

AGENDA
CITY COUNCIL MEETING
NOVEMBER 8, 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) **[06-3060]**

Agenda Item/Open Microphone Speakers **[06-3061]**

VOTING AGENDA

1. Approval of Minutes of the October 25, 2006 City Council Meeting
[06-3062; APPROVED]

CONSENT AGENDA **[06-3063; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

KATY Trail Extension Phase VI

Note: Item Nos. 2 and 3 must be considered collectively.

2. * Authorize **(1)** a professional services contract with HNTB, Inc. to provide preliminary engineering services for bicycle and pedestrian enhancements for Phase VI of the KATY Trail from Winton Street to Worcola Street, **(2)** the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$212,598, and **(3)** an increase in appropriations in the amount of \$212,598 in the Capital Projects Reimbursement Fund - Total not to exceed \$265,748 - Financing: 1998 Bond Funds (\$53,150) and Capital Projects Reimbursement Funds (\$212,598) **[06-3064; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

Note: Item Nos. 2 and 3 must be

KATY Trail Extension Phase VI (Continued) considered collectively.

3. * Authorize a Local Project Advanced Funding Agreement with the Texas Department of Transportation for design, right-of-way acquisitions, and construction of bicycle and pedestrian enhancements on Phase VI of the KATY Trail from Winton Street to Worcola Street - \$20,000 - Financing: 1998 Bond Funds **[06-3065; APPROVED]**

Authorization of Contracts

4. Authorize a contract for the construction of a leisure trail, arbor, walkways, landscaping, and trash receptacles at Pagewood Park located at 7300 Pagewood - Wall Enterprises, lowest responsible bidder of two - \$229,050 - Financing: 2003 Bond Funds **[06-3066; APPROVED]**
5. Authorize a contract for the installation of a new pavilion, lighting for a new pavilion and playground, a footbridge, playground equipment, a drinking fountain, landscaping, concrete trail, parking lot, masonry work, and picnic tables at Martin Weiss Park located at 3400 West Clarendon - Master Construction and Engineering, Inc., best value proposer of two - Not to exceed \$506,453 - Financing: 2003 Bond Funds **[06-3067; APPROVED AS AN INDIVIDUAL ITEM]**
6. Authorize a contract for the replacement of the existing swimming pool, renovation of the existing locker rooms, replacement of the dehumidification heating, ventilation and air conditioning equipment, and a new fence system at Bachman Therapeutic Recreation Center located at 2750 Bachman Drive - J C Commercial, Inc., best value proposer of three - Not to exceed \$1,096,365 - Financing: 2003 Bond Funds **[06-3068; APPROVED]**
7. Authorize a contract for the construction of a new parking lot, relocation of the existing Ignacio Zaragoza statue to the east of the recreation center, removal and replacement of a concrete sidewalk, removal and replacement of the existing drainage channel, and landscaping at Jaycee/Zaragoza Park located at 3114 Clymer - Riverway Contractors and Management, Inc., lowest responsible bidder of three - \$493,200 - Financing: 2003 Bond Funds **[06-3069; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

8. Authorize a contract for the renovation of the existing rest rooms, drinking fountains, lighting in the gymnasium, painting of the existing walls and ceilings in the gymnasium, installation of a new maple flooring in the gymnasium, and a new power-operated expandable partition at Kidd Springs Recreation Center located at 700 West Canty Street - Dodson Construction, LLC, lowest responsible bidder of five - \$261,410 - Financing: 2003 Bond Funds **[06-3070; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize **(1)** an eighteen-month master agreement for water and wastewater small services installations in the amount of \$7,044,460, **(2)** an eighteen-month master agreement for water and wastewater mainline extensions and emergency mainline replacements at various locations in the amount of \$2,863,270, and **(3)** a contract for the construction of water and wastewater main replacements at 18 locations in the amount of \$5,349,685 (list attached) - Omega Contracting, Inc., only bidder - Total not to exceed \$15,257,415 - Financing: Water Utilities Capital Improvement Funds (\$5,349,685), Water Utilities Capital Construction Funds (\$9,907,730) **[06-3071; APPROVED AS AN INDIVIDUAL ITEM]**

Contract Amendments

10. Authorize an increase in the contract with John Burns Construction Company of Texas, Inc. for additional work associated with the replacement of water and wastewater main improvements at Trunk Avenue from Pennsylvania Avenue to Dallas Street and the alley between Vivian Avenue and East Grand Avenue from Clermont Avenue to Tenison Memorial Road - \$1,801,977, from \$7,886,300 to \$9,688,277 - Financing: Water Utilities Capital Improvement Funds (\$1,792,061), 2003 Bond Funds (\$9,916) **[06-3072; APPROVED]**
11. Authorize Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional hydrologic and engineering services to evaluate the water supply yield of Lake Ray Hubbard and the East Fork of the Trinity River - Not to exceed \$158,000, from \$170,000 to \$328,000 - Financing: Water Utilities Capital Construction Funds **[06-3073; APPROVED]**

