

AGENDA
CITY COUNCIL MEETING
FEBRUARY 14, 2007
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) **[07-0460]**

Agenda Item/Open Microphone Speakers **[07-0461]**

VOTING AGENDA

1. Approval of Minutes of the January 24, 2007 City Council Meeting **[07-0462; APPROVED]**

CONSENT AGENDA **[07-0463; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Halff Associates, Inc. for topographic survey, schematic design, design development, construction documents, bidding, and construction administration services for erosion control, trail repair, and realignment and streambank stabilization improvements of the White Rock Creek at Anderson-Bonner Park located at 12000 Park Central Drive - \$51,850 - Financing: 2003 Bond Funds **[07-0464; APPROVED]**

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

3. Authorize a professional services contract with Kimley-Horn and Associates, Inc. for schematic design, design development, construction documents, bidding, construction administration services, and topographic survey for a pavilion, walking trail, foot bridge, and security lighting at Lake Highlands North Park located at 9344 Church Road - \$62,000 - Financing: 2003 Bond Funds **[07-0465; APPROVED]**

Authorization of Contracts

4. Authorize a contract for the installation of the playground equipment, site furnishings, basketball goals, drinking fountain, and concrete sidewalk at Jamestown Park located at 12433 Jamestown Road - Gilbert May, Inc. dba Phillips/May Corporation, lowest responsible bidder of four - \$163,696 - Financing: 2003 Bond Funds **[07-0466; APPROVED]**
5. Authorize a contract for the installation of park identification signs at 59 park sites, Phase III (list attached) - Artografx, Inc., lowest responsible bidder of four - \$257,228 - Financing: 2003 Bond Funds **[07-0467; APPROVED]**
6. Authorize a contract for the construction of a parking lot and soccer field grading at Arlington Recreation Center located at 1505 Record Crossing - Jeske Construction Company, lowest responsible bidder of nine - \$125,285 - Financing: 2003 Bond Funds **[07-0468; APPROVED]**
7. Authorize a contract for the pylon and sculpture base reconstruction and sitework for The Contralto and The Countertenor sculptures at Fair Park - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed \$186,776 - Financing: 2003 Bond Funds **[07-0469; APPROVED]**
8. Authorize a contract for the construction of the Trinity River Audubon Center and additional work associated with the Deepwood Landfill closure, including utilities, landscaping, and a barrier fence - Sedalco, LP, best value proposer of five - Not to exceed \$10,789,400 - Financing: 1998 Bond Funds (\$10,381,400) and 2003 Certificates of Obligation (\$408,000) **[07-0470; APPROVED]**
9. Authorize a contract for the construction of erosion control improvements on Coombs Creek and Spruce Valley Lane at Five Mile Creek and Park Vista Drive at Ash Creek - Allied Builders, Inc., lowest responsible bidder of four - \$213,775 - Financing: 1995 Bond Funds (\$85,000), 2003 Bond Funds (\$128,775) **[07-0471; APPROVED]**
10. Authorize a contract for the reconstruction of paving and drainage improvements on Roundrock Road and Briaridge Road from Spring Creek Road to Coit Road and on Roundrock Road and Woodstone Lane from Roundrock Road to Spring Creek Road in Alley Group 03-2024 - Allied Builders, Inc., lowest responsible bidder of nine - \$360,175 - Financing: 2003 Bond Funds **[07-0472; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

11. Authorize contract for the reconstruction of street paving and drainage improvements on King William Drive from Deason Street to Manana Drive and Inwood Road from Caladium Drive to Meadowcrest Drive in Street Group 03-611 - Jeske Construction Company, lowest responsible bidder of eight - \$625,053 - Financing: 2003 Bond Funds **[07-0473; APPROVED]**
12. Authorize a contract for streetscape improvements on Akard Street from Pacific Avenue to Ross Avenue and on Ervay Street from Pacific Avenue to Ross Avenue, and streetscape and minor street improvements on Ervay Street on St. Paul Street and Pacific Avenue adjacent to the Republic Center - Texas Standard Construction, Ltd., lowest responsible bidder of three - \$2,726,193 - Financing: 2003 Bond Funds (\$2,690,918); City Center TIF District Funds (\$35,275) **[07-0474; APPROVED]**

