

**AGENDA**  
**CITY COUNCIL MEETING**  
**MARCH 26, 2008**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) **[08-0820]**

Agenda Item/Open Microphone Speakers **[08-0821]**

VOTING AGENDA

1. Approval of Minutes of the February 27, 2008 City Council Meeting **[08-0822; APPROVED]**

CONSENT AGENDA **[08-0823; APPROVED]**

**Business Development & Procurement Services**

2. Authorize a thirty-six-month master agreement for liquid carbon dioxide, rental and maintenance of chemical tanks - Linde, Inc., lowest responsible bidder of two - Not to exceed \$2,127,015 - Financing: Water Utilities Current Funds **[08-0824; APPROVED]**
3. Authorize a thirty-six-month master agreement for the purchase of jet fuel to be used in helicopters for the Dallas Police Department - Arrow Energy, Inc., lowest responsible bidder of three - Not to exceed \$653,354 - Financing: Current Funds **[08-0825; APPROVED]**
4. Authorize a twelve-month master agreement for surveyor stakes - Simba Industries, lowest responsible bidder of four - Not to exceed \$102,933 - Financing: Current Funds **[08-0826; APPROVED]**
5. Authorize a twelve-month master agreement for the purchase of Police squad cars through the State of Texas Building Procurement Commission - McKinney Dodge - Not to exceed \$4,517,506 - Financing: Current Funds **[08-0827; APPROVED]**

CONSENT AGENDA (Continued)**Business Development & Procurement Services** (Continued)

6. Authorize a twenty-four-month master agreement for employee uniforms and safety shoes for City employees - Regali, Inc. in the amount of \$2,137,803, Work Wear Safety Shoes in the amount of \$383,437, and Lehigh Safety Shoe Company, LLC in the amount of \$176,550, lowest responsible bidders of five - Total not to exceed \$2,697,790 - Financing: Current Funds (\$1,392,090), Aviation Current Funds (\$13,646), Convention and Event Services Current Funds (\$12,756), Water Utilities Current Funds (\$1,279,298) **[08-0828; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a twenty-four-month professional engineering contract, with three twelve-month renewal options, for hydrogeology and groundwater monitoring at McCommas Bluff Landfill, Northeast Transfer Station, Northwest Transfer Station and Southwest Transfer Station - Biggs & Mathews Environmental, Inc., most advantageous proposer of three - Not to exceed \$235,890 - Financing: Current Funds (subject to annual appropriations) **[08-0829; APPROVED]**
8. Authorize an increase in the master agreement with Motorola, Inc. for accessories, repair and parts for two-way radio equipment to be used citywide - Not to exceed \$842,800, from \$3,371,200 to \$4,214,000 - Financing: Current Funds **[08-0830; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize an increase in the master agreement with Motorola, Inc. for radio equipment - Not to exceed \$901,360, from \$3,605,438 to \$4,506,798 - Financing: Current Funds **[08-0831; APPROVED AS AN INDIVIDUAL ITEM]**
10. Authorize an increase in the service contract for temporary industrial labor with Tolman Building Maintenance, Inc. - Not to exceed \$680,100, from \$2,770,409 to \$3,450,509 - Financing: Current Funds (subject to annual appropriations) **[08-0832; APPROVED]**
11. Authorize Supplemental Agreement No. 3 to the master lease agreement with Dell Marketing L.P. to increase funding for leased computer hardware and extend the master lease agreement until February 28, 2009 - Not to exceed \$2,500,000, from \$9,200,000 to \$11,700,000 - Financing: Current Funds **[08-0833; APPROVED AS AN INDIVIDUAL ITEM]**
12. Authorize the purchase of anthracite filter media to be used in the water purification process - CEI Anthracite, Inc., lowest responsible bidder of four - Not to exceed \$138,300 - Financing: Water Utilities Current Funds **[08-0834; APPROVED]**
13. Authorize the appointment of six underwriting syndicate members and designate the three co-senior managers and three co-managers for the Convention Center Hotel debt issuances - Citigroup Global Markets, Inc., UBS Securities LLC, Siebert Brandford Shank & Co., LLC, Jackson Securities, LLC, RBC Capital Markets, and Southwest Securities, Inc., most advantageous proposers of eighteen - Financing: No cost consideration to the City **[08-0835; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Business Development & Procurement Services (Continued)**

