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CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
MONDAY, NOVEMBER 10, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
8:00 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:

8:00 a.m.\*\* **INVOCATION AND PLEDGE OF ALLEGIANCE** **Council Chambers**

**CLOSED SESSION**

**5ES**

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

- Ashley Yarberry v. City of Dallas, Civil Action No. 3:07-CV-0893-M

Personnel Matters (Sec. 551.074 T.O.M.A.)

- Discussion regarding the performance review of City Auditor  
Craig Daniel Kinton

- Discussion regarding the performance review of City Secretary  
Deborah A. Watkins

**OPEN MICROPHONE**

**Council Chambers**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 68

**CONSENT ADDENDUM**

Items 1 - 18

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:30 a.m.

Items 69 - 71  
Addendum Items 19 - 20

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 72 - 93

**\*\* Please note the change in the start time of the meeting.**

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NOVEMBER 10, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
8:00 A. M.**

ADDITIONS:

Closed Session

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- Ashley Yarberry v. City of Dallas, Civil Action No. 3:07-CV-0893-M

Personnel Matters (Sec. 551.074 T.O.M.A.)

- Discussion regarding the performance review of City Auditor Craig Daniel Kinton
- Discussion regarding the performance review of City Secretary Deborah A. Watkins

CONSENT ADDENDUM

**Aviation**

1. Authorize **(1)** the City Manager and the President of the Love Field Airport Modernization Corporation to enter into a Program Development Agreement with Southwest Airlines Company to provide for development of the Love Field Modernization Program; and **(2)** the City Manager to execute a Donation Agreement with Southwest Airlines Company to provide for the acceptance of donated materials to be used to construct the new capital improvements - Financing: No cost consideration to the City

**Business Development & Procurement Services**

2. Authorize a twelve-month service contract, with two additional twelve-month renewal options, each subject to funding availability with the six Business Assistance Center (BAC) contractors listed herein for each contract as follows: **(1)** Greater Dallas Hispanic Chamber of Commerce located at 4622 Maple Avenue in an amount not to exceed \$80,000; **(2)** Innercity Community Development Corporation located at 4907 Spring Avenue in an amount not to exceed \$80,000; **(3)** Greater Dallas Hispanic Chamber of Commerce located at 2060 Singleton Boulevard in an amount not to exceed \$80,000; **(4)** Greater Dallas Hispanic Chamber of Commerce located at 351 West Jefferson Boulevard in an amount not to exceed \$80,000; **(5)** MBA Consultants located at 1201 West Camp Wisdom Road in an amount not to exceed \$80,000; and **(6)** BAC Greater Dallas Asian American Chamber of Commerce/Multi-Ethnic Education and Economic Development Center located at 1327 North Peak Street in an amount not to exceed \$80,000 to assist potential and existing Microenterprise businesses to establish, manage and operate businesses within the City - Not to exceed \$480,000 - Financing: 2008-09 Community Development Grant Funds

**ADDENDUM  
CITY COUNCIL MEETING  
NOVEMBER 10, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Department of Development Services**

3. Authorize a resolution **(1)** declaring the Council's intent to include a proposition in the City's next General Obligation Bond Program, in recognition of a substantial homeless need, **(2)** directing City staff to take steps to include in the City's next General Obligation Bond Program a proposition in an amount not less than \$2,000,000 for the purpose of balancing the need for permanent supportive housing in respect to the Jules E. Muchert United States Army Reserve Center, and **(3)** directing City staff to continue to explore additional sources of funding for Permanent Supportive Housing initiatives prior to the next General Obligation Bond Program - Financing: No cost consideration to the City
  