Construction Miscellaneous

12. Authorize an agreement with TXU Electric Delivery for the installation of 12 rectangular-style street lights along Ross Avenue from Griffin Street to Harwood Street - \$146,734 - Financing: 2003 Bond Funds **[06-3074; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

13. Authorize an Interlocal Agreement with Dallas Area Rapid Transit for the relocation of a 66-inch water main in south Broadway Street from south of Burning Tree Lane to Crosby Road and from Fourth Street to north of Belt Line Road - \$536,860 - Financing: Water Utilities Capital Construction Funds **[06-3075; APPROVED AS AN INDIVIDUAL ITEM]**

Note: Item Nos. 14 and 15 must be considered collectively.

U.S. 75 at Bryan Street

14. * Authorize **(1)** a Project Specific Agreement with Dallas County for participation in the design and construction of paving and drainage improvements at the intersection of U.S. 75 at Bryan Street, **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$1,610,000, and **(3)** an increase in appropriations in the amount of \$1,610,000 in the Capital Projects Reimbursement Fund - Total not to exceed \$1,610,000 - Financing: Capital Projects Reimbursement Funds **[06-3076; APPROVED]**
15. * Authorize payment to Dallas Area Rapid Transit for the City's share of design and construction costs for the paving and drainage improvements at the intersection of U.S. 75 at Bryan Street - \$2,530,000 - Financing: 2003 Bond Funds (\$920,000), Capital Projects Reimbursement Funds (\$1,610,000) **[06-3077; APPROVED]**

Central Business District Wayfinding and Signage Program

Note: Item Nos. 16 and 17 must be considered collectively.

16. * Authorize Supplemental Agreement No. 1 to the Participation Agreement with the Downtown Improvement District for the design and construction of Phase 2 of the Central Business District Wayfinding and Signage Program - Financing: No cost consideration to the City **[06-3078; APPROVED]**
17. * Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of Phase 2 of the Central Business District Wayfinding and Signage Program - \$1,744 - Financing: Capital Projects Reimbursement Funds (previously advanced by the Downtown Improvement District) **[06-3079; APPROVED]**

LAND ACQUISITION

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Willibelle Textiles, Inc. of 2 tracts containing a total of approximately 2,389 square feet of land located near the intersection of Live Oak Street and Good Latimer Expressway for the U.S. 75 at Bryan Street Project - \$86,004 - Financing: 2003 Bond Funds **[06-3080; APPROVED]**

CONSENT AGENDA (Continued)

LAND ACQUISITION (Continued)

19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 3 slope easements containing a total of approximately 4,378 square feet of land, a street easement containing approximately 481 square feet of land, a drainage easement containing a total of approximately 334 square feet of land and 2 vacant lots containing a total of approximately 15,000 square feet of land located near the intersection of Lucas and Production Drives for the Lucas Drive from Harry Hines Boulevard to Maple Avenue Project (list attached) - \$103,415 - Financing: 1995 Bond Funds **[06-3081; APPROVED]**
20. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of a wastewater easement containing approximately 19,838 square feet of land from John L. Radovich located near the intersection of Trunk and Birmingham Avenues for the Trunk Avenue wastewater improvements - \$22,219 - Financing: Water Utilities Utilities Capital Construction Funds **[06-3082; APPROVED]**
21. Authorize an increase in the purchase price for the acquisition of two vacant lots located at 5433 and 5501 Bexar Street at their intersection with C. F. Hawn Freeway - \$8,000, from \$12,000 to \$20,000 - Financing: 2002-03 Community Development Grant Funds **[06-3083; APPROVED]**

LAND MISCELLANEOUS

22. An ordinance abandoning a portion of Payne Street to Peter W. Hurd, the abutting owner, containing approximately 420 square feet of land located near its intersection with Industrial Boulevard, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[06-3084; ORDINANCE 26503; APPROVED]**
23. Authorize the quitclaim of 26 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$372,855 **[06-3085; APPROVED]**
24. An ordinance abandoning an alley to Creating Congregations Team of the North Texas Conference of the United Methodist Church, Inc., the abutting owner, containing approximately 6,665 square feet of land located near the intersection of Park Lane and Webb Chapel Road, and authorizing the quitclaim - Revenue: \$36,824 plus the \$20 ordinance publication fee **[06-3086; ORDINANCE 26504; APPROVED]**
25. Authorize **(1)** the discharge of the secured, no-interest, forgivable note with Boys & Girls Clubs of Greater Dallas in the amount of \$127,780, and **(2)** the release of lien on real property located at 3004 N. Westmoreland Road - Financing: No cost consideration to the City **[06-3087; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