14. Authorize **(1)** rescinding the thirty-six-month service contract with Cleaning Solutions Janitorial Service, previously approved on November 12, 2007, by Resolution #07-3286, for janitorial services at nine Park and Recreation sites; and, **(2)** a thirty-six-month service contract for janitorial services at nine Park and Recreation sites - All Star Cleaning USA, lowest responsible bidder of six - Not to exceed \$393,120 - Financing: Current Funds (subject to annual appropriations) **[08-0836; APPROVED]**

**City Attorney's Office**

15. Authorize settlement of the lawsuit styled Kenneth W. Gipson v. The City of Dallas, Cause No. 05-05282-A - Not to exceed \$15,000 - Financing: Current Funds **[08-0837; APPROVED]**
16. Authorize settlement of the lawsuit styled Meredith and William Barnes, Individually, and as Guardian for Rosalie Barnes v. City of Dallas, Cause No. 06-06917-C - Not to exceed \$25,000 - Financing: Current Funds **[08-0838; APPROVED]**
17. Authorize settlement of the preference claim in the bankruptcy case styled Americana Food Limited Partnership, Case No. 06-34387-HDH-7 - Not to exceed \$62,382 - Financing: Current Funds **[08-0839; APPROVED]**
18. Authorize Supplemental Agreement No. 1 to the consultant services contract with UDS, TX LLC for additional legal support services necessary in the lawsuit styled In re McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP, Cause No. 07-32219-HDH-11 - Not to exceed \$30,000, from \$25,000 to \$55,000 - Financing: Current Funds **[08-0840; APPROVED]**
19. Authorize Supplemental Agreement No. 2 to the professional services contract with R.W. Beck, Inc. for additional services needed by the City in connection with Bankruptcy Case No. 07-32219 related to the McCommas Bluff Landfill gas plant lease - Not to exceed \$62,263, from \$217,949 to \$280,212 - Financing: Current Funds **[08-0841; CORRECTED ON THE ADDENDUM; APPROVED]**

**Communication and Information Services**

20. Authorize a thirty-six-month extension to the software license agreement for computer mainframe maintenance and support with Computer Associates International, Inc. - Not to exceed \$468,024, from \$2,291,954 to \$2,759,978 - Financing: Current Funds (subject to annual appropriations) **[08-0842; APPROVED]**

**Department of Development Services**

21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Gary A. Kennedy and Glenda Kennedy of approximately 55,640 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$45,000 - Financing: Water Utilities Capital Construction Funds **[08-0843; APPROVED]**

CONSENT AGENDA (Continued)**Department of Development Services (Continued)**

22. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James E. Lynch for approximately 25,574 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$8,807 - Financing: Water Utilities Capital Construction Funds **[08-0844; APPROVED]**
23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kenneth W. Taylor and Landa C. Taylor, of approximately 15,882 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$10,938 - Financing: Water Utilities Capital Construction Funds **[08-0845; APPROVED]**
24. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Ruth Clifford Swords, of approximately 78,800 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$54,270 - Financing: Water Utilities Capital Construction Funds **[08-0846; APPROVED]**
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Syble Kuban and William R. Kuban, Jr., of a total of approximately 145,420 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$104,931 - Financing: Water Utilities Capital Construction Funds **[08-0847; APPROVED]**
26. Authorize the deposit of the Special Commissioners' Award in Cause No. CC-06-13872-D, City of Dallas vs. Reliance Asset Trust a/k/a WWM Partnership Trust, et al., pending in Dallas County Court at Law No. 4, for the acquisition of a total of approximately 34 acres of unimproved land located near Interstate 45 and Union Pacific Railroad for the Trinity River Corridor Project - \$86,000 - Financing: Private Funds **[08-0848; APPROVED]**
27. A resolution authorizing the conveyance of an access easement to Sunnyvale Real Estate Investments, L.P., the abutting owner, containing approximately 4,009 square feet of land for pedestrian and vehicular ingress and egress across City-owned land located near the intersection of Fork and Duck Creek Roads in Sunnyvale, Texas - Revenue: \$1,000 **[08-0849; APPROVED]**
28. A resolution authorizing the conveyance of a wastewater easement with a temporary construction easement containing a total of approximately 18,018 square feet of land to Kaufman County Municipal Water District No. 3, for the construction, maintenance and use of wastewater facilities across City-owned land located near the intersection of Valley View Road and Red Bud Court in Kaufman County, Texas - Revenue: \$1,346 **[08-0850; APPROVED]**
29. A resolution authorizing a reduction of the minimum bid amount from \$293,124 to \$200,000 for an unwanted and unneeded tract of City-owned land containing approximately 15,032 square feet located near the intersection of Live Oak Street and Collett Avenue - Financing: No cost consideration to the City **[08-0851; APPROVED]**