Contract Amendments

13. Authorize Supplemental Agreement No. 1 to the contract with Halff Associates, Inc. for additional surveying, construction documents, construction administration services, and bidding for stormwater quality improvements at the wetland treatment area, Okapi Exhibit and Zoo North at the Dallas Zoo located at 650 South R.L. Thornton Freeway - \$94,250, from \$459,570 to \$553,820 - Financing: 2004 Certificates of Obligation **[07-0475; APPROVED]**
14. Authorize Supplemental Agreement No. 1 to the contract with Halff Associates, Inc. for surveying for additional utility master plan mapping updates for Phase II and Phase III of the stormwater quality improvements at the Gorilla, River, Interactive Bird, Tamarin, and Hornbill and Sloth Bear Exhibits at the Dallas Zoo located at 650 South R. L. Thornton Freeway - \$14,850, from \$14,000 to \$28,850 - Financing: 1998 Bond Funds **[07-0476; APPROVED]**
15. Authorize **(1)** Supplemental Agreement No. 4 to the contract with Huitt-Zollars, Inc. to provide additional engineering and environmental services for paving and drainage improvements for the McKinney Avenue Trolley Extension Project in the amount of \$551,483, from \$1,049,500 to \$1,600,983, **(2)** the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$369,494 in the Capital Projects Reimbursement Fund, and **(3)** an increase in appropriations in the amount of \$369,494 in the Capital Projects Reimbursement Fund - Total not to exceed \$551,483 - Financing: 1995 Bond Funds (\$181,989), Capital Projects Reimbursement Funds (\$369,494) **[07-0477; APPROVED]**
16. Authorize Supplemental Agreement No. 6 to the contract with HNTB Corporation to provide design services and construction administration for Phase 1 of the runway safety area enhancements at Dallas Love Field - \$816,331, from \$967,490 to \$1,783,821 - Financing: Aviation Capital Construction Funds **[07-0478; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

17. Authorize an increase in the contract with John Burns Construction Company of Texas, Inc. for the installation of a water main and fire hydrant to provide fire protection at Winfrey Point in White Rock Lake Park - \$70,627, from \$7,212,382 to \$7,283,009 - Financing: 2003 Bond Funds **[07-0479; APPROVED]**

Construction Miscellaneous

18. Authorize payment to Dallas County for the construction of paving and drainage improvements on Rosemeade Parkway from Midway Road to SH 190 (President George Bush Turnpike) - \$294,016 - Financing: 2003 Bond Funds **[07-0480; APPROVED]**

LAND ACQUISITION

19. Authorize settlement in lieu of proceeding with condemnation for a tract of land containing approximately 83,847 square feet from Etta Gurstel, Rhea Isaacs, Paula Modell and Norma Gurstel, as trustees under the Jules Gurstel Credit Trust and Etta Gurstel Family Limited Partnership located near the intersection of Webb Chapel Road and El Centro Drive for the Walnut Hill Library Project - \$1,400,000 - Financing: 2003 Bond Funds **[07-0481; APPROVED]**