26. Authorize a thirty-six-month service contract for courier services with the lowest responsible bidder of five - US Courier & Logistics - Dallas - Not to exceed \$223,724 - Financing: Current Funds **[06-3088; APPROVED]**
27. Authorize exercise of the twelve-month renewal option to the master agreement for title and loan closing services for the Home Repair Program with the most advantageous proposers of five - All American Title Services, Inc., Luis A. Galindo, PLLC, Fee Office for North American Title, Metroplex Title, Inc., Fidelity National Title, and Best Title Services Corporation - Not to exceed \$124,000 - Financing 2006-07 Community Development Grant Funds **[06-3089; APPROVED]**
28. Authorize a thirty-six-month master agreement for grass seed and sod with the lowest responsible bidders of four - Justin Seed in the amount of \$243,035 and Combination Plus Brokers in the amount of \$391,798 - Total not to exceed \$634,833 - Financing: Water Utilities Current Funds (\$34,987), Current Funds (\$599,846) **[06-3090; APPROVED]**
29. Authorize a thirty-six-month service contract for landscape maintenance at six Police properties with the lowest responsible bidder of three (list attached) - JBA Landscape Maintenance, Inc. - Not to exceed \$240,455 - Financing: Current Funds **[06-3091; APPROVED]**

MISCELLANEOUS

30. An ordinance adopting a boundary adjustment agreement with the City of Richardson on property located south of Frankford Road and west of Waterview Parkway containing approximately 2.9 acres of land to allow all of the property to be located within the corporate limits of the City of Dallas - Financing: No cost consideration to the City **[06-3092; ORDINANCE 26505; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

31. Authorize an amendment to the development agreement with Top Dog - Oak Cliff, L.P., previously approved on January 12, 2005, by Resolution No. 05-0160 to revise the terms for the funding of certain TIF-eligible project costs related to the renovation of Lake Cliff Tower into approximately 60 luxury condominiums located at 329 E. Colorado Boulevard and the new construction of approximately 32,500 square feet of commercial space that was planned for the adjacent property at 1335 N. Zang Boulevard in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) to **(1)** allow the development of a larger mixed-use option in lieu of the originally planned 32,500 square foot commercial project at 1335 N. Zang Boulevard, **(2)** outline revised use, design and investment standards for this development and extend the completion deadline for the new construction at 1335 N. Zang Boulevard to December 31, 2008; **(3)** reduce requirements for infrastructure improvements; and **(4)** allow for the apportionment of TIF funding between Lake Cliff Tower and the new mixed-use project at 1335 N. Zang Boulevard with \$3,600,000 payable upon completion of the renovation of the Lake Cliff Tower and \$500,000 payable upon completion of the 1335 N. Zang Boulevard project - Financing: No cost consideration to the City **[06-3093; CORRECTED ON THE ADDENDUM; APPROVED]**
32. Authorize **(1)** a public hearing to be held on December 13, 2006 to receive comments on an amendment to Tax Increment Reinvestment Zone Number Fourteen (Skillman Corridor TIF District) to increase the geographic area of the Skillman Corridor TIF District boundary to include certain Richardson Independent School District (RISD) campuses to accommodate additional RISD programs and projects to be added to the final project and financing plan in accordance with RISD's participation in the District; and, at the close of the hearing, **(2)** consideration of an ordinance amending Ordinance No. 26148 to reflect the boundary amendment - Financing: No cost consideration to the City **[06-3094; APPROVED]**
33. Authorize **(1)** a development agreement with Perry Homes to provide funding for the design, engineering, professional services, and construction of public improvements for the Farmers Market Way Town Homes in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District) in the amount of \$90,000; and **(2)** the Farmers Market TIF District Board of Directors to dedicate up to \$90,000 from Farmers Market TIF revenues in accordance with the development agreement - Total not to exceed \$90,000 - Financing: Farmers Market TIF District Funds **[06-3095; APPROVED]**

CONSENT AGENDA (Continued)
MISCELLANEOUS (Continued)