CONSENT AGENDA (Continued)**Department of Development Services** (Continued)

30. A resolution declaring approximately 13,797 square feet of City-owned land unwanted and unneeded located near the intersection of Wycliff Avenue and Harry Hines Boulevard and authorizing its advertisement for sale by sealed bid with a minimum bid of \$100,000 - Financing: No cost consideration to the City **[08-0852; APPROVED AS AMENDED]**
31. A resolution authorizing a reduction of the minimum bid amount from \$227,442 to \$160,000 for an unwanted and unneeded tract of City-owned land containing approximately 6,362 square feet located near the intersection of Lovers Lane and U.S. Highway 75 - Financing: No cost consideration to the City **[08-0853; APPROVED]**
32. A resolution authorizing a reduction of the minimum bid amount from \$17,910 to \$8,955 for an unwanted and unneeded tract of City-owned land containing approximately 39,800 square feet located near the intersection of Spring Avenue and Cross Street - Financing: No cost consideration to the City **[08-0854; APPROVED]**
33. A resolution authorizing a reduction of the minimum bid amount from \$18,000 to \$9,000 for an unwanted and unneeded tract of City-owned land containing approximately 14,949 square feet located near the intersection of Slay Street and Prairie Creek Road - Financing: No cost consideration to the City **[08-0855; APPROVED]**
34. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from TKD Mapleshade, LLC, of two tracts of unimproved land containing a total of approximately 20,800 square feet located near Creek Drive and Cross Timbers Lane for the Upper McKamy Flood Control Improvement Project - \$291,200 - Financing: 2003 Bond Funds **[08-0856; APPROVED]**
35. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James Senter, of approximately 13,595 square feet of land improved with a single family dwelling located near the intersection of Lakeland Drive and Arturo Road for the Ash Creek Drainage Project - \$116,000 - Financing: 2003 Bond Funds **[08-0857; APPROVED]**
36. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Mark Bond and Lea Bond, of approximately 10,400 square feet of unimproved land located near the intersection of Creek Drive and Mapleshade Lane for the Upper McKamy Flood Control Improvement Project - \$145,600 - Financing: 2003 Bond Funds **[08-0858; APPROVED]**
37. An ordinance abandoning a portion of Akard Street to Elm 1414 Properties, Ltd. and GS Murray, Ltd., the abutting owners, containing approximately 63 square feet of land located near the intersection of Akard and Elm Streets - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-0859; ORDINANCE 27103; APPROVED]**