LAND MISCELLANEOUS

20. An ordinance abandoning a portion of Cedar Springs Road to Crescent Tower Residences, L.P., the abutting owner, containing approximately 3,511 square feet of land located near the intersection of Cedar Springs Road and Pearl Street, and authorizing the quitclaim - Revenue: \$263,325 plus the \$20 ordinance publication fee **[07-0482; ORDINANCE 26568; APPROVED]**
21. A resolution authorizing the sale of approximately 6,250 square feet of unwanted and unneeded City-owned land located near the intersection of Pennsylvania Avenue and Latimer Street to the only bidders, Duc Huy Pham and Andy Pham - Revenue: \$7,010 **[07-0483; APPROVED]**
22. An ordinance abandoning a portion of Routh Street to Billingsley Arts Partners, Ltd., the abutting owner, containing approximately 1,303 square feet of land located near the intersection of Routh Street and Ross Avenue and authorizing the quitclaim in exchange for approximately 1,679 square feet of land needed for the improvement of Routh Street - Revenue: \$5,000 plus the \$20 ordinance publication fee **[07-0484; ORDINANCE 26569; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

23. Authorize a thirty-six-month master agreement for replacement full body reflective decals for Police squad cars and City fleet vehicles, and non-reflective labels for storage containers, with the only bidder - Chroma-Tone, Inc. - Not to exceed \$99,361 - Financing: Current Funds **[07-0485; APPROVED AS AN INDIVIDUAL ITEM]**
24. Authorize a twenty-four-month master agreement for roofing materials to be used for minor repairs and routine maintenance, with the only bidder - Craddock Lumber Company - Not to exceed \$133,472 - Financing: Current Funds **[07-0486; APPROVED]**

MISCELLANEOUS

25. Authorize settlement of the lawsuit, styled Mark Phillips and Venus Phillips v. Angelia Lee Guerrero and City of Dallas, Cause No. 05-00526-E - Not to exceed \$15,000 - Financing: Current Funds **[07-0487; APPROVED]**
26. Authorize settlement of the lawsuit styled Sergio Ramirez et al. v. City of Dallas, Cause No. 04-09839-L - Not to exceed \$175,000 - Financing: Current Funds **[07-0488; APPROVED]**
27. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Carrington, Coleman, Sloman & Blumenthal, L.L.P. for additional legal services related to the Simpkins property at the Elam Landfill and South Loop Landfill - Not to exceed \$40,000, from \$25,000 to \$65,000 - Financing: Current Funds **[07-0489; APPROVED]**
28. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Brown & Hofmeister, L.L.P. for additional legal services and related expenses necessary in the lawsuit styled David Pabis, Individually and as Heir to and on Behalf of the Estate of Jason Pabis, Deceased v. Michael Adrian Tayem et al., Cause No. DC-06-06446-L, and any other proceeding relating to the subject matter of this lawsuit - Not to exceed \$50,000, from \$25,000 to \$75,000 - Financing: Current Funds **[07-0490; APPROVED]**
29. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Joe C. Tooley, Attorneys and Counselors, for additional legal services necessary in the lawsuit styled Victor Alvarado DeLeon v. Mark DeLaPaz, et al., Civil Action No. 3:02-CV-1097-K - Not to exceed \$90,000, from \$125,000 to \$215,000 - Financing: Current Funds **[07-0491; APPROVED]**
30. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Patton Boggs, L.L.P. for additional legal services necessary in the lawsuit styled City of Dallas, Texas v. H. Dale Hall, et al., Civil Action No. 3:07-CV-0060-P and related matters - Not to exceed \$375,000, from \$25,000 to \$400,000 - Financing: Current Funds **[07-0492; APPROVED]**

CONSENT AGENDA (Continued)
MISCELLANEOUS (Continued)