4. Authorize **(1)** support for the Garland Road Advisory Committee to initiate the Gaston/Garland Road Corridor Study (Garland Road Vision Study); **(2)** support for a Regional Transportation Council (RTC) Sustainable Development Program grant in the amount of \$120,000 in RTC local funds for the Garland Road Vision Study, to be administered according to the Sustainable Development Call For Project Rules; **(3)** the City Manager to negotiate related agreements between the City of Dallas, the North Central Texas Council of Governments and the RTC; and **(4)** the acceptance of private funds from the Communities Foundation of Texas on behalf of various Garland Road Advisory Committee contributors in the amount of \$30,000 serving as the local match, and return of any unused local match fund balance to the Communities Foundation of Texas with a project financing summary to include North Central Texas Council of Governments Funds of \$120,000 and Private Funds of \$30,000 - Financing: No cost consideration to the City

**Economic Development**

5. Authorize **(1)** a public hearing to be held on December 10, 2008 to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) to increase the geographic area of the Downtown Connection TIF District to include 2307 Caroline Street, 2311 Caroline Street, 1600 Ashland Street, and 1601 Cedar Springs Road under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) to allow the Downtown Connection TIF District to capture the entire increment generated by the Akard Place project; and, at the close of the hearing **(2)** consideration of an ordinance amending Ordinance Nos. 26020 and 26096 to reflect these changes - Financing: No cost consideration to the City

**ADDENDUM  
CITY COUNCIL MEETING  
NOVEMBER 10, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Economic Development** (Continued)

6. Authorize **(1)** a public hearing to be held on December 10, 2008, subject to valid waiver of the 60-day requirement for notice by the governing bodies of Dallas County and the Dallas Independent School District, to receive comments to consider the creation of a Tax Increment Financing Reinvestment Zone for the Maple-Mockingbird area (Maple-Mockingbird TIF District) under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311); and, at the close of the hearing, **(2)** consideration of an ordinance creating the Maple-Mockingbird TIF District - Financing: No cost consideration to the City

**Environmental & Health Services**

7. Authorize an amendment to the lease agreement with Cash Flow Management, Inc. to extend and amend the lease of approximately 3,600 square feet of office space for an additional four years at the leased facility Santa Fe Place located at 1110 South Santa Fe Trail, Duncanville, Texas for the continued use as a Women, Infants and Children Program office for the period April 1, 2012 through March 31, 2016, plus additional rental for leasehold improvements not to exceed \$139,578 - Total not to exceed \$369,522 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

**Human Resources**

8. Authorize a lump sum payment to the City Manager Mary K. Suhm, in the amount of \$10,710, to be made in two equal payments of \$5,355 on April 9, 2009 and September 10, 2009, in addition to her base pay of \$267,750, plus the associated pension contribution in the amount of \$680 for a total additional cost of \$11,390 - Financing: Current Funds
9. Authorize **(1)** the reappointment of City Attorney Thomas P. Perkins, Jr., for an additional two-year term, beginning November 10, 2008, and **(2)** a lump sum payment to the City Attorney Thomas P. Perkins, Jr., in the amount of \$9,440, to be made in two equal payments of \$4,720 on April 9, 2009 and September 10, 2009, in addition to his base pay of \$236,000, plus the associated pension contribution in the amount of \$599 and Medicare contribution in the amount of \$137, for a total additional cost of \$10,176 - Financing: Current Funds

**ADDENDUM  
CITY COUNCIL MEETING  
NOVEMBER 10, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Office of Financial Services**

10. An ordinance denying Atmos Energy Corp., Mid-Tex Division's proposed new Gas Reliability Infrastructure Program Rate Adjustment; and, setting Gas Reliability Infrastructure Program Rates to be charged by Atmos Energy Corp. Mid-Tex Division - Financing: No cost consideration to the City