CONSENT AGENDA (Continued)**Department of Development Services (Continued)**

38. An ordinance abandoning a portion of Haskell Avenue to Peter A. Nelson and Jean M. Nelson, the abutting owners, containing approximately 552 square feet of land located near the intersection with Blackburn Street and Haskell Avenue, and authorizing the quitclaim - Revenue: \$20,655 plus the \$20 ordinance publication fee **[08-0860; ORDINANCE 27104; APPROVED]**
39. An ordinance abandoning a portion of a drainage and utility easement to 4100 Harry Hines Partners, LP, the abutting owner, containing approximately 8,588 square feet of land, located near the intersection of Throckmorton Street and Sylvester Street - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-0861; ORDINANCE 27105; APPROVED]**
40. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of three tracts of land, from Morning Park, Inc., containing a total of approximately 19 acres located near the intersection of Pinnacle Point Drive and Pinnacle Park Boulevard for Joey Georgusis Park - \$1,295,000 - Financing: 2003 Bond Funds **[08-0862; APPROVED AS AN INDIVIDUAL ITEM]**
41. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of two tracts of unimproved land containing a total of approximately 20,376 square feet located near the intersection of Cadiz and Industrial Streets for the Cadiz Pump Station Improvement Project (list attached) - \$181,717 - Financing: Water Utilities Capital Improvement Funds **[08-0863; DEFERRED UNTIL APRIL 9, 2008]**
42. An ordinance closing and vacating a portion of St. Louis Street located between St. Paul and Park Streets containing approximately 24,773 square feet of land - Financing: No cost consideration to the City **[08-0864; ORDINANCE 27106; APPROVED]**
43. An ordinance amending Chapter 52 of the Dallas City Code to provide administrative provisions for the construction codes, including their application to county construction and renovation projects without a requirement for City permits otherwise required under the construction codes; requiring certain documentation and a performance bond for paving work in the public right-of-way; including the fire alarm permit as part of the master permit; deleting the elevator electrical permit as part of the master permit; setting a fee for the City's review of fire alarm plans, irrigation permits, other miscellaneous systems, and unity agreement applications; setting a maximum refund when no permit has been issued; requiring irrigation inspections; requiring proof of submission of a certificate of insurance for plumbing contractors, medical gas contractors, and mechanical contractors - Financing: No cost consideration to the City **[08-0865; ORDINANCE 27107; APPROVED]**
44. An ordinance amending Chapter 53 of the Dallas City Code to adopt the 2006 International Building Code, with local amendments - Financing: No cost consideration to the City **[08-0866; ORDINANCE 27108; APPROVED]**
45. An ordinance amending Chapter 59 of the Dallas City Code to adopt the 2006 International Energy Conservation Code, with local amendments - Financing: No cost consideration to the City **[08-0867; ORDINANCE 27109; APPROVED]**

CONSENT AGENDA (Continued)**Department of Development Services** (Continued)

46. An ordinance amending Chapters 52 and 57 of the Dallas City Code to adopt the 2006 International Residential Code, with local amendments, and to make corresponding amendments to the "The Administrative Procedures for the Construction Codes" - Financing: No cost consideration to the City **[08-0868; ORDINANCE 27110; APPROVED AS AN INDIVIDUAL ITEM]**
47. An ordinance amending Chapter 54 of the Dallas City Code to adopt the 2006 International Plumbing Code, with local amendments - Financing: No cost consideration to the City **[08-0869; ORDINANCE 27111; APPROVED]**
48. An ordinance amending Chapter 55 of the Dallas City Code to adopt the 2006 International Mechanical Code, with local amendments - Financing: No cost consideration to the City **[08-0870; ORDINANCE 27112; APPROVED]**
49. An ordinance adding Chapter 60 to the Dallas City Code to adopt the 2006 International Fuel Gas Code, with local amendments - Financing: No cost consideration to the City **[08-0871; ORDINANCE 27113; APPROVED]**
50. An appeal of the City Plan Commission's decision to deny a waiver of the two-year waiting period to submit an application for a Specific Use Permit for an alcoholic beverage establishment for a private club or bar and a commercial amusement (inside) use for a dance hall south of Camp Wisdom Road at Pastor Bailey Drive, and consideration of alternate resolutions either affirming or reversing the decision of the City Plan Commission - W045-008 - Financing: No cost consideration to the City **[08-0872; APPROVED AS AN INDIVIDUAL ITEM]**

**Economic Development**

51. Authorize **(1)** a public hearing to be held on April 9, 2008 to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) to increase the geographic area of the Deep Ellum TIF District to include the Latino Cultural Center and certain adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 is for improvements to the Latino Cultural Center and the remaining increase is allocated to other budget categories to accommodate additional private development; and, at the close of the hearing; **(2)** consideration of an ordinance amending Ordinance Nos. 26043 and 26304 to reflect such boundary amendments, the increase in total estimated project costs and all other related changes - Financing: No cost consideration to the City **[08-0873; APPROVED]**

**Environmental & Health Services**

52. Authorize the first twelve-month renewal option to the Interlocal Agreement with El Centro Community College to provide educational and student support services at the West Dallas Multipurpose Center for the period April 18, 2008 through April 17, 2009 - Financing: No cost consideration to the City **[08-0874; APPROVED]**