31. An ordinance authorizing a correction to Ordinance No. 25824 for a Planned Development Subdistrict for Townhouse Subdistrict and Office Subdistrict uses on Throckmorton Avenue between Avondale Avenue and Hawthorne Avenue to accurately reflect the zoning change from Planned Development Subdistrict No. 55 to Planned Development Subdistrict No. 59 within Planned Development District No. 193, the Oak Lawn Special Purpose District - Z034-289 - Financing: No cost consideration to the City **[07-0493; ORDINANCE 26570; APPROVED]**
32. Authorize an amendment to the development agreement with Presideo Investment, Inc., previously approved on September 14, 2005, by Resolution No. 05-2638, for the Buzz Condominium Project to **(1)** split the current development into two phases **(a)** the residential phase consisting of a minimum of 46 residential units and **(b)** the commercial phase consisting of a minimum of 1,250 square feet of commercial space consisting of a mo-ped charging bay and retail and/or office space; **(2)** extend the deadline from January 31, 2007 to April 30, 2007 for the residential phase and from January 31, 2007 to October 31, 2007 for the commercial phase and allow for repayment of a portion of the TIF-eligible project costs related to the residential phase upon completion; **(3)** expand the scope of the project to include additional wastewater infrastructure; **(4)** reduce the TIF subsidies for this project in the amount of (\$100,000), from \$564,462 to \$464,462; **(5)** authorize the Director of the Office of Economic Development to extend project deadlines up to 6 months for good cause, if supported by additional consideration or benefit to the City; and **(6)** authorize the Cedars TIF District Board of Directors to dedicate future tax increment revenue of the Cedars TIF District for TIF-eligible expenditures - Not to exceed \$154,436 - Financing: Cedars TIF District Funds **[07-0494; APPROVED]**
33. Authorize a second amendment to the construction loan documents with DCAR Properties, Ltd. (formerly known as DLD Properties, Ltd.) previously approved on October 13, 2004, by Resolution No. 04-2967, for the construction of a mixed-use development located at 1407 Main Street, to remove the restaurant restriction on the retail space in the building - Financing: No cost consideration to the City **[07-0495; APPROVED]**
34. Authorize an amendment to the contract with the Department of State Health Services to **(1)** accept additional grant funds for the continuation of the City of Dallas Immunization Initiative Program, and **(2)** fund two additional Senior Community Service Worker positions for the period September 1, 2006 through August 31, 2007 - Not to exceed \$114,702, from \$243,761 to \$358,463 - Financing: Department of State Health Services Grant Funds **[07-0496; APPROVED AS AN INDIVIDUAL ITEM]**
35. Authorize **(1)** approval of the development plan submitted by Dallas Neighborhood Alliance for Habitat for the construction of affordable houses, **(2)** the sale of 6 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat; and, **(3)** execution of a release of non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Financing: No cost consideration to the City **[07-0497; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

36. Authorize **(1)** a public hearing to be held on March 28, 2007 to receive comments on the proposed private sale by quitclaim deed of 1 unimproved property at 2440 Starks Avenue, acquired by the taxing authorities from the Sheriff's Sale, to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, **(2)** consideration of approval of the sale of this property - Financing: No cost consideration to the City **[07-0498; APPROVED]**
37. Authorize the reconstruction on-site of the home located at 1410 Toronto Street, in accordance with the Replacement Housing Program Statement requirements - \$70,000 - Financing: 2006-07 Community Development Grant Funds **[07-0499; APPROVED]**
38. Authorize the application for and acceptance of a grant from the Texas Commission on the Arts for general operation and project support of arts and cultural organizations in the City of Dallas for the period September 1, 2006 through August 31, 2007, and execution of the grant agreements - Not to exceed \$45,831 - Financing: Texas Commission on the Arts Grant Funds **[07-0500; APPROVED]**
39. Authorize a five-year food and drink concession contract, with one three-year renewal option, with Dallas East Soccer Association, Inc. at Samuell-Garland Park located at 12200 Garland Road for the period February 1, 2007 through January 31, 2012 - Estimated Annual Revenue: \$2,500 **[07-0501; APPROVED]**
40. Authorize a five-year program management contract with DOWNTOWN DALLAS Improvement District at Pegasus Plaza located at 1500 Main Street for the period February 1, 2007 through January 31, 2012 - Estimated Annual Revenue: \$2,400 **[07-0502; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES – CONSENT [07-0503]

41. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District on property currently zoned an R-7.5(A) Single Family District and a resolution accepting deed restrictions volunteered by the applicant on the west line of Inwood Road, north of University Boulevard **[07-0504; ORDINANCE 26571; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z056-315(RB)

