

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

Aviation

1. Authorize Supplemental Agreement No. 2 to the professional services contract with Unison-Maximus for completing the rates and charges study and capital financial analysis for Dallas Love Field, Dallas Executive Airport and the Dallas Heliport - Not to exceed \$75,000, from \$264,600 to \$339,600 - Financing: Aviation Current Funds
2. Authorize a twelve-year lease agreement, plus two twelve-year renewal options, with The Jet Center of Dallas, LLC for approximately 25,133 square feet of land improved with an aircraft hangar, office/storage space and automobile parking at Dallas Executive Airport - Estimated Annual Revenue: \$21,953
3. Authorize a twenty-year lease agreement, plus four five-year options, to extend the lease term, with Gulfstream Aerospace Services Corporation, containing approximately 14.20 acres of land improved with three hangars and aircraft ramp at Dallas Love Field - Estimated Annual Revenue: \$750,996
4. Authorize a resolution expressing intent to finance expenditures to be incurred for airport improvements at Dallas Love Field Airport - Financing: No cost consideration to the City
5. Authorize **(1)** establishment of a local government corporation, the Love Field Airport Modernization Corporation (the "Corporation"), for the purpose of financing the Love Field Modernization Program (the "LFMP"), **(2)** approval of the Corporation's articles of incorporation and bylaws, **(3)** appointment of the Corporation's initial Board of Directors, **(4)** the City Manager to file the Corporation's articles of incorporation with the Secretary of State, and **(5)** the Corporation to apply for and accept Federal Aviation Administration ("FAA") Airport Improvement Program ("AIP") grant funding and Passenger Facility Charges ("PFCs") necessary for the completion of projects specifically related to the LFMP - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Aviation (Continued)

6. Adoption of the Terminal Area Redevelopment Program Study (TARPS) for Dallas Love Field (the "Airport") as the Master Plan for the Love Field Modernization Program (the "LFMP"); approval of concept Option C as the preferred option for the main terminal complex development in the LFMP; and approval of the Term Sheet between the City of Dallas (the "City") and Southwest Airlines Company ("Southwest") setting forth the terms of the Project Development Agreement for the LFMP - Financing: No cost consideration to the City

Business Development & Procurement Services

7. Authorize **(1)** an increase in appropriations in the amount of \$48,706, from \$609,978 to \$658,684 in the Mayor's Back to School Fair Fund; and **(2)** the purchase of school supply packets for the Mayor's 2008 Back-to-School Fair to be held on August 4, 2008 - Education Products, Inc., lowest responsible bidder of two - Not to exceed \$86,665 - Financing: Mayor's Back to School Fair Funds
8. Authorize a thirty-six month service contract for temporary industrial labor - Tolman Building Maintenance, Inc., lowest responsible bidder of seven - Not to exceed \$5,996,500 - Financing: Current Funds (subject to annual appropriations)
9. Authorize **(1)** the purchase and installation of a Performance Measurement Software in the amount of \$400,435, and **(2)** a twelve-month maintenance agreement in the amount of \$59,638 - Actuate Corporation through the U.S. General Services Administration, most advantageous proposer of two - Not to exceed \$460,073 - Financing: Current Funds (subject to annual appropriations)
10. Authorize a service contract to provide and install audio and visual equipment for the Jack Evans Police Headquarters building - AudioFidelity Communication Corp., only proposer - Not to exceed \$514,968 - Financing: 2005-06 Urban Area Security Initiative Grant Funds
11. Authorize the purchase of one street sweeper - Industrial Disposal Supply Company, Inc., lowest responsible bidder of two - Not to exceed \$62,920 - Financing: Current Funds (to be reimbursed by Storm Water Drainage Management Funds)

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Convention and Event Services

12. Authorize the City Manager to **(1)** implement the closing of Reunion Arena, and cease accepting bookings for events after June 30, 2008, **(2)** secure the facility in preparation for demolition, **(3)** develop a plan to finance the demolition of Reunion Arena, **(4)** ensure that the land under Reunion Arena not be considered surplus property at this time, and **(5)** develop a renovation and operation plan for the Dallas Convention Center - Financing: No cost consideration to the City
13. A resolution declaring the City's intent, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for payments to certain third parties related to the convention center headquarters hotel project, at such time as it issues obligations to finance the Project (the Project Debt) - Financing: No cost consideration to the City