CONSENT AGENDA (Continued)**Housing**

53. Authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low income housing tax credits pursuant to Section 50.5 (A) (7) (A-C) of the Qualified Allocation Plan for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed 130-unit SDC Fiji Senior Villas apartment project located at 201 Fran Way - Financing: No cost consideration to the City **[08-0875; APPROVED]**
54. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low income housing tax credits pursuant to Sec. 50.5 (A) (7) (A-C) of the Qualified Allocation Plan for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed Frazier Berean 150-unit residential development for seniors located at 3326 Mingo Street; **(2)** rescinding \$750,000 in CDBG funds authorized by Resolution No. 07-0709, previously approved on February 28, 2007, as amended by Resolution No. 07-1998, previously approved on June 27, 2007; and **(3)** expressing the City's intent, subject to subsequent Council authorization, to loan up to \$928,473 in Federal HOME Investment Partnership Program (HOME) funds for construction - Financing: No cost consideration to the City **[08-0876; APPROVED]**
55. Authorize an amendment to the Mortgage Assistance Program Statement to add the Enterprise Homeownership Partners in Dallas and allow homebuyers participating in that program to receive up to \$25,000 for downpayment, closing costs, and/or principal reduction - Financing: No cost consideration to the City **[08-0877; APPROVED]**
56. Authorize **(1)** the Housing Trust Fund to be comprised of certain funds from General Obligation Bond, Consolidated Plan and Section 108 Intown Housing Program Income funds (subject to any bond or federal or state law restrictions regarding expenditure of such designated funds), and any future state trust funds, federal trust funds, and future trust fund revenue specifically authorized by law and designated by the City Council to be a part of the Housing Trust Fund; and **(2)** the support of future local, state and federal legislation to provide funding for the Housing Trust Fund - Financing: No cost consideration to the City **[08-0878; APPROVED]**

**Office of Cultural Affairs**

57. Authorize **(1)** the acceptance of a donation from Southwestern Bell Telephone, L.P. of the artwork "Neon for Southwestern Bell" by artist Stephen Antonakos; and **(2)** the execution of any and all documents required for the donation - Financing: No cost consideration to the City **[08-0879; APPROVED AS AN INDIVIDUAL ITEM]**

**Park & Recreation**

58. Authorize a contract for the installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Park located at 1900 Gross Road and the installation of a new playground and related site work at T.G. Terry Park located at 2400 Lagow Street - The Gilbert Construction Group, Inc., best value proposer of four - \$1,255,617 - Financing: 2003 Bond Funds **[08-0880; APPROVED]**



CONSENT AGENDA (Continued)**Park & Recreation** (Continued)

59. Authorize a forty-five-month professional services contract with Pegasus Texas Construction, LP for program management services consisting of pre-design, design, bidding and award, construction and post-construction phases, and coordination and project delivery systems of assigned projects within the Dallas Park and Recreation Capital projects - \$8,959,560 - Financing: Park and Recreation Department Capital Improvement Funds (subject to annual appropriations) **[08-0881; APPROVED AS AN INDIVIDUAL ITEM]**
60. Authorize a professional services contract with Metropolitan Infrastructure, PLLC for topographic survey, preliminary plans, construction documents, bidding, and construction administration for design of the channel stabilization, drainage improvements, and erosion control along the creek at Lakewood Park located at 7000 Williamson Road - \$36,845 - Financing: 2006 Bond Funds **[08-0882; APPROVED]**
61. Authorize an application for an Urban Outdoor Recreational Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for development of the Elm Fork Athletic Complex project located near the 2200 Block of Walnut Hill Lane - Financing: No cost consideration to the City **[08-0883; APPROVED]**
62. Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the preparation of additional design and construction documents for the Coombs Creek Trail from Cedar Hill Avenue to Sylvan Avenue - \$39,770, from \$57,506 to \$97,276 - Financing: 2003 Bond Funds **[08-0884; APPROVED]**