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

42. A public hearing to receive comments regarding an application for and an ordinance granting an expansion of and amendment to Specific Use Permit No. 445 for an Institution of Charitable or Philanthropic Nature for the War on Poverty on property zoned an R-5(A) Single Family District on the east side of Gentry Drive, south of Canada Drive **[07-0505; ORDINANCE 26572; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions
Z067-112(OTH)
43. A public hearing to receive comments regarding an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District with deed restrictions volunteered by the applicant on the south side of Webb Chapel Extension, northeast of Overlake Drive **[07-0506; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z067-117(JH)

ZONING CASES - INDIVIDUAL

44. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned an IR Industrial Research District and a resolution accepting deed restrictions volunteered by the applicant on the northeast line of Maple Avenue, southeast of Inwood Road **[07-0507; ORDINANCE 26573; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z056-210(RB)
45. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District, an ordinance granting a Specific Use Permit for an outside industrial potentially incompatible use, and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street
Recommendation of Staff: Denial **[07-0508; ORDINANCE 26574 AND 26575; CPC RECOMMENDATION FOLLOWED]**
Recommendation of CPC: Approval of an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant and approval of a Specific Use Permit for a two-year period subject to a site plan and conditions
Z056-308(JH)

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

46. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 251 for R-7.5(A) Single Family District uses and a private school use on the northwest corner of Buckner Boulevard and Lake Highlands Road **[07-0509; ORDINANCE 26576; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z056-309(OTH)
47. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay on property zoned an R-7.5(A) Single Family District on Matilda Street, Winton Street, Skillman Street, Revere Place, Concho Street and Kenwood Avenue **[07-0510; CONTINUE UNTIL FEBRUARY 28, 2007; HEARING OPEN]**
Recommendation of Staff and CPC: Approval
Z056-323(MF)
48. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cedar Springs Road and the Dallas North Tollway **[07-0511; CONTINUE UNTIL FEBRUARY 28, 2007; HEARING OPEN]**
Recommendation of Staff and CPC: Approval, subject to development plan and conditions
Z056-327(OTH)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

49. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1505 for a private school within Tract F of Planned Development District No. 173 for Single Family, Office, Retail and Park uses on the north side of Frankford Road, east of Hillcrest Road **[07-0512; CONTINUE UNTIL FEBRUARY 28, 2007; HEARING OPEN]**
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions
Z067-105(WE)
Note: This item was considered by the City Council at a public hearing on January 24, 2007, and was taken under advisement until February 14, 2007, with the public hearing open.
50. A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned a GO(A) General Office District on the north side of Park Lane, east of Greenville Avenue **[07-0513; APPROVED AS AMENDED] [ORDINANCE AND DEED RESTRICTION WILL COME BACK ON FEBRUARY 28, 2007]**
Recommendation of Staff and CPC: Approval
Z067-108(OTH)
Note: This item was considered by the City Council at a public hearing on January 24, 2007, and was taken under advisement until February 14, 2007, with the public hearing open.

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

51. 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 **[07-0514; CONTINUE UNTIL FEBRUARY 28, 2007; HEARING OPEN]**
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z056-248(RB)
Note: This item was considered by the City Council at public hearings on November 8 and December 13, 2006, and was taken under advisement until February 14, 2007, with the public hearing open.