**Park & Recreation**

11. Authorize a public hearing to be held on December 10, 2008 to receive comments on the proposed use of the Juanita J. Craft Park and Recreation Center for the development and operation of a community wellness center dedicated to providing charity care and health services for diabetes care and prevention - Financing: No cost consideration to the City
12. Authorize a design-build contract for design and pre-construction services and an early-start allowance for landscaping and infrastructure for the Dallas Zoo African Savanna Exhibit, including improvements to the existing Wilds of Africa plaza area located at 650 South R.L. Thornton Freeway with Sedalco/MetalMan Design/Build Corporation, a Joint Venture, most advantageous proposer of three - Total not to exceed \$3,181,869 - Financing: 2003 Bond Funds (\$1,000,000) and 2006 Bond Funds (\$2,181,869)
13. Authorize Supplemental Agreement No. 3 to the professional services contract with Halff Associates, Inc. for schematic design through construction administration services for the Dallas Aquarium at Fair Park located at 1462 First Avenue - Not to exceed \$444,000, from \$302,025 to \$746,025 - Financing: 2006 Bond Funds

**Public Works & Transportation**

14. Authorize a contract for the construction of street paving, storm drainage, water and wastewater main improvements for State-Thomas infrastructure improvements, Groups I through IV - Gibson and Associates, Inc., lowest responsible bidder of three - Not to exceed \$4,602,238 - Financing: State-Thomas TIF District Funds
15. Authorize **(1)** a contract for drainage improvements for Woodall Rodgers Deck Plaza from St. Paul Street to Pearl Street with North Texas Contracting, Inc., lowest responsible bidder of four in the amount of \$751,475; **(2)** the receipt and deposit of funds in the amount of \$300,590 in the Capital Gifts, Donation and Development Fund; and **(3)** an increase in appropriations in the amount of \$300,590 in the Capital Gifts, Donation and Development Fund - Not to exceed \$751,475 - Financing: 2006 Bond Funds (\$450,885) and Capital Gifts, Donation and Development Funds (\$300,590)

**ADDENDUM  
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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Public Works & Transportation** (Continued)

16. Authorize **(1)** a contract for the construction of paving, drainage and streetscape improvements, for the Dallas Center for the Performing Arts, Phase 2B at Flora Street from Crockett Street to Routh Street, Leonard Street from Flora Street to Ross Avenue, and Jack Evans Street from the Woodall Rodgers service road to Ross Avenue with McMahon Contracting, L.P., lowest responsible bidder of six, in an amount not to exceed \$3,062,072; and **(2)** assignment of the construction contract to the Dallas Center for the Performing Arts Foundation, Inc., as the City's agent and construction manager for all purposes, including inspection, supervision and coordination of construction work - Not to exceed \$3,062,072 - Financing: 2003 Bond Funds
17. Authorize **(1)** a professional services contract with HDR Engineering, Inc., for design of Levee Drainage System - Sump A improvements in an amount not to exceed \$4,333,000; and **(2)** a professional services contract with URS Corporation for preparation of 35% design plans and specifications for Charlie Pump Station, Delta Pump Station, Hampton Pump Station, Trinity-Portland Pump Station with connecting culverts, and Nobles Branch Culverts, to meet federal requirements of the Water Resources Development Act of 2007, in an amount not to exceed \$3,600,000 - Total not to exceed \$7,933,000 - Financing: 2006 Bond Funds

**Trinity River Corridor Project**

18. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 197,480 square feet improved with a 120-room motel from Stemmons Hotel Limited Partnership located at the intersection of Commonwealth Drive and Stemmons Freeway (service road) for the Trinity Parkway Project - Not to exceed \$3,970,600 (\$3,949,600, plus closing costs not to exceed \$21,000) - Financing: 1998 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

**Human Resources**

19. Authorize a lump sum payment to the City Auditor Craig Daniel Kinton, in an amount to be determined by City Council, to be made in two equal payments on April 9, 2009 and September 10, 2009, in addition to his base pay of \$172,000, plus the associated pension and Medicare contribution amounts - Financing: Current Funds

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**Human Resources** (Continued)

20. Authorize **(1)** the reappointment of the City Secretary Deborah Watkins for an additional two-year term, beginning November 10, 2008; and **(2)** a lump sum payment to the City Secretary Deborah Watkins, in an amount to be determined by City Council, to be made in two equal payments on April 9, 2009 and September 10, 2009, in addition to her base pay of \$120,840, plus the associated pension contribution - Financing: Current Funds