**Police**

63. Authorize an application for the eighth-year continuation of the Dallas Police Department Victim Services grant from the Office of the Governor, Criminal Justice Division to provide sufficient services to reach all eligible crime victims, for the period July 1, 2008 through June 30, 2009 - Not to exceed \$49,400 (local match in an amount not to exceed \$12,350 will be required if awarded) - Financing: This action has no cost consideration to the City **[08-0885; APPROVED]**
64. Authorize participation with Dallas County in a collaborative effort to submit a consolidated application, with Dallas County as the lead agency, for the acceptance of the 2008-09 Juvenile Accountability Block Grant to provide further development and enhancements to an integrated data processing system from the Office of the Governor, Criminal Justice Division, and execution of the grant agreement, waiver of application and memorandum of understanding - \$91,350 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$82,215) and Current Funds (\$9,135) **[08-0886; APPROVED]**

CONSENT AGENDA (Continued)**Public Works & Transportation**

65. Authorize a contract for the construction of pavement surface improvements for 2008 Asphaltic Concrete Street Resurfacing, Group 1 on 29 improved streets (list attached) - JRJ Paving, L.P., lowest responsible bidder of three - \$5,909,784 - Financing: 2003 Bond Funds (\$936,982), 2006 Bond Funds (\$4,903,202) and Water Utilities Capital Construction Funds (\$69,600) **[08-0887; APPROVED]**
66. Authorize a contract for the construction of pavement surface improvements for 2008 Asphaltic Concrete Street Resurfacing, Group 2 on 33 improved streets (list attached) - Austin Bridge and Road, L.P., lowest responsible bidder of three - \$8,537,862 - Financing: 2003 Bond Funds (\$2,729,716), 2006 Bond Funds (\$5,652,096) and Water Utilities Capital Construction Funds (\$156,050) **[08-0888; APPROVED AS AN INDIVIDUAL ITEM]**
67. Authorize **(1)** a contract for the construction of paving and drainage improvements at the intersection of Frankford Road and Hillcrest Road - JRJ Paving, L.P., lowest responsible bidder of five - \$678,086; **(2)** the receipt and deposit of funds to be reimbursed by Collin County in an amount not to exceed \$300,000; and **(3)** an increase in appropriations in the amount of \$300,000 in the Capital Projects Reimbursement Fund - Not to exceed \$678,086 - Financing: Capital Project Reimbursement Funds (\$650,300) (\$350,300 previously approved by Resolution Nos. 00-2313 and 03-0653) and Water Utilities Capital Construction Funds (\$27,786) **[08-0889; APPROVED]**
68. Authorize a professional services contract with O'Brien Engineering, Inc. for the engineering design of 5 erosion control projects (list attached) - \$127,101 - Financing: 2003 Bond Funds (\$9,835), 2006 Bond Funds (\$106,984) and Water Utilities Capital Construction Funds (\$10,282) **[08-0890; APPROVED]**
69. Authorize an increase in the contract with McMahon Contracting, LP for additional channel and drainage improvements for Highland Road from Ferguson Road to Jim Miller Road - Not to exceed \$83,580, from \$3,868,209 to \$3,951,710 - Financing: 1998 Bond Funds **[08-0891; APPROVED]**
70. Authorize **(1)** an increase in the contract with North Texas Contracting to install additional storm drainage improvements for the fuel and chemical containment systems at five locations at Dallas Executive Airport in an amount not to exceed \$105,838, from \$763,510 to \$869,348; **(2)** an increase in appropriations in an amount not to exceed \$105,838 in the Federal Aviation Administration Airport Improvement Program Grant Funds; and **(3)** extending the contract term by an additional seventy-five days - Not to exceed \$105,838 - Financing: Aviation Capital Construction Funds (\$26,459), Federal Aviation Administration Airport Improvement Program Grant Funds (\$79,379) **[08-0892; APPROVED]**
71. Authorize an Interlocal Agreement with the Texas Department of Transportation for right-of-way acquisition and utility relocations for proposed paving improvements at the intersection of Preston Road (SH 289) and Beltline Road - \$15,000 - Financing: 2003 Bond Funds **[08-0893; APPROVED]**

CONSENT AGENDA (Continued)**Public Works & Transportation (Continued)**

72. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation for the upgrade of traffic signal hardware at seven intersections located throughout the city using funds from the federal Hazard Elimination Program (HES) administered by TxDOT (list attached); and **(2)** an amendment to Resolution No. 05-0172 previously approved on January 12, 2005, to increase the local matching fund amount from \$8,706 to \$32,132 - Financing: 1995 Bond Funds **[08-0894; APPROVED]**

