financing: No cost consideration to the City **[06-2001; APPROVED]**
30. Authorize a twenty-year Memorandum of Agreement with the Federal Aviation Administration for various land sites and easements for the location of existing navigational air facilities at Dallas Executive Airport - Financing: No cost consideration to the City **[06-2002; APPROVED]**
31. Authorize an amendment to extend the lease agreement with Oak Cliff Country Club for an additional five-year term containing approximately 400 square feet of land improved with facilities and equipment for the Instrument Landing System at Dallas Executive Airport - Not to exceed \$5 - Financing: Aviation Current Funds **[06-2003; APPROVED]**
32. Authorize a five-year sublease agreement with the Federal Aviation Administration for approximately 400 square feet of land to house equipment for the Instrument Landing System at Dallas Executive Airport - Financing: No cost consideration to the City **[06-2004; APPROVED]**
33. Authorize confirmation of termination of a 75-foot temporary construction easement located near the intersection of Faulkner Point Way and Hemingway Lane - Revenue: \$1,000 **[06-2005; APPROVED]**

**PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES**

34. Authorize a thirty-six-month master agreement to continue participation in the U.S. Communities Government Purchasing Alliance Administrative Agreement for the purchase of office supplies from Office Depot - Not to exceed \$6,500,000 - Financing: Current Funds **[06-2006; APPROVED AS INDIVIDUAL ITEM]**
35. Authorize a thirty-six-month service contract for temporary clerical help with the lowest responsible bidder of four - EuroStaff, A Division of EuroSoft, Inc. - Not to exceed \$3,906,390 - Financing: Current Funds (\$3,612,390), Water Utilities Current Funds (\$144,000), Convention and Event Services Current Funds (\$90,000), Aviation Current Funds (\$60,000) **[06-2007; APPROVED]**

**CONSENT AGENDA (Continued)****PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)**

36. Authorize **(1)** the purchase and installation of a Performance Management Software System in the amount of \$500,000, and **(2)** a sixty-month maintenance agreement in the amount of \$161,020 with the most advantageous proposer of two - Cognos Corporation - Total not to exceed \$661,020 - Financing: Current Funds (\$161,020 subject to annual appropriations) **[06-2008; DEFERRED UNTIL SEPTEMBER 13, 2006]**
37. Authorize a sixty-month master agreement for commercial records storage, retrieval and reference services with the lowest responsible bidder of three - Iron Mountain Records Management, Inc. - Not to exceed \$1,163,419 - Financing: Current Funds **[06-2009; APPROVED]**
38. Authorize a thirty-six-month master agreement for automotive body parts and labor with the lowest responsible bidders of five - Six Construct, Inc. in the amount of \$1,366,050, First Class Auto, Inc. in the amount of \$2,468,700, and Martin's Paint & Body Shop in the amount of \$1,209,180 - Total not to exceed \$5,043,930 - Financing: Current Funds **[06-2010; APPROVED AS INDIVIDUAL ITEM]**
39. Authorize the purchase of a portable gas and vapor identifier from Smiths Detection, Inc. - Sole Source - Not to exceed \$62,500 - Financing: 2005 Homeland Security Grant Funds **[06-2011; APPROVED]**
40. Authorize an increase in the service contract with TIBH Industries, Inc., a non-profit corporation, to provide janitorial services at the Morton H. Meyerson Symphony Center, Latino Cultural Center and WRR Radio - Not to exceed \$2,475,682, from \$1,485,409 to \$3,961,091 - Financing: Current Funds (\$2,412,535), Municipal Radio Current Funds (\$63,147) **[06-2012; APPROVED AS INDIVIDUAL ITEM]**
41. Authorize an eighty-four-month service contract, with three twelve-month renewal options, for the processing and sale of recycled material with the highest responsible bidder of three - Vista Fibers of Dallas - Estimated Revenue: \$19,836,250 **[06-2013; APPROVED AS INDIVIDUAL ITEM]**
42. Authorize a sixty-month master agreement for roll carts with the lowest responsible bidder of four - Toter, Inc. - Not to exceed \$10,979,500 - Financing: Current Funds **[06-2014; APPROVED AS INDIVIDUAL ITEM]**
43. Authorize a twelve-month master agreement for hydrofluosilicic acid to be used for the treatment of potable water, with the only bidder - Pencoco, Inc. - Not to exceed \$805,350 - Financing: Water Utilities Current Funds **[06-2015; APPROVED]**