34. Authorize a public hearing to be held on December 13, 2006, to receive comments concerning a proposed change of use in accordance with the Department of Housing and Urban Development, Community Development Block Grant regulations for 87,367 square feet of land known as the Southern Skates Skating Rink located at 2939 E. Ledbetter near the intersection of Ledbetter Drive and Sunnyvale Street - Financing: No cost consideration to the City **[06-3096; APPROVED]**
35. Authorize a professional services contract with Janet Syrcle, RN, LCCE, IBCLC to provide lactation consultation, training and referral services for the Women, Infants, and Children program participants for the period of October 1, 2006 through September 30, 2007 - Not to exceed \$40,000 - Financing: Department of State Health Services Grant Funds **[06-3097; APPROVED]**
36. Authorize the Dallas Housing Finance Corporation's 2006 Single Family Bond Program plan of financing and issuance of one or two series of Dallas Housing Finance Corporation Tax-Exempt Single Family Mortgage Revenue Bonds, Series 2006, in an aggregate principal amount not to exceed \$14,377,022 to provide home mortgages for low- to moderate-income homebuyers - Financing: No cost consideration to the City **[06-3098; DELETED ON THE ADDENDUM]**
37. Authorize the reconstruction on-site of one home in accordance with the Replacement Housing Program Statement requirements for the property located at 4910 S. Harwood Street - \$70,000 - Financing: 2005-06 Community Development Grant Funds **[06-3099; APPROVED]**
38. Authorize adoption of the City's Investment Policy regarding funds under the City's control and the investment strategies for each of the funds under the City's management - Financing: No cost consideration to the City **[06-3100; APPROVED]**
39. Authorize twelve-month contracts with Dallas Arboretum and Botanical Society, Inc. in the amount of \$342,050, Texas Discovery Gardens in the amount of \$88,645 and Dallas Audubon Society, Inc. dba Audubon Dallas in the amount of \$35,000 to provide services and programs within the City of Dallas - Total not to exceed \$465,695 - Financing: Current Funds **[06-3101; APPROVED]**
40. Authorize **(1)** the acceptance of the Sexual Assault/Stalking/5 Training grant from the Office of the Governor, Criminal Justice Division to provide specialized training to detectives who investigate sexual assault and stalking offenses in the amount of \$45,000, for the period September 1, 2006 through August 31, 2007, **(2)** a local match in the amount of \$15,000, and **(3)** execution of the grant agreement - Total not to exceed \$60,000 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$45,000) and Current Funds (\$15,000) **[06-3102; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

41. Authorize **(1)** the Dallas Police Department to expend funds for overtime, in the amount of \$500,000, to be reimbursed from various federal and state law enforcement agencies for FY 2006-07 in exchange for the participation of the Dallas Police Department in federal and state investigations, and **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$141,100 - Total not to exceed \$641,100 - Financing: Current Funds (\$500,000 to be reimbursed from various federal and state law enforcement agencies) **[06-3103; APPROVED]**
42. Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin with additional stream flow and water quality sampling locations and a study that will determine specific elements in the Red River basin from October 1, 2006 through September 30, 2007 - Not to exceed \$251,646 - Financing: Water Utilities Current Funds **[06-3104; APPROVED]**
43. Authorize a contract with the United States Corps of Engineers for a hydrographic survey of Lewisville Lake and Ray Roberts Lake - Not to exceed \$68,125 - Financing: Water Utilities Current Funds **[06-3105; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES – CONSENT [06-3106]

44. A City Plan Commission authorized hearing to determine proper zoning with consideration being given to amending the development plan and conditions for the Residential 2 and Residential 3 portions of Planned Development District No. 222 for Shopping Center District Uses on the north line of Frankford Road, west of Preston Road and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z056-248(RB) **[06-3107; HEARING OPEN; HELD UNDER ADVISMENT UNTIL DECEMBER 13, 2006]**
45. An application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned a CR-D Community Retail District with a Dry Liquor Overlay on the northeast corner of Scyene Road and Elva Avenue
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z056-282(WE) **[06-3108; ORDINANCE 26506; CPC RECOMMENDATION FOLLOWED]**

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

46. An application for and an ordinance granting an amendment to Planned Development District No. 344 for a Commercial amusement (inside and outside) use on the north line of Park Lane, northwest of Abrams Road
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z056-300(RB) [06-3109; ORDINANCE 26507; CPC RECOMMENDATION FOLLOWED]
47. An application for and an ordinance granting a CS Commercial Service District on property zoned an IM Industrial Manufacturing District on the south line of West Northwest Highway, west of Newkirk Street
Recommendation of Staff and CPC: Approval
Z056-302(WE) [06-3110; ORDINANCE 26508; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

48. An application for and an ordinance granting a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the east line of Colonial Avenue at Romine Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z056-303(WE) [06-3111; STAFF RECOMMENDATION FOLLOWED TO DENY]
49. An application for and an ordinance granting a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the west line of Colonial Avenue, between Driskell Street and Hickman Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z056-304(WE) [06-3112; STAFF RECOMMENDATION FOLLOWED TO DENY]
50. An application for and an ordinance granting a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the west line of Colonial Avenue at Driskell Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z056-305(WE) [06-3113; STAFF RECOMMENDATION FOLLOWED TO DENY]