DEVELOPMENT CODE AMENDMENTS - CONSENT

52. A public hearing to receive comments regarding the consideration of amendments to Chapter 51A, the Dallas Development Code, regarding the number of notification signs required to be posted and the timing of the posting for notification signs required for public hearings before the City Plan Commission, the Landmark Commission, and the Board of Adjustment and an ordinance granting the amendments **[07-0515; ORDINANCE 26577; HEARING CLOSED; APPROVED]**
Recommendation of Staff and CPC: Approval
DC056-019
53. A public hearing to consider comments regarding consideration of amendments to Chapter 51A, the Dallas Development Code, regarding the applicability of a residential proximity slope height restriction to a monopole cellular tower use when a Specific Use Permit is required and an ordinance granting the amendments **[07-0516; ORDINANCE 26578; HEARING CLOSED; APPROVED]**
Recommendation of Staff and CPC: Approval
DCA 056-020

MISCELLANEOUS HEARINGS

54. A public hearing to receive comments regarding an ordinance amending Chapter 51, 51A and Chapter 52 of the Dallas City Code consolidating the certificate of occupancy regulations into Chapter 52, requiring information with the application for a certificate of occupancy, establishing standards for denial, providing information on the certificate of occupancy, voiding a certificate of occupancy if an SUP expires or a compliance date is set, ensuring an establishment has any required licenses or permits, strengthening enforcement and revocation, and clarifying the appeal process - Financing: No cost consideration to the City **[07-0517; ORDINANCE 26579; HEARING CLOSED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Private Sale of Unimproved Properties

Note: Item Nos. 55 and 56 must be considered collectively.

55. * A public hearing to receive comments on the proposed private sale by quitclaim deed of 2 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to the Dallas Neighborhood Alliance for Habitat, Inc. and East Dallas Community Organization, Inc., qualified non-profit organizations (list attached) - Financing: No cost consideration to the City **[07-0518; HEARING CLOSED]**
56. * Authorize the private sale, as provided for by Section 34.015 of the Texas Property Tax Code, by quitclaim deed of 2 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations (list attached) - Revenue: \$6,042 **[07-0518; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

57. 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) **[07-0519; APPOINTMENTS MADE TO BOARD]**
58. Authorize the release of two separate liens on real properties held as collateral for loans made by the South Dallas/Fair Park Development Fund (formerly South Dallas/Fair Park Trust Fund) to the Inner City Development Corporation, located at 4907 Spring Avenue in the amount of \$15,000 and Eric L. Byrd dba Byrd Enterprises located at 2711, 2719, 2723 and 2725 Grand Avenue in the amount of \$50,000 - Financing: No cost consideration to the City **[07-0520; APPROVED]**
59. Authorize the acceptance of additional grant funds from the Dallas Housing Finance Corporation for the purpose of providing emergency home repairs for low-income families under the Home Repair Program - \$100,000, from \$27,300 to \$127,300 - Financing: Dallas Housing Finance Corporation Grant Funds **[07-0521; APPROVED]**
60. Authorize **(1)** the establishment of a Frazier-Scyene Economic Development Program, pursuant to Chapter 380 of the Texas Local Government Code to make loans and grants to promote local economic development and to stimulate business and commercial activity in the Frazier-Scyene area; and **(2)** the execution of a conditional grant agreement with Frazier Revitalization, Inc. to provide funding for the acquisition of improved and unimproved properties and the demolition of existing structures in accordance with the Frazier-Scyene Economic Development Program - Not to exceed \$750,000 - Financing: Public/Private Partnership Funds **[07-0522; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**May 12, 2007 Election**

61. * An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 12, 2007, for the purpose of electing the Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 for the term beginning June 18, 2007 - Financing: No cost consideration to the City **[07-0523; ORDINANCE 26580; APPROVED]**
62. * 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, Collin, and Denton Counties, for the conduct of a joint election to be held on Saturday, May 12, 2007; and **(2)** an extension of the agreement for a runoff election, if necessary, to be held on Saturday, June 9, 2007 - \$1,200,000 - Financing: Current Funds **[07-0524; APPROVED]**
63. * A resolution approving the appointment of citizens to serve as election judges for the May 12, 2007 joint election and the June 9, 2007 runoff election, if necessary - Financing: No cost consideration to the City **[07-0525; APPROVED AS AMENDED]**
64. * A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 12, 2007 general election and submit a canvass report to the full City Council on Wednesday, May 16, 2007 - Financing: No cost consideration to the City **[07-0526; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

65. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 5 tracts of land for the construction of the Northwest Corridor Line Section (NW-1B) located near the intersection of Denton and Kimsey Drives (list attached) - Financing: No cost consideration to the City **[07-0527; DEFERRED UNTIL FEBRUARY 28, 2007]**
66. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 8 tracts of land for the construction of the Northwest Corridor Line Section (NW-2) located near the intersections of Manor Way and Owens Street, Harry Hines Boulevard and Cullum Lane and Denton Drive and Mockingbird Lane (list attached) - Financing: No cost consideration to the City **[07-0528; DEFERRED UNTIL FEBRUARY 28, 2007]**
67. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 2 tracts of land for the construction of the Northwest Corridor Line Section (NW-1B) located near the intersection of Denton Drive and Sadler Circle (list attached) - Financing: No cost consideration to the City **[07-0529; DEFERRED UNTIL FEBRUARY 28, 2007]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

68. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 7 tracts of land for the construction of the Northwest Corridor Line Section (NW-2) located near the intersections of Wyman Street and Denton Drive, Seelcco Street and Denton Drive, Love Field and Denton Drives and Community and Denton Drives (list attached) - Financing: No cost consideration to the City **[07-0530; DEFERRED UNTIL FEBRUARY 28, 2007]**

69. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 8 tracts of land for the construction of the Northwest Corridor Line Section (NW-3) located near the intersections of Northwest Highway and Denton Drive, Nagle Street and Denton Drive, and Walnut Hill Lane and Denton Drive (list attached) - Financing: No cost consideration to the City **[07-0531; DEFERRED UNTIL FEBRUARY 28, 2007]**

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 14, 2007
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.**

ADDITIONS:

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

1. Authorize a professional services contract with Alan Plummer Associates, Inc., for the design of the Pavaho Stormwater Wetland Supplemental Environmental Project downstream of Sylvan Avenue along the west bank of the Trinity River within the Dallas floodway - \$304,840 - Financing: Current Funds **[07-0532; DEFERRED FOR 30 DAYS]**

MISCELLANEOUS

2. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Vinson & Elkins LLP for additional legal services necessary in connection with litigation and related matters involving Dallas Love Field and the Wright Amendment compromise - Not to exceed \$600,000, from \$275,000 to \$875,000 - Financing: Aviation Current Funds **[07-0533; APPROVED]**

LAND MISCELLANEOUS

3. Authorize the acceptance of the only bid received from DLH Master Parcel #4, L.P. for the conveyance of approximately 133,314 square feet of City-owned land located near the intersection of Wintergreen and Lancaster-Hutchins Roads in exchange for the conveyance of approximately 133,387 square feet of needed land and cash - Revenue: \$10,000 **[07-0534; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 14, 2007**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

4. Authorize **(1)** a tender agreement with Employers Mutual Casualty Company for completion of the South Dallas Cultural Center renovation and expansion located at 3400 South Fitzhugh Avenue; **(2)** the acceptance and deposit of funds in the amount of \$436,124 from Employers Mutual Casualty Company as the difference in the amount remaining in the contract with Harrison Quality Construction and the amount required to execute a new contract for the same scope of work; **(3)** establishment of appropriations in the amount of \$436,124 in the Capital Construction Fund; **(4)** an increase in the project scope in the amount of \$192,479 to include roof replacement which is included in the 2006 Bond Program; and **(5)** a contract with Reeves Construction Services, Inc. for completion of the South Dallas Cultural Center renovation, expansion, and roof replacement in the amount of \$1,854,152 - Total not to exceed \$1,854,152 - Financing: 2003 Bond Funds (\$904,430) and Capital Construction Funds (\$949,722) (\$223,000 to be reimbursed from 2006 Bond Funds to the Capital Construction Fund) **[07-0535; APPROVED]**

