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CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, AUGUST 27, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
9:00 A.M.**

**REVISED ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**CLOSED SESSION**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 62

**CONSENT ADDENDUM**

Items 1 - 16

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:30 a.m.

Items 63 - 65

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 66 - 75  
Addendum Item 17

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 27, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

**City Auditor's Office**

1. A resolution reappointing Craig Daniel Kinton as City Auditor for a two-year term, effective September 6, 2008 - \$172,000 - Financing: Current Funds

**Department of Development Services**

2. An ordinance abandoning a portion of Watkins Street and a portion of a sanitary sewer easement to RHDFJ Partners, L.P., the abutting owner, containing a total of approximately 4,140 square feet of land located near its intersection with Flora Avenue, authorizing the quitclaim and providing for the dedication of approximately 4,103 square feet of land needed for street right-of-way - Revenue: \$5,400 plus the \$20 ordinance publication fee
3. An ordinance abandoning a portion of an alley to Good-Latimer, LP, the abutting owner, containing approximately 5,928 square feet of land located near the intersection of Swiss Avenue and Hawkins Street, and authorizing the quitclaim - Revenue: \$201,552 plus the \$20 ordinance publication fee

**Economic Development**

**The Oak Cliff Foundation**

4. \* Authorize a modification to the loan agreement with The Oak Cliff Foundation to extend the project completion deadline from December 31, 2006 to September 30, 2009, for the renovation of the Texas Theatre project located at 231 West Jefferson Boulevard and all other matters relating thereto - Financing: No cost consideration to the City
5. \* Authorize acquisition, from The Oak Cliff Foundation, including the exercise of the right of eminent domain, if such becomes necessary, of three tracts of unimproved land containing a total of approximately 19,876 square feet, located near the intersection of Sunset Avenue and Zang Boulevard for the Oak Cliff Multi-Cultural Center - \$167,000 (\$165,000 plus closing cost not to exceed \$2,000) - Financing: 2003 Bond Funds

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 27, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Economic Development** (Continued)

**The Oak Cliff Foundation** (Continued)

6. \* Authorize the City Manager to enter into a twenty-year license agreement with two ten-year renewal options with The Oak Cliff Foundation for the use of approximately 19,876 square feet of land for additional parking located near the intersection of Sunset Avenue and Zang Boulevard - Estimated Revenue: \$46,548

**Environmental & Health Services**

7. Authorize an amendment to the lease agreement with Rainer Metroplex Partners, L.P., formerly Crowe Texas Portfolio 1, L.P. for an additional 5 years, to include an additional area of approximately 530 square feet of space and improvements for a total of approximately 5,102 square feet of office space in the Meadow Park Central IV Building located at 10260 North Central Expressway, Suite 210, for the continued use as a Women, Infants and Children Program office for the period September 1, 2008 through August 31, 2013 - Not to exceed \$433,670 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
8. Authorize a third amendment to the lease agreement with Carrollton Park II, L.P. to extend and amend the lease for an additional 86 months at the Carrollton Park II Shopping Center located at 1235 South Josey Lane, Suite 517-518, Carrollton, Texas for the continued use as a Women, Infants and Children Program office for the period August 1, 2010 through September 30, 2017 - Not to exceed \$263,500 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

**Equipment & Building Services**

9. Authorize the City Manager to **(1)** accept the best and final Heat Rate Pricing offers for each of the three electricity groups from the four short-listed Retail Electric Providers: Constellation New Energy, Inc., Gexa Energy, L.P., Suez Energy Resources NA, Inc., and Texas General Land Office; **(2)** enter into three electric services contracts with the preferred Retail Electric Provider(s) for a period of either 12, 24, or 36 months under the advisement of the City's energy consultants; **(3)** lock prices for Group 1 based on the movement of the price of Natural Gas as traded on NYMEX and within the guidelines briefed to the Finance, Audit, and Accountability Committee on August 12, 2008; and **(4)** lock prices for Group 2 and Group 3 based on the price of Natural Gas as traded on NYMEX on the 5 trading days after entering into the contract - Total not to exceed \$89,214,056 for 12-month contracts, \$178,428,112 for 24-month contracts or \$267,642,168 for 36-month contracts - Financing: Current Funds (subject to annual appropriations)

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 27, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Equipment & Building Services** (Continued)

10. Authorize a professional services contract with IDA Engineering, Inc., to provide engineering and design services for chiller replacement at the Science Place 1 located at 1318 Second Avenue - \$85,000 - Financing: 2007 Certificates of Obligation

**Office of Financial Services**

11. Authorize a resolution finding that the rate adjustments and tariffs presented in the "Interim Rate Adjustment Filing Calendar Year 2007" filed by Atmos Energy Corp. on May 23, 2008 have been withdrawn by virtue of Atmos Energy Corp's August 1, 2008 Gas Reliability Infrastructure Program (GRIP) filing, denying the rate adjustments and tariffs that have been withdrawn and extending the City Council's decision deadline for Atmos Energy Corp., Mid-Tex Division's proposed new GRIP Interim Rate Adjustment, filed with the City on August 1, 2008, from September 30, 2008 to November 14, 2008 - Financing: No cost consideration to the City
12. An ordinance amending Ordinance No. 26957 (FY 2007-2008 Operating Budget Appropriation Ordinance) to make certain adjustments to fund appropriations for fiscal year 2007-08 for the maintenance and operation of various departments and activities and to authorize the City Manger to implement those adjustments - Financing: No cost consideration to the City