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

51. An application for and an ordinance granting an amendment to the conceptual plan and conditions for Planned Development District No. 561 for TH(A) Townhouse District Uses, CH Clustered Housing District Uses, and Private streets on the north line of Keller Springs Road, west of Preston Road
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z056-265(RB)[06-3114; ORDINANCE 26509; APPROVED AS AMENDED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

52. An application for and an ordinance granting a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway
Recommendation of Staff: Approval, subject to a conceptual plan and staff's conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z045-254(RB) [06-3115; ORDINANCE 26510; APPROVED AS AMENDED]
Note: This item was considered by the City Council at public hearings on August 23, September 13, September 27, October 11, and October 25, 2006, and was taken under advisement until November 8, 2006, with the public hearing open.

DEVELOPMENT CODE AMENDMENTS - CONSENT

53. Consideration of amendments to Chapter 51A, the Dallas Development Code, Section 51A-4.704, to establish appropriate standards for Board of Adjustment consideration of special exceptions for the enlargement of non-conforming uses and an ordinance granting the amendment
Recommendation of Staff and CPC: Approval
DCA 056-011 [06-3116; HEARING CLOSED; ORDINANCE 26511; APPROVED]
54. Consideration of amendments to Chapter 51A, the Dallas Development Code, Section 51A-7.203, to establish a presumption that whoever's name or contact information is listed on a sign posted in the right-of-way is responsible for the sign and an ordinance granting the amendment
Recommendation of Staff and CPC: Approval
DCA 056-012 [06-3117; HEARING CLOSED; ORDINANCE 26512; APPROVED]
55. Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.221, 51A-4.208, and 51A-4.221, to delete the definition and classification of a sexual encounter center and an ordinance granting the amendment
Recommendation of Staff and CPC: Approval
DCA 056-013 [06-3118; HEARING CLOSED; ORDINANCE 26513; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

56. 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) **[06-3119; APPOINTMENT MADE TO BOARD]**

ITEMS FOR FURTHER CONSIDERATION

57. Authorize an amendment to Resolution No. 03-1922, previously approved on June 25, 2003, and Resolution No. 04-3187 previously approved on November 10, 2004, for the purchase of a facade beautification easement on 1217 Main Street to **(1)** extend the project deadline from June 30, 2005 to November 15, 2006, and **(2)** require 50% of the retail space to be occupied prior to TIF payment - Financing: No cost consideration to the City **[06-3120; DENIED]**
58. Authorize a professional services contract with CH2M Hill for the preparation of the Trinity Lakes design, Phase 1, for the Trinity River Corridor Project - Not to exceed \$9,617,929 - Financing: 1998 Bond Funds **[06-3121; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.**

ADDITIONS:

Closed Session **[06-3122; HELD]**

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

- Legal issues involving the acquisition of part or all of the property located at 5414 Bexar Street
- Linda Spence v. City of Dallas, Civil Action No. 3:04-CV-1387-N
- City of Dallas v. United States, No. 01-284C

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize **(1)** a contract for design-build for Phase 1 and Phase 2 design services and pre-construction services for improvements including existing seating replacement; concrete repairs, waterproofing and refurbishment of the existing facility; increasing seating capacity from 76,000 to approximately 92,000, with associated decks, foundations, structural system; and addition of concessions and rest rooms at the Cotton Bowl at Fair Park located at 3750 Midway Plaza with Heery International, Inc., most advantageous proposer of three in the amount of \$3,917,250; and, **(2)** an increase in appropriations in the amount of \$3,917,250 in the State Fair of Texas Capital Construction Funds - Total not to exceed \$3,917,250 - Financing: State Fair of Texas Capital Construction Funds **[06-3123; APPROVED AS AN INDIVIDUAL ITEM]**
2. Authorize a contract for the reconstruction of street paving, storm drainage, streetscape, street and pedestrian lighting, water and wastewater main improvements on Bexar Street from the C.F. Hawn (U.S. 175) service road to Brigham Lane - Jeske Construction Company, lowest responsible bidder of five - \$3,145,746 - Financing: 2004-05 Community Development Grant Funds (\$2,161,322), 2005-06 Community Development Grant Funds (\$200,000), Water Utilities Capital Improvement Funds (\$774,519), and Water Utilities Capital Construction Funds (\$9,905) **[06-3124; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

3. Authorize **(1)** Supplemental Agreement No. 1 to the contract with Schrickel, Rollins and Associates, Inc. for the design, construction documents, bidding, and construction administration services for the standing wave at Moore Park in the amount of \$95,987, from \$61,974 to \$157,961; and, **(2)** the establishment of appropriations in the amount of \$100,000 in the Capital Gifts, Donation and Development Fund - Total not to exceed \$95,987 - Financing: 1998 Bond Funds (\$45,987) and Capital Gifts, Donation and Development Funds (\$50,000)
[06-3125; APPROVED]