**MISCELLANEOUS**

44. Authorize settlement of the lawsuit styled Edward L. Polk, Jr. v. Michael Green and City of Dallas, Cause No. CC-04-11450-E - Not to exceed \$7,000 - Financing: Current Funds **[06-2016; APPROVED]**

**CONSENT AGENDA (Continued)****MISCELLANEOUS (Continued)**

45. An ordinance authorizing a correction to Ordinance No. 26369, previously approved by City Council on June 14, 2006, for amendments to Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, an area generally bounded by the CBD/Fair Park Link, the Dallas Area Rapid Transit right-of-way, Parry Avenue, 2nd Avenue, R.L. Thornton Freeway (I-30), and Jullius Schepps Freeway (I-45) to correct language regarding the spacing of tattoo parlors and body piercing studios and minor typographical errors - Z056-199(MF) - Financing: No cost consideration to the City **[06-2017; ORDINANCE 26408; APPROVED AS INDIVIDUAL ITEM]**
46. Authorize Business Assistance Center (BAC) contracts with **(1)** Greater Dallas Hispanic Chamber of Commerce in an amount not to exceed \$85,000 to continue management and operation of BAC #1 located at 4622 Maple Avenue; **(2)** Inner City Community Development Corporation in an amount not to exceed \$85,000 to continue management and operation of BAC #2 located at 4907 Spring Avenue; **(3)** Greater Dallas Hispanic Chamber of Commerce in amount not to exceed \$85,000 to continue management and operation of BAC #3 located at 2060 Singleton Blvd.; **(4)** Greater Dallas Hispanic Chamber of Commerce in an amount not to exceed \$85,000 to continue management and operation of BAC #4 located at 351 West Jefferson Blvd.; **(5)** MBA Consultants in an amount not to exceed \$85,000 to continue management and operation of BAC #5 located at 1201 W. Camp Wisdom; **(6)** Greater Dallas Asian American Chamber of Commerce Multi-Ethnic Education and Economic Development Center in an amount not to exceed \$85,000 to continue management and operation of BAC #6 located at 1327 N. Peak Street; and **(7)** Dallas Fashion Incubator, Inc. in amount not to exceed \$85,000 to continue management and operation of BAC #7 located at 1409 South Lamar - Total not to exceed \$595,000 - Financing: 2006-07 Community Development Grant Funds **[06-2018; APPROVED]**
47. Authorize a secured no-interest forgivable loan agreement with Business Assistance Center, Inc. for site work, infrastructure, and construction to build a new 5,000 to 7,000 square foot business, multi-community, and retail complex located at 208 East Wheatland Road - Not to exceed \$225,000 - Financing: 2006-07 Community Development Grant Funds **[06-2019; APPROVED]**
48. Authorize **(1)** exercise of the first renewal option to the contract with the Southern Dallas Development Corporation located at 351 W. Jefferson Blvd., to administer the Southern Dallas Economic Development Programs which include the Business Revolving Loan Program, for the purpose of providing loans and servicing, creating and retaining jobs for low to moderate income persons, and community and economic development revitalization within the 332 U.S. Department of Housing and Urban Development federally-approved census tracts, and **(2)** any unexpended balances of program income and allocation from prior contracts to be retained and rolled over to continue the Business Revolving Loan Program - Financing: No cost consideration to the City **[06-2020; APPROVED]**



**CONSENT AGENDA (Continued)****MISCELLANEOUS (Continued)**

49. An ordinance amending the Cedars TIF Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan (Plan), to **(1)** shift funds among budget categories to combine street construction, streetscape, water, sewer, and drainage improvements with pedestrian linkages/lighting and east-west corridor design and construction and decrease the total budget for these expenditures in the amount of (\$1,000,000), from \$5,356,097 to \$4,356,097 and create a new budget category, environmental remediation, with a budget of \$1,000,000; and **(2)** make corresponding modifications to the Plan and Ordinance No. 23991 to implement such Plan amendments for the Cedars TIF District in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311) - Financing: No cost consideration to the City **[06-2021; ORDINANCE 26409; APPROVED]**