**Water Utilities**

73. Authorize a contract for the installation of water and wastewater mains at 16 locations (list attached) - Barson Utilities, Inc., lowest responsible bidder of four - \$5,820,988 - Financing: Water Utilities Capital Improvement Funds **[08-0895; APPROVED]**
74. Authorize a contract for the installation of water and wastewater mains at 26 locations (list attached) - SYB Construction Co., Inc., lowest responsible bidder of four - \$7,697,240 - Financing: Water Utilities Capital Improvement Funds **[08-0896; APPROVED]**
75. Authorize an increase in the agreement with the Texas Department of Transportation for additional water main improvements and adjustments in conjunction with the Spur 366 (Woodall Rodgers Freeway) six-lane extension over the Trinity River with ramps to Industrial Boulevard and direct connect to and from Interstate Highway 35E - \$266,706, from \$1,405,122 to \$1,671,828 - Financing: Water Utilities Capital Construction Funds **[08-0897; APPROVED]**
76. Authorize an increase in the contract with Archer Western Contractors, Ltd. for additional work associated with ozone facilities and chemical feed system improvements at the Bachman Water Treatment Plant - \$41,233, from \$23,182,199 to \$23,223,432 - Financing: Water Utilities Capital Construction Funds **[08-0898; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

77. 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) **[08-0899; 08-0900 FULL COUNCIL AND 08-0901 BOARD OFFICERS; APPOINTMENTS MADE TO THE BOARDS]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services**ZONING CASES – CONSENT [08-0902]

78. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Wycliff Avenue and Lemmon Avenue **[08-0903; HEARING CLOSED; ORDINANCE 27114; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan and conditions Z067-325(OTH)
79. A public hearing to receive comments regarding a Landmark Commission authorized hearing to consider a Historic Overlay on property zoned an R-7.5(A) Single Family District at 5543/5545 Sears Street on the north side of Sears Street between Euclid Street and Summit Avenue and an ordinance granting the Historic Overlay district **[08-0904; HEARING CLOSED; ORDINANCE 27115; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval, subject to preservation criteria Z067-285(MW)
80. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Tattoo Studio and Body Piercing Studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Main Street, east of Crowds Street **[08-0905; HEARING CLOSED; ORDINANCE 27116; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions Z078-122(OTH)
81. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the conditions and the development plan for Subdistrict 1 within Planned Development District No. 732, on the east terminus of Folsom Street, north of Fort Worth Avenue and west of Sylvan Avenue **[08-0906; HEARING CLOSED; ORDINANCE 27117; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions Z078-125(OTH)
82. A public hearing to receive comments regarding an application for and a resolution accepting the revision to a landscape plan, as required in public deed restrictions, on property zoned a CR Community Retail District on the south side of Rosemeade Parkway, east of Marsh Lane **[08-0907; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval  
Z078-126(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Department of Development Services (Continued)**

ZONING CASES - CONSENT (Continued)

- 83. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract IV and VI of Planned Development District No. 88 for a linguistic center, retirement housing and monopole cellular tower, on the south line of Camp Wisdom, west of Clark Road **[08-0908; HEARING CLOSED; ORDINANCE 27118; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to the development plans and conditions  
Z078-134(WE)
  
- 84. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street between Malcolm X Boulevard and Crowds Street **[08-0909; HEARING CLOSED; ORDINANCE 27119; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval for a two-year time period, subject to a site plan and conditions  
Z078-136(WE)
  
- 85. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on properties generally bounded by Marsalis Avenue, Edgemont Avenue, both sides of Cedar Oaks Boulevard, Winter Street, both sides of Arizona Avenue and 18<sup>th</sup> Street **[08-0910; HEARING CLOSED; ORDINANCE 27120; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval  
Z078-140(MF)

ZONING CASES - INDIVIDUAL

- 86. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain MU-2 Mixed Use District Uses on property zoned a CR Community Retail District at the northwest corner of Ferndale Road and Shoreview Road **[08-0911; HEARING CLOSED; ORDINANCE 27121; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z067-322(RB)
  
- 87. A public hearing to receive comments regarding an application for an MF-1(A) Multifamily District on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the east side of St. Augustine Drive, north of Bruton Road **[08-0912; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL APRIL 23, 2008]**  
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant  
Recommendation of CPC: Denial  
Z078-115(MAW)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Department of Development Services (Continued)**