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

4. Authorize a three-year service agreement to maintain interoperable hardware, software, and any other additional equipment used for interoperable communications at Dallas Love Field with CoCo Communication Corp. - Sole Source - Not to exceed \$162,810 - Financing: Aviation Current Funds **[06-3126; APPROVED]**
5. A resolution confirming the sale at public auction on October 18, 2006, of one 2000 Al-Jon 91K compactor, equipment number 019033, to Todd J. Salzillo in the amount of \$26,000 and one 1995 John Deere 744E tractor, equipment number 95306, to Michael A. White in the amount of \$27,600 - Revenue: \$53,600 **[06-3127; APPROVED]**
6. Authorize a twelve-month master agreement for Police squad cars with the lowest responsible bidders of six - Baby Jack II Automotive in the amount of \$5,173,248 and McKinney Dodge in the amount of \$1,068,655 - Total not to exceed \$6,241,903 - Financing: Current Funds **[06-3128; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize an increase in the master agreement with Landmark Equipment for the rental of automobiles and light and heavy equipment to provide the rental of twenty-two rear load refuse trucks to be used for the "Too Good To Throw Away" residential recycling program - Not to exceed \$2,105,490, from \$8,421,960 to \$10,527,450 - Financing: Current Funds **[06-3129; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

8. Authorize **(1)** rescinding the sixty-month master agreement with Iron Mountain Records Management, Inc., previously approved on August 9, 2006 by Resolution No. 06-2009, for commercial records storage, retrieval and reference services; **(2)** the rejection of bids received for commercial records storage; and, **(3)** the re-advertisement for new bids - Financing: No cost consideration to the City **[06-3130; APPROVED]**

MISCELLANEOUS

9. Authorize a professional services contract for audit and related accounting services with the accounting firm of Weaver and Tidwell, L.L.P., to conduct internal audit and related services of books and other records of on-line hotel reservation companies/hotel room resellers, including Hotels.com, Travelocity.com and/or any other such companies, to determine the existence of potential liability to the City for hotel occupancy taxes and related moneys - Not to exceed \$50,000 - Financing: Convention and Event Services Current Funds **[06-3131; APPROVED AS AN INDIVIDUAL ITEM]**
10. Authorize a professional services contract for audit and related accounting services with the accounting firm of Weaver and Tidwell, L.L.P., to conduct internal audit and related services of books and other records, prepare reports, and provide related services for continued and additional audits of tenants' performance under the Smirnoff Music Center lease agreement - Not to exceed \$50,000 - Financing: Current Funds **[06-3132; APPROVED AS AN INDIVIDUAL ITEM]**
11. Authorize a new personnel salary schedule to allow flexibility in acquiring the necessary human resources to accomplish the mission of the City Auditor's Office effective November 8, 2006 - Financing: No cost consideration to the City **[06-3133; APPROVED]**
12. Authorize **(1)** Supplemental Agreement No. 1 to the contract with Fregonese Calthorpe and Associates for additional professional services to provide a Strategic Assessment and Action Plan for the Arts District in an amount not to exceed \$100,000, from \$1,420,000 to \$1,520,000; and **(2)** the acceptance of private funds from various Arts District contributors in the amount of \$60,000 - Total not to exceed \$100,000 - Financing: Current Funds (\$40,000) and Private Funds (\$60,000) **[06-3134; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

13. Authorize an amendment to the contract with the Department of State Health Services to accept additional grant funds for reimbursement of expenses for the Special Supplemental Nutrition Program for women, infants and children for the period October 1, 2005 through September 30, 2006 - Not to exceed \$542,164, from \$9,612,000 to \$10,154,164 - Financing: Department of State Health Services Grant Funds **[06-3135; APPROVED]**
14. Authorize an amendment to the 2007 City Calendar to cancel the Council-Staff Planning Session currently scheduled for January 18, and 19, 2007 and reschedule it for January 12, 2007 - Financing: No cost consideration to the City **[06-3136; APPROVED]**
15. Authorize **(1)** a second task agreement with the U.S. Department of Interior National Park Service to receive a second year Groundwork USA Pilot Funding and Technical Assistance grant to continue assistance to communities impacted by brownfields and other derelict land issues to improve their quality of life and encourage economic regeneration through the development and stewardship of park land, recreation areas, nature reserves, trail systems and other environmental improvements in the amount of \$25,000; and **(2)** an increase in appropriations in an amount not to exceed \$25,000, from \$100,000 to \$125,000 - Total not to exceed \$25,000 - Financing: U.S. Department of Interior National Park Service Grant Funds **[06-3137; APPROVED]**
16. Authorize Supplemental Agreement No. 2 to the contract with Groundwork Dallas, Inc., to meet the terms and conditions outlined in the second task agreement with the U.S. Department of Interior National Park Service, providing assistance to communities impacted by brownfields and other derelict land issues to improve their quality of life and encourage economic regeneration through the development and stewardship of park land, recreation areas, nature reserves, trail systems and other environmental improvements in southeast Dallas - Not to exceed \$50,000, from \$90,000 to \$140,000 - Financing: Groundwork USA Pilot Grant Funds (\$25,000) and Current Funds (\$25,000) **[06-3138; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - INDIVIDUAL