**Note: Item Nos. 50 and 51 must be considered collectively.**

**Cedars TIF District**

50. \* Authorize **(1)** a development agreement with Bellview Condo Associates I, Ltd. (Bellview Condo Associates) to provide funding for the design, engineering, professional services and construction of public improvements for The Beat at South Side Station, in Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District); and **(2)** the Cedars TIF District Board of Directors to dedicate up to \$1,500,000 from Cedars TIF revenues in accordance with the development agreement - \$1,500,000 - Financing: Cedars TIF District Funds **[06-2022; APPROVED AS INDIVIDUAL ITEM]**
51. \* A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Four, (Cedars TIF District) to reimburse Bellview Condo Associates I, Ltd. (Bellview Condo Associates) up to \$1,500,000 for certain TIF eligible project costs related to the development of The Beat at South Side Station, in the Cedars TIF District - Financing: No cost consideration to the City **[06-2023; APPROVED AS INDIVIDUAL ITEM]**
52. Authorize the first twelve-month renewal option to the contract with YWCA of Metropolitan Dallas for the Teen Parenting Assistance Program for low-to-moderate income persons for the period October 1, 2006 through September 30, 2007 - Not to exceed \$57,500 - Financing: 2005-06 Community Development Grant Funds (\$20,000) and 2006-07 Community Development Grant Funds (\$37,500) **[06-2024; APPROVED]**
53. Authorize a contract with Children's Medical Center of Dallas to allow participation in the State's prescription drug discount program to provide prescription drugs at a reduced price in order to treat indigent, uninsured or underinsured individuals seeking medical care for the period of July 31, 2006 through September 30, 2009 - Financing: No cost consideration to the City **[06-2025; APPROVED]**

**CONSENT AGENDA (Continued)****MISCELLANEOUS (Continued)**

54. Authorize the acceptance of a grant from the Department of State Health Services for the City of Dallas' Immunization Initiative Program for the period September 1, 2006 through August 31, 2007 - Not to exceed \$243,761 - Financing: Department of State Health Services Grant Funds **[06-2026; APPROVED]**
55. Authorize **(1)** the application for and acceptance of a grant from the U.S. Department of Housing and Urban Development, for the provision of housing placement and transitional rental assistance for ex-offenders with HIV/AIDS through Project Reconnect for the period October 1, 2006 through September 30, 2009, and **(2)** execution of the grant agreement - Not to exceed \$721,000 - Financing: Competitive Housing Opportunities for Persons with AIDS Grant Funds **[06-2027; APPROVED]**
56. Authorize a contract with the Department of State Health Services for the continuation of local health services to non-Medicaid eligible clients through Title V for the period September 1, 2006 through August 31, 2007 - Not to exceed \$65,363 - Financing: Department of State Health Services Grant Funds **[06-2028; APPROVED]**
57. Authorize an Interlocal Agreement with the Dallas County Department of Health and Human Services to provide health screening training to the City of Dallas Health Clinic nurse practitioners for the period September 1, 2006 through August 31, 2008 - Financing: No cost consideration to the City **[06-2029; APPROVED]**
58. Authorize Supplemental Agreement No. 2 to the professional services contract with Temporary Medical Staffing, Inc., for the provision of a phlebotomist to continue obtaining blood specimens for lead screening for residents of the city of Dallas through September 30, 2006 - Not to exceed \$9,360, from \$44,640 to \$54,000 - Financing: Current Funds **[06-2030; APPROVED]**
59. Authorize (1) a public hearing to be held on October 11, 2006 to receive comments on the proposed City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan, and, at the close of the public hearing, (2) consideration of approval of the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City **[06-2031; APPROVED]**
60. An ordinance approving Dallas/Fort Worth International Airport Board Resolution Nos. 2006-03-068 and 2006-06-207, which amend the Dallas/Fort Worth International Airport Board's Construction and Fire Prevention Standards to add Part Nine, Oil and Gas Exploration and Production, and to make minor revisions to existing standards for clarification purposes - Financing: No cost consideration to the City **[06-2032; ORDINANCE 26410; APPROVED]**
61. Authorize a public hearing to be held on August 23, 2006 to receive comments in preparation of the FY 2006-07 Operating, Capital, Grant, and Trust budgets - Financing: No cost consideration to the City **[06-2033; APPROVED]**