ZONING CASES - INDIVIDUAL (Continued)

88. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for multifamily, nursing/convalescent/retirement home, single family and office uses, on property zoned an MF-1(A) Multifamily District, on the north side of Harvest Hill, between Montfort Drive and Noel Road **[08-0913; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL MAY 28, 2008]**

Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions  
Z067-306(OTH)

89. A public hearing to receive comments regarding an application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar on property zoned an MU-1 Mixed Use District on the west side of Marvin D. Love Freeway, south of Camp Wisdom **[08-0914; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED TO DENY]**

Recommendation of Staff: Approval for a two-year time period with automatic renewals for additional five year periods, subject to a site plan and conditions

Recommendation of CPC: Denial  
Z078-138(WE)

90. A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 499 for an Institution of Charitable, Religious, or Philanthropic Nature on the southwest corner of Pembroke Avenue and Madison Street and a resolution accepting new deed restrictions volunteered by the applicant **[08-0915; HEARING CLOSED; ORDINANCE 27122; CPC RECOMMENDATION FOLLOWED]**

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant

Z078-129(JH)

91. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District, located on the west side of Parry Avenue between Exposition Avenue and First Street **[08-0916; HEARING CLOSED; ORDINANCE 27123; CPC RECOMMENDATION FOLLOWED]**

Recommendation of Staff: Approval, for a two-year time period, subject to a site plan and conditions

Recommendation of CPC: Approval, for a three-year time period, subject to a site plan and conditions

Z078-137(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Department of Development Services (Continued)**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- 92. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for retail uses, certain IM Industrial Manufacturing District uses and certain IR Industrial Research District Uses, on property zoned an IR Industrial Research District on the northeast corner of Simpson Stuart Road and Interstate 45 **[08-0917; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL APRIL 23, 2008]**  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions Z056-311(OTH)  
Note: This case was considered by the City Council at a public hearing on February 13, 2008, and was taken under advisement until March 26, 2008, with the public hearing open.
  
- 93. A public hearing to receive comments regarding an application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street **[08-0918; HEARING CLOSED; REMAND BACK TO CITY PLAN COMMISSION]**  
Recommendation of Staff: Approval of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property.  
Recommendation of CPC: Denial  
Z067-259(OTH)  
Note: This item was considered by the City Council at a public hearing on February 27, 2008, and was taken under advisement until March 26, 2008, with the public hearing open.
  
- 94. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of Westmoreland Road between Overcrest Street and Davis Street **[08-0919; HEARING CLOSED; ORDINANCE 27124; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z067-159(RB)  
Note: This item was considered by the City Council at public hearings on February 13, and February 27, 2008, and was taken under advisement until March 26, 2008, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Department of Development Services (Continued)**

SPECIAL PROVISION SIGN DISTRICT- UNDER ADVISEMENT - INDIVIDUAL

- 95. A public hearing to receive comments regarding an application for an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs on a tract of land generally between Main Street and Elm Street west of Akard Street **[08-0920; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JUNE 25, 2008]**

Recommendation of Staff: Approval, subject to staff conditions

Recommendation of CPC: Denial

SPSD067-003

Note: This item was considered by the City Council at public hearings on November 28, 2007, and February 27, 2008, and was taken under advisement until March 26, 2008, with the public hearing open

MISCELLANEOUS HEARINGS

**Department of Development Services**

- 96. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Charter Hampton, L.P. located near the intersection of Hampton Road and Illinois Avenue and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Charter Hampton, L.P. by the Texas Commission on Environmental Quality **[08-0921; HEARING CLOSED; ORDINANCE 27125; APPROVED]**

Recommendation of Staff: Approval

- 97. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Carlyle/Cypress Mockingbird, LLC located near the intersection of Mockingbird Lane and Haggar Way and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Carlyle/Cypress Mockingbird, LLC by the Texas Commission on Environmental Quality **[08-0922; HEARING CLOSED; ORDINANCE 27126; APPROVED]**

Recommendation of Staff: Approval

- 98. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Burlwood, LLC located near the intersection of Central Expressway and I.H. 45 and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Burlwood, LLC by the Texas Commission