**Trinity River Corridor Project**

13. Authorize **(1)** acquisition of land known as portions of the Trinity Industrial Lead Corridor from the Union Pacific Railroad Company located adjacent to the northeast side of the east Trinity Levee extending northward from the Continental Viaduct extending to Mockingbird Lane, **(2)** payment of earnest money in the amount of \$20,000; and **(3)** a Purchase and Sale Agreement with the Union Pacific Railroad Company - Total not to exceed \$2,122,625 (\$2,110,000 plus closing costs not to exceed \$12,625) - Financing: 1998 Bond Funds
14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of six properties improved with single-family homes located near the intersection of Sylvan Avenue and Morris Street for the Oncor transition facility associated with the West Levee Norwood 345 kV transmission line and the Sylvan Avenue Bridge project (list attached) - Not to exceed \$432,500 (\$419,500, plus closing costs not to exceed \$13,000) - Financing: 2006 Bond Funds

**ADDENDUM  
CITY COUNCIL MEETING  
AUGUST 27, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Trinity River Corridor Project** (Continued)

15. Authorize Supplemental Agreement No. 1 to the contract with Halff Associates, Inc. for additional design services needed to complete construction documents for the Santa Fe Trestle Trail project to include additional cultural resource investigation for the Standing Wave project - Not to exceed \$334,745, from \$1,116,282 to \$1,451,027 - Financing: 1998 Bond Funds
16. Authorize Supplemental Agreement No. 2 to the contract with MESA Design Group for additional design services needed to prepare construction documents for phases 2 thru 4 for the Moore Park Gateway project, which includes parking lot expansion, amphitheater, landscaping and site furnishings - Not to exceed \$294,195, from \$302,105 to \$596,300 - Financing: Private Funds

PUBLIC HEARINGS AND RELATED ACTIONS

**Department of Development Services**

ZONING CASES - CONSENT

17. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Tract 6A portion of Planned Development District No. 170 for Mixed Uses and an ordinance granting a Specific Use Permit for an Animal clinic without outside run, limited to boarding and grooming on the west line of Preston Road, south of Lloyd Drive  
Recommendation of Staff and CPC: Approval of an amendment to the Tract 6A portion of Planned Development District No. 170, and approval of a Specific Use Permit for an Animal clinic without outside run, limited to boarding and grooming, for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions  
Z078-257(RB)

**ADDENDUM  
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AUGUST 27, 2008**

**CORRECTION:**

**Aviation**

5. Authorize **(1)** a twenty-year lease agreement with Southwest Airlines Co., ~~mpany~~ with the 20 years commencing as of beneficial occupancy of the new capital improvements, for approximately 5.89 acres of land at Dallas Love Field to be used primarily as a new air cargo facility, with an estimated annual rental revenue in the amount of \$102,677 (estimated \$2.4 million total revenue over the term of the lease at 2% growth annually) and has made a commitment of ~~\$10,000,000~~ \$5,000,000 to construct new capital improvements, and **(2)** an execution of a Donation Agreement with Southwest Airlines Co., ~~mpany~~ to provide for the acceptance of a donation of materials to be used for the construction of new capital improvements to replace facilities scheduled for demolition - Estimated Annual Revenue: \$102,677

**DELETION:**

**Department of Development Services**

**ZONING CASES - INDIVIDUAL**

69. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 317, the Cedars Area Special Purpose District, and an ordinance granting a Specific Use Permit for a commercial engraving and etching facility on property zoned Subdistrict 2 within Planned Development District No. 317 on the east corner of Ervay Street and Hickory Street  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval of a new subdistrict and approval of a Specific Use Permit for a 15-year period subject to a site plan and conditions  
Z078-203(JH)

**Oncor Transition Facility/Sylvan Avenue Bridge Project**  
Addendum Item #14

<b><u>Tract No.</u></b>	<b><u>Property Owner</u></b>	<b><u>Address</u></b>	<b><u>Tract Size Sq. Ft.</u></b>	<b><u>Offer Amount</u></b>
1.	Hector Perez and Esther Perez	3414 Sylvan Avenue	6,058 sf	\$55,000 (plus closing costs, not to exceed \$2,000)
2.	Hector Perez and Esther Perez	3418 Sylvan Avenue	6,058 sf	\$109,000 (plus closing costs, not to exceed \$2,500)
3.	Estate of Rail John Craighead	3415 Topeka Avenue	6,875 sf	\$25,000 (plus closing costs, not to exceed \$2,000)
4.	Juan Vilazquez and Marie Vilazquez	3421 Topeka Avenue	6,875 sf	\$67,500 (plus closing costs, not to exceed \$2,000)
5.	Plutarco Gonzalez, Rufina Huerto Gonzalez and Tobias Gonzalez	3425 Topeka Avenue	6,875 sf	\$55,000 (plus closing costs, not to exceed \$2,000)
6.	Juan Alberto Delgado and Rhonda Lynn Delgado	3429 Topeka Avenue	9,528 sf	\$108,000 (plus closing costs, not to exceed \$2,500)