Department of Development Services

14. A resolution authorizing a 5-year lease with an option to purchase of approximately 23,670 square feet of unwanted and unneeded City-owned land improved with a former library located near the intersection of Hampton Road and Illinois Avenue from July 1, 2008 through June 30, 2013 to the Organization of Hispanic Contractors DBA Hispanic Contractors Association of Dallas Fort Worth, the only bidder - Annual Revenue: \$21,000

Economic Development

15. Authorize an economic development grant agreement with NEC Lake June & Masters, L.P. related to the redevelopment of the Lake June Plaza shopping center located at Lake June Road and Masters Drive - Not to exceed \$1,500,000 - Financing: Public/Private Partnership Program Funds
16. Authorize certain amendments to Resolution No. 07-2360, Section 8, items A through F previously approved on August 22, 2007, authorizing the execution of a Development Agreement with the Dallas Independent School District to **(a)** revise the project construction start date from September 30, 2007 to July 10, 2008; **(b)** extend the project completion date from August 30, 2008 to June 30, 2009; **(c)** require the project to meet Dallas Independent School District's M/WBE policy and procedures for public improvements and facility space improvements for the North Dallas High School project located at 3120 North Haskell Avenue - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development (Continued)

17. An ordinance adding Chapter 48B to the Dallas City Code to: **(1)** define terms; **(2)** provide requirements, procedures, and fees for the registration and inspection of vacant buildings in the central business district; **(3)** provide defenses; **(4)** provide for appeals from the denial or revocation of registration; and **(5)** provide requirements for signage, insurance, and vacant building plans - Revenue: First year revenue estimated at \$46,226 (based on a total of 35 vacant buildings, with a total square footage of 3,997,389 square feet, located in the CBD which are anticipated to be required to register in the City's Vacant Building Registration Program) - Estimated Annual Revenue: \$46,226
18. Authorize the City Manager to prepare definitive documents for capital investment in the University of North Texas (UNT) law school including: **(1)** provide for the joint use of the Municipal Building located at 106 South Harwood and the Courts Annex located at 2014 Main Street by the UNT for its law school and the City for public purposes, **(2)** \$14,000,000 from the 1998 Bond Program for renovations to the Municipal Building; and **(3)** the dedication of \$500,000 in City of Dallas Public/Private Partnership Funds in each of the next four years, beginning in FY 2007-08, for capital investment in the UNT law school - Financing: No cost consideration to the City

Equipment & Building Services

19. Authorize a professional services contract with Conley Group, Inc. for the exterior renovation of the Old Municipal Building located at 106 South Harwood Street - \$1,026,800 - Financing: 1998 Bond Funds

Environmental & Health Services

20. Authorize an Interlocal Agreement with Texas Woman's University to provide students the opportunity to participate in the professional sanitarian internship program for the period July 7, 2008 through August 15, 2008 to learn about food protection and assist the Food Protection and Education Division with an avenue for recruiting qualified sanitarians to the City - Financing: No cost consideration to the City

Fire

21. An ordinance amending Chapter 16 of the Dallas Fire Code and Chapter 48B of the Dallas City Code, as amended, to provide consistency in code requirements for vacant buildings located in the Central Business District - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing

22. Approval of the issuance of tax-exempt bonds by Housing Options, Inc., an agency created by the Dallas Housing Authority, for: **(1)** \$10,000,000 Housing Options, Inc. Senior Housing Revenue Bonds (Lakewest Senior Housing I, L.P. Project) to finance the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities for Village at Lakewest Apartments I, for Lakewest Senior Housing I, LP. to be constructed at the south side of Bickers Street at the intersection of Bickers Street and Greenleaf Street, and **(2)** \$10,000,000 Housing Options, Inc., Senior Housing Revenue Bonds (Lakewest Senior Housing II, L.P. Project) to finance the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities for Village at Lakewest Apartments II for Lakewest Senior Housing II, LP. to be constructed at the south side of Bickers Street approximately 200 feet east of the intersection of Bickers Street and Greenleaf Street - Financing: No cost consideration to the City
23. Authorize **(1)** creation of an Assistant Director II position in the Housing Department for the management and coordination of the Housing and Mixed-use Development Team (HMDT) designated by the City Manager to identify, manage and coordinate housing and mixed-use development projects in Neighborhood Investment Program Areas, **(2)** application for and acceptance of a grant in the amount of \$250,000 from the Texas Real Estate Council Foundation (TRECFC) to fund the new Assistant Director II position, **(3)** execution of a two year \$250,000 grant agreement with TRECFC to fund the new Assistant Director position in the Housing Department, and **(4)** designation of a Demonstration Project area for the HMDT - Not to exceed \$25,000 - Financing: Texas Real Estate Council Foundation Grant Funds
24. Authorize a loan in the amount of \$500,000 at 0% interest to East Dallas Community Organization for the development of unimproved properties located at 5302 Bexar Street to construct a portion of the residential component of the economic development project on Bexar Street - Not to exceed \$500,000 - Financing: 2006 Bond Funds
25. Authorize an amendment to Resolution Nos. 06-0963, previously approved on March 28, 2006 and 07-1595, previously approved on May 23, 2007 and 07-3008, previously approved on October 10, 2007, to extend the deadline from June 30, 2008 to July 31, 2008 for execution and closing the Residential Development Acquisition Loan Program acquisition loan for the partial acquisition and related soft costs in connection with the City Walk at Akard project - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Police

26. An ordinance amending Chapter 40B of the Dallas City Code to require regulated metal property to be paid for by check or debit card mailed to the seller, unless the seller holds a valid cash transaction card - Financing: No cost consideration to the City

Public Works & Transportation

27. Authorize a contract for construction of the replacement Pleasant Grove Branch Library to be located at 7310 Lake June Road - TMV LLC dba Triune, Inc., best value proposer of five - \$4,096,951 - Financing: 2003 Bond Funds
28. Authorize **(1)** a contract for the construction of retaining walls, site grading, storm drainage, and wastewater main relocations for the Lake Highlands Town Center project, Phase 1, a seventy acre proposed mixed-use development located near the intersection of Walnut Hill Lane and Skillman Street with Walton Construction, Inc., lowest responsible bidder of three in the amount of \$9,782,947; and **(2)** assignment of the construction contract to PC LH Land Partners, L.P. - Not to exceed \$9,782,947 - Financing: Capital Projects Reimbursement Funds (\$4,795,273), 2006 Bond Funds (\$4,642,202) and Water Utilities Capital Construction Funds (\$345,472)
29. Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments for design and construction of the Woodall Rodgers cross street sidewalk and transportation infrastructure improvements from Akard Street to Pearl Street; **(2)** the receipt and deposit of funds from the North Central Texas Council of Governments in an amount not to exceed \$450,000; and **(3)** an increase in appropriations in the amount of \$450,000 in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds
30. Authorize **(1)** Supplemental Agreement No. 5 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 \$1,147,211, from \$1,600,983 to \$2,748,194; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$605,179 in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in the amount of \$605,179 in the Capital Projects Reimbursement Fund - Total not to exceed \$1,147,211 - Financing: 1995 Bond Funds (\$298,073), Capital Projects Reimbursement Funds (\$605,179) and Water Utilities Capital Construction Funds (\$243,959)

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Trinity River Corridor Project

31. Authorize **(1)** Supplemental Agreement No. 2 to the professional services contract with CH2M Hill for geotechnical, surveying, utilities, and additional design services for the ongoing Trinity Lakes design for the Trinity River Corridor Project in the amount of \$1,455,820, from \$18,068,042 to \$19,523,861 and **(2)** reallocate \$145,432 from Range Design to Wallace Roberts Todd for park design - Not to exceed \$1,455,820 - Financing: 1998 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Attorney's Office

32. An ordinance amending Chapter 12A of the Dallas City Code to allow TIF board members to acquire property within the reinvestment zones they represent, but prohibiting them from participating and voting in matters that directly affect their acquired or existing property in the reinvestment zones - Financing: No cost consideration to the City
33. Authorize an amendment to Resolution No. 94-1459, approved April 13, 1994, designating the Mayor Pro Tem, the Deputy Mayor Pro Tem, and the Vice Chair of the City Council Transportation and Environment Committee to serve as first, second, and third alternates to the Mayor's Place 10 on the D-FW International Airport Board, in designated order, in the event the Mayor or ranking alternate is unavailable to attend a meeting of the Board - Financing: No cost consideration to the City
34. A resolution amending Sections 2, 4, 6, 7, and 9 of the City Council Rules of Procedure to revise rules relating to city council attendance, city council quorums, powers of the mayor and council, agenda procedures, conduct of meetings, and speakers - Financing: No cost consideration to the City