17. An application for and an ordinance granting a Specific Use Permit for a Commercial amusement (inside) use limited to a Class A Dance hall on property zoned a CR Community Retail District located on the north line of Camp Wisdom Road, west of American Way
Recommendation of Staff and CPC: Approval, for a two-year period, subject to a site plan and conditions
Z056-234(RB) [06-3139; HELD UNDER ADVISEMENT UNTIL DECEMBER 13, 2006]

ITEMS FOR INDIVIDUAL CONSIDERATION

18. Authorize **(1)** adoption of the preliminary FY 2006-07 Consolidated Plan Reprogramming Budget #1 to appropriate \$3,300,000 of Section 108 Intown Housing Program Income for downtown condominium purchases, the acquisition and development for multi-family development, southern sector acquisition, demolition, and infrastructure and construction financing for housing, economic development and mixed-use development; **(2)** a public hearing to be held on December 13, 2006 to receive comments on the proposed use of funds - Financing: No cost consideration to the City **[06-3140; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 8, 2006**

CORRECTION:

31. Authorize an amendment to the development agreement with Top Dog - Oak Cliff, L.P., previously approved on January 12, 2005, by Resolution No. 05-0160 to revise the terms for the funding of certain TIF-eligible project costs related to the renovation of Lake Cliff Tower into approximately 60 luxury condominiums located at 329 E. Colorado Boulevard and the new construction of approximately 32,500 square feet of commercial space that was planned for the adjacent property at 1335 N. Zang Boulevard in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) to **(1)** allow the development of a larger mixed-use option in lieu of the originally planned 32,500 square foot commercial project at 1335 N. Zang Boulevard, **(2)** outline revised use, design and investment standards for this development and extend the completion deadline for the new construction at 1335 N. Zang Boulevard to December 31, ~~2008~~ 2009; **(3)** reduce requirements for infrastructure improvements; and **(4)** allow for the apportionment of TIF funding between Lake Cliff Tower and the new mixed-use project at 1335 N. Zang Boulevard with \$3,600,000 payable upon completion of the renovation of the Lake Cliff Tower and \$500,000 payable upon completion of the 1335 N. Zang Boulevard project - Financing: No cost consideration to the City **[06-3093]**

DELETION:

36. Authorize the Dallas Housing Finance Corporation's 2006 Single Family Bond Program plan of financing and issuance of one or two series of Dallas Housing Finance Corporation Tax-Exempt Single Family Mortgage Revenue Bonds, Series 2006, in an aggregate principal amount not to exceed \$14,377,022 to provide home mortgages for low- to moderate-income homebuyers - Financing: No cost consideration to the City **[06-3098]**

**Water and Wastewater Small Service Installations, Main Replacements,
Extensions and Emergency Mainline Replacements
at 18 Locations
Agenda Item #9**

District 4

Beauchamp Street from Springview Avenue to Balch Drive
Bruck Avenue from Vermont Avenue to Louisiana Avenue
Compton Street from Moore Street west
Devon Circle from Seco Boulevard north
Fernwood Avenue from Grinnell Street to Fordham Road
Harbor Road from Crest Avenue to Atoll Drive
Springview Avenue from Beauchamp Street to Fordham Road

District 5

Atlas Drive from Bartlett Avenue to Lancaster Road
Dart Avenue from Woodmont Drive to Bissonet Avenue
Denley Drive from Atlas Drive to Adelaide Drive
Godfrey Avenue from west of Sunbriar Avenue to Pindar Avenue
Kolloch Drive from Linfield Road south

District 7

Carpenter Avenue from Swanson Street to Lagow Street
Dathe Street from Jeffries Street to Malcolm X Boulevard
Lagow Street from Marshall Street to Carpenter Avenue
Lovett Avenue from Academy Drive to Wilkes Avenue*

District 8

Balalaika Road from Quartet Drive to Laura Lane
Firebird Drive from Allegro Drive to Postglen Drive

*Rehabilitation by other than open cut.