**CONSENT AGENDA (Continued)****MISCELLANEOUS (Continued)**

62. Authorize (1) the acceptance of a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2006 through September 30, 2007; and (2) the execution of any and all documents related to the grant - \$215,200 - Financing: U.S. Department of Housing and Urban Development, Fair Housing Assistance Program Comprehensive Funding Approach Funds **[06-2034; APPROVED]**
63. Authorize (1) the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$30,000 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during the Labor Day holiday, for the period August 15, 2006 through September 30, 2006, (2) a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$8,466, and (3) execution of the grant agreement - Total not to exceed \$38,466 - Financing: Current Funds (\$8,466) and Texas Department of Transportation Grant Funds (\$30,000) **[06-2035; APPROVED]**
64. Authorize a professional services contract with R. W. Beck, Inc. for the continuation of landfill biotechnology work and modify the landfill permit to enhance the anaerobic decomposition of solid waste allowing for more efficient use of airspace, and landfill gas production at the McCommas Bluff Landfill - Not to exceed \$121,949 - Financing: North Central Texas Council of Governments Solid Waste Grant Funds **[06-2036; APPROVED]**

**PUBLIC HEARINGS AND RELATED ACTIONS****ZONING CASES – CONSENT [06-2037]**

65. An application for and an ordinance granting an RR Regional Retail District on property designated as the Tract 1C portion of Planned Development District No. 240 along the south line of IH 20, east of Hampton Road  
Recommendation of Staff and CPC: Approval  
Z056-194-2(RB) **[06-2038; ORDINANCE 26411; CPC RECOMMENDATION FOLLOWED]**
66. An application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned an O-2 Office and HC Heavy Commercial Subdistricts with Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of McKinnon Street and Cedar Springs Road  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, tree and sidewalk plan, development plan, landscape plan and conditions  
Z056-213(DW) **[06-2039; ORDINANCE 26412; CPC RECOMMENDATION FOLLOWED ]**

**PUBLIC HEARINGS AND RELATED ACTIONS (Continued)****ZONING CASES - CONSENT (Continued)**

67. An application for and an ordinance granting a CS Commercial Service District on property zoned a portion of Planned Development District No. 72 for Automobile Sales and Service on the north line of Inwood Road, west of Lemmon Avenue  
Recommendation of Staff and CPC: Approval  
**Z056-239(WE) [06-2040; ORDINANCE 26413; CPC RECOMMENDATION FOLLOWED ]**
68. An application for and an ordinance granting a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge or tavern on property zoned Planned Development District No. 619 for mixed uses with Historic Overlay No. 87 on the northwest corner of Fourway Place and Main Street  
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
**Z056-240(WE) [06-2041; ORDINANCE 26414; APPROVED AS AMENDED]**
69. An application for and an ordinance granting an amendment to Specific Use Permit No. 1455 for a private school use on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District on the northwest line of Ferguson Road at Little Pocket Drive  
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
**Z056-241(WE) [06-2042; ORDINANCE 26415; CPC RECOMMENDATION FOLLOWED ]**
70. An application for and an ordinance granting a D(A) Duplex District on property zoned an A(A) Agricultural District on the north side of Camp Wisdom Road, west of Clarkridge Road  
Recommendation of Staff and CPC: Approval  
**Z056-243(JH) [06-2043; ORDINANCE 26416; CPC RECOMMENDATION FOLLOWED ]**
71. An application for and an ordinance granting a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned Planned Development Subdistrict No. 3 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Wycliff Avenue and Oak Lawn Avenue  
Recommendation of Staff and CPC: Approval, for a ten-year period with eligibility for automatic renewal for additional ten-year periods subject to a site plan, landscape plan, and conditions  
**Z056-244(JH) [06-2044; ORDINANCE 26417; CPC RECOMMENDATION FOLLOWED ]**

**PUBLIC HEARINGS AND RELATED ACTIONS (Continued)****ZONING CASES - INDIVIDUAL**

72. An application for and an ordinance granting a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned within the Subarea 4 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and an IM Industrial Manufacturing District, both zoning districts possess the D-1 Liquor Control Overlay on the northeast corner of Buckner Boulevard and Kipling Drive  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to site plan and conditions  
**Z056-231(RB) [06-2045; DENIED]**

**ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL**

73. An application for and an ordinance granting an amendment to Specific Use Permit No. 1485 for a community service center on property zoned an R-10(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road  
Recommendation of Staff: Approval, for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to site plan and conditions  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to site plan and conditions  
**Z056-218(JH) [06-2046; CONTINUE UNTIL SEPTEMBER 13, 2006; HEARING OPEN]**  
Note: This item was considered by the City Council at a public hearing on June 28, 2006, and was taken under advisement until August 9, 2006, with the public hearing open.