Code Compliance

35. An ordinance amending Chapter 7 of the Dallas City Code to provide: **(1)** requirements relating to sterilization of dogs and cats; **(2)** requirements for intact animal permits; **(3)** limitations on the number of dogs and cats in dwelling units with no common walls; **(4)** restrictions and requirements relating to tethering and confinement of animals; **(5)** enhanced regulations relating to dangerous dogs; **(6)** restrictions on placement of poisonous substances accessible to domestic animals; **(7)** prohibitions on live animals as prizes, promotions, or novelties; and **(8)** various fees relating to animal regulation - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

ZONING CASES - INDIVIDUAL

36. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned an LI Light Industrial District on the west side of Fran Way, north of Avenue B
Recommendation of Staff and CPC: Approval
Z078-210(MAW)

37. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a Community service center and MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of Hatcher Street and Troy Street
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z078-213(RB)

DEVELOPMENT CODE AMENDMENTS - CONSENT

38. A public hearing to receive comments regarding consideration of amendments to Chapter 51A of the Dallas Development Code to amend regulations pertaining to premise signs and special purpose signs and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA078-013

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

CORRECTIONS:

Department of Development Services

ZONING CASES - INDIVIDUAL

101. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to amend Planned Development District No. 254 and an ordinance granting the termination of terminate Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions and approval of the termination of SUP No. 838
Z078-222(JH)
102. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center use on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east side of Hatcher Street, south of Beulah Place
Recommendation of Staff and CPC: Approval, for a permanent time subject to a site plan and conditions
Z078-223(JH)

Economic Development

**Ridge South Dallas I, LLC, Incentives,
Reinvestment Zone No. 71**

Note: Item Nos. 114 and 115 must be considered collectively.

114. * A public hearing to receive comments concerning the creation of a reinvestment zone for commercial tax abatement, to be known as City of Dallas Reinvestment Zone No. 71, incorporating approximately ~~328~~ 259 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas for the purpose of granting economic development incentives to Ridge South Dallas I, LLC - Financing: No cost consideration to the City
115. * An ordinance designating approximately ~~328~~ 259 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas, for the purpose of granting economic development incentives to Ridge South Dallas I, LLC and establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

DELETIONS:

Business Development & Procurement Services

7. Authorize a thirty-six-month service contract for the purchase, service and maintenance of Global Positioning System equipment - Remote Dynamics, Inc., most advantageous proposer of six - Not to exceed \$697,059 - Financing: Current Funds (subject to annual appropriations)

Economic Development

Oak Cliff Gateway TIF District

Note: Item Nos. 32 and 33 must be considered collectively.

32. * Authorize **(1)** the City Manager to execute a development agreement with Bishop Colorado Retail Plaza, L.P., (the "Developer") in an amount not to exceed \$350,000 payable from future Oak Cliff Gateway TIF funds and or TIF Bond Funds in consideration of Bishop Colorado Retail Plaza, L.P developing the 1222 North Bishop Avenue property in accordance with the Oak Cliff Gateway TIF Project Plan and the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District; and **(2)** the Oak Cliff Gateway TIF District Board of Directors to dedicate up to \$350,000, payable from Oak Cliff Gateway TIF revenues and or TIF Bond Funds in accordance with the development agreement - \$350,000 - Financing: To be funded solely from the Oak Cliff Gateway TIF District Funds and or TIF Bond Funds
33. * A resolution declaring the intent of the Oak Cliff Gateway TIF District to reimburse Bishop Colorado Retail Plaza, L.P., for eligible expenditures pursuant to the development agreement with Bishop Colorado Retail Plaza, L.P. in an amount not to exceed \$350,000, payable for certain TIF-eligible project costs related to the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
JUNE 25, 2008**

DELETIONS: (Continued)

Department of Development Services

ZONING CASES - INDIVIDUAL

97. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict in Planned Development District No. 298, the Bryan Place Special Purpose District, and an ordinance granting a Specific Use Permit for vehicle or engine repair or maintenance on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the northeast corner of Ross Avenue and McCoy Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a new subdistrict, subject to conditions and approval of the Specific Use Permit for a four-year period, subject to a site plan and condition
Z078-131(JH)