Lucas Drive from Harry Hines Boulevard to Maple Avenue Project
Agenda Item #19

<u>Tract</u>	<u>Property Owner</u>	<u>Address</u>	<u>Lot & Block</u>	<u>Council District</u>
1.	Frederick Hagaman Benness	2114 Lucas Drive 2118 Lucas Drive 2122 Lucas Drive	17, 5/2266 16, 5/2266 15, 5/2266	2 2 2
2.	Albert T. Walraven III Anne Walraven Rupp	2023 Lucas Drive	35, 5743 Pt. 36, 5743	2

Tax Foreclosure and Seizure Property Resale
Agenda Item #23

<u>Parcel No.</u>	<u>Address</u>	<u>Bidder</u>	<u># Bids</u>	<u>Amount</u>	<u>DCAD Value</u>	<u>Vac/ Imp</u>	<u>Zoning</u>	<u>Council District</u>
1.	1334 Fairview	Thanh Nguyen	2	\$32,751.50	\$25,750.00	I	PD136	2
2.	3307 Harlandale	Shantae Williams	1	\$24,100.00	\$23,920.00	I	R7.5A	4
3.	4105 Westmorland	Concepcion & Juan Hernandez	16	\$18,000.00	\$7,500.00	V	CR	3
4.	2726 Scotland	Florentino Lopez	2	\$16,100.00	\$31,210.00	I	R5-A	4
5.	3728 Vineyard	Thanh Nguyen	1	\$17,001.50	\$28,110.00	I	R5-A	3
6.	1503 Waco	Florentino Lopez	5	\$21,100.00	\$27,610.00	I	R5-A	4
7.	2411 Britton	Shantae Williams	7	\$7,100.00	\$37,710.00	V	R7.5A	4
8.	2312 Cedar Crest	Columbus Como	3	\$8,100.00	\$6,000.00	V	CR	4
9.	1208 Coleman	Carmen Grinstein	1	\$9,000.00	\$7,950.00	V	PD595	7
10.	3000 Dorris	Dan Spike	2	\$3,500.00	\$3,000.00	V	PD595	7
11.	9309 Fireside	B-Smart Transit Services, Inc.	12	\$8,510.00	\$17,500.00	V	R7.5A	8
12.	2608 Garrett	Dawn W Brewer	8	\$60,950.00	\$71,840.00	V	MF2A	2
13.	1623 Greenlawn	Jean Stover	7	\$6,313.00	\$14,000.00	V	R10A	8
14.	1627 Greenlawn	Dawn W Brewer	6	\$5,500.00	\$14,000.00	V	R10A	8
15.	3200 Hamilton	Rickey A Williams	3	\$5,353.00	\$7,000.00	V	MF2A	7
16.	2327 Harding	Shantae Williams	7	\$3,300.00	\$2,970.00	V	R5-A	7
17.	459 Hart	Marsha Thacker	5	\$2,615.00	\$12,740.00	V	R5-A	7
18.	3622 Hatcher	Yvette Chase	6	\$4,000.00	\$23,220.00	V	R5-A	7
19.	2607 Hooper	Marsha Thacker	6	\$2,573.00	\$4,000.00	V	R5-A PD595	7

Tax Foreclosure and Seizure Property Resale
Agenda Item #23 (Continued)

<u>Parcel No.</u>	<u>Address</u>	<u>Bidder</u>	<u># Bids</u>	<u>Amount</u>	<u>DCAD Value</u>	<u>Vac/ Imp Zoning</u>	<u>Council District</u>
20.	5800 Johnson	Florentino Lopez	5	\$1,050.00	\$1,380.00	V R7.5-A	8
21.	9428 Paramount	Matthew Bashover	6	\$5,500.00	\$14,000.00	V R7.5A	5
22.	2524 Peabody	B-Smart Transit Services, Inc.	8	\$5,510.00	\$6,000.00	V R5-A	7
23.	5533 Reiger	Thanh Nguyen	5	\$35,502.00	\$69,600.00	V PD397	2
24.	8420 Scyene	Atilano Torres	18	\$25,000.00	\$15,000.00	V R7.5A	5
25.	4024 Worth	Jean Stover	6	\$43,377.00	\$102,480.00	V LO-3	2
26.	3217 Tuskegee	Florentino Lopez	2	\$1,050.00	\$5,000.00	V R5-A	7

Landscape Maintenance at Six Police Properties
Agenda Item #29

<u>Property</u>	<u>Address</u>	<u>Council District</u>
Auto Pound Unit	1955 Vilbig Road	3
Northwest Operations	9801 Harry Hines	6
Northeast Operations	9915 E. Northwest Hwy.	10
Helicopter Unit	5775 S. Hampton	8
North Central Operations	6969 McCallum Blvd.	12
Jack Evans Police Headquarters	1400 South Lamar Street Facilities Management, 6th Floor	2