**BENEFIT ASSESSMENT HEARINGS**

74. A benefit assessment hearing to receive comments for alley paving and wastewater main improvements on the alley between State Street and Thomas Avenue from Fairmount Street to Routh Street, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Artco International, Inc., lowest responsible bidder of four - \$79,618 - Financing: 2003 Bond Funds (\$36,179), Water Utilities Capital Improvement Funds (\$42,289), and Water Utilities Capital Construction Funds (\$1,150) **[06-2047; ORDINANCE 26418; APPROVED]**

**PUBLIC HEARINGS AND RELATED ACTIONS (Continued)****MISCELLANEOUS HEARINGS****Dallas Downtown Improvement District**

**Note: Item Nos. 75 and 76 must be considered collectively.**

75. \* A public hearing to receive comments on the renewal of a public improvement district, in accordance with Chapter 372 of the Texas Local Government Code, known as the Dallas Downtown 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 located in the District - Financing: No cost consideration to the City **[06-2048; APPROVED]**
76. \* Authorize the renewal of the Dallas Downtown Improvement District (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 and on City property in the District, exclusive of rights-of-way; **(2)** establishing an effective date; **(3)** approval of the service plan for 2007-13; **(4)** designating the Dallas Central Business District Enterprises, Inc., (Dallas CBD Enterprises) as manager of the District; **(5)** authorizing a contract with the Dallas CBD Enterprises for management of the District; and **(6)** authorizing appointment of City representatives to the governing Board - \$210,000 - Financing: Current Funds (subject to appropriations)  
**[06-2049; APPROVED]**

**Deep Ellum Public Improvement District**

**Note: Item Nos. 77 and 78 must be considered collectively.**

77. \* A public hearing to receive comments on the renewal of a public improvement district in accordance with Chapter 372 of the Texas Local Government Code, known as the Deep Ellum 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 located in the District - Financing: No cost consideration to the City **[06-2050; APPROVED]**
78. \* Authorize the renewal of the Deep Ellum Improvement District (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 improvement; (2) establishing an effective date; (3) approval of the service plan for 2007-13; (4) designating the Deep Ellum Foundation as the management entity of the District; and (5) authorizing a contract with Deep Ellum Foundation for management services - Financing: No cost consideration to the City **[06-2051; APPROVED]**
79. A public hearing to receive comments regarding the proposed annexation of 0.00143 square miles of unincorporated property located between the cities of Dallas and Irving in the right-of-way of Irving Boulevard from the Trinity River westward for a distance of 200 feet - Financing: No cost consideration to the City  
**[06-2052; APPROVED]**

**PUBLIC HEARINGS AND RELATED ACTIONS (Continued)****MISCELLANEOUS HEARINGS (Continued)**

80. A public hearing to receive comments to amend the City of Dallas' Thoroughfare Plan to change the dimensional classification of Harry Hines Boulevard from North Houston Street to Market Center Boulevard from an eight-lane divided roadway within 130 feet of right-of-way to a six-lane divided roadway within 107 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 **[06-2053; ORDINANCE 26419; APPROVED]**
81. A public hearing to receive comments to amend the City of Dallas' Thoroughfare Plan to change the dimensional classifications of **(1)** Industrial Boulevard from 600 feet south of Corinth Street to Market Center Boulevard from a six-lane divided roadway within 60 to 130 feet of right-of-way to an eight-lane divided roadway within 137 to 150 feet of right-of-way; **(2)** Continental Avenue from the Trinity River east levee to Stemmons Freeway (I-35 E) from a six-lane divided roadway within 100 to 120 feet of right-of-way to an eight-lane divided roadway within 134 to 150 feet of right-of-way; and **(3)** Market Center Boulevard from Industrial Boulevard to Oak Lawn Avenue from a six-lane divided roadway within 100 feet of right-of-way to a six-lane divided roadway within 106 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 **[06-2054; ORDINANCE 26420; APPROVED]**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

82. 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) **[06-2055; APPOINTMENT OF VICE CHAIRS]**

**November 7, 2006 Special Election**

83. \* An ordinance ordering a special election to be held in the City of Dallas on Tuesday, November 7, 2006, for the purpose of authorizing general obligation bonds by the qualified voters of the City for funding permanent public improvements - Financing: No cost consideration to the City **[06-2056; ORDINANCE 26421; APPROVED AS AMENDED]**
84. \* A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Tuesday, November 7, 2006, in an amount not to exceed \$691,000, **(2)** legal advertising in connection with the November 7, 2006 City Special Election, in an amount not to exceed \$200,000, and **(3)** an increase in appropriations in the amount of \$659,500 in the City Secretary's Office Elections' budget - Total not to exceed \$891,000 - Financing: Current Funds **[06-2057; APPROVED]**

**ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)****November 7, 2006 Special Election (Continued)**

85. \* A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a joint election to be held on Tuesday, November 7, 2006 - \$35,000 - Financing: Current Funds **[06-2058; APPROVED]**
86. \* A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a joint election to be held on Tuesday, November 7, 2006 - \$25,000 - Financing: Current Funds **[06-2059; APPROVED]**
87. \* A resolution authorizing the appointment of citizens to serve as election judges for the November 7, 2006 joint election - Financing: No cost consideration to the City **[06-2060; APPROVED]**
88. \* A resolution authorizing the appointment of citizens to serve as election judges for the City of Dallas in Collin County for the November 7, 2006 joint election - Financing: No cost consideration to the City **[06-2061; APPROVED]**
89. \* A resolution authorizing the appointment of citizens to serve as election judges for the City of Dallas in Denton County for the November 7, 2006 joint election - Financing: No cost consideration to the City **[06-2062; APPROVED]**
90. \* A resolution authorizing the Mayor to appoint an Ad Hoc City Council canvassing committee to review the returns of the November 7, 2006 special election, and submit a canvass report to the full City Council on Wednesday, November 15, 2006 - Financing: No cost consideration to the City **[06-2063; APPROVED]**

**ITEMS FOR FURTHER CONSIDERATION**

91. An ordinance granting an MF-2(A) Multifamily District on the northeast side of Maple Avenue, northwest of Kimsey Drive, and a resolution accepting deed restrictions volunteered by the applicant and a resolution accepting an avigation easement, release, indemnification and disclosure agreement volunteered by the applicant - Z045-257(JH) - Financing: No cost consideration to the City **[06-2064; ORDINANCE 26422; APPROVED AS AMENDED]**
92. Authorize Supplemental Agreement No. 1 to the development agreement among the City of Dallas, the Downtown Dallas Development Authority (the DDDA), and FC Merc Complex, L.P., FC Continental Complex, L.P., FC Atmos, Inc., and FC Merc Lessee Complex, LLC (collectively Forest City) to revise the provisions of Section 1.02 thereby consenting to Forest City's acquisition of the fee interest in the ground lease parcel in lieu of condemnation and directing the DDDA to reprogram the \$2,500,000 in bond proceeds that have been earmarked for condemnation to other programs in furtherance of the implementation of the Downtown Connection TIF District project and financing plan - Financing: No cost consideration to the City **[06-2065; APPROVED AS CORRECTED ON ADDENDUM]**



August 9, 2006

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**Bexar Street Redevelopment Project**  
Agenda Item #26

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>	<u>Vacant/Improved</u>
1.	Tho Phung & Be Tran	5302 Bexar Street	Improved
2.	Leo & Beatrice Phillips	5300 Bexar Street	Vacant
3.	Leo & Beatrice Phillips	2448 Starks Avenue	Improved

**Conveyance of 13 Properties to  
East Dallas Community Organization**  
Agenda Item #27

<u>Parcel No.</u>	<u>Address</u>	<u>Vacant/Improved</u>
1.	5310 Bexar Street	Vacant
2.	5314 Bexar Street	Improved
3.	5322 Bexar Street	Improved
4.	5326 Bexar Street	Improved
5.	5332 Bexar Street	Vacant
6.	5334 Bexar Street	Vacant
7.	5402 Bexar Street	Improved
8.	5404 Bexar Street	Vacant
9.	5408 Bexar Street	Improved
10.	5309 Bexar Street	Improved
11.	2449 Hooper Street	Improved
12.	2440 Starks Avenue	Vacant
13.	2444 Starks Avenue	Vacant

**A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:**

- 1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.**
- 2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.**
- 3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.**
- 4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.**
- 5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.**
- 6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.**

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**PUBLIC MEETINGS FOR AUGUST 1 - AUGUST 15, 2006**

**Thursday, August 3, 2006**

Community Development Commission  
6:00 p.m.  
City Hall - Room 6ES

**Monday, August 7, 2006**

Civil Service Board  
8:30 a.m.  
City Hall - 1CS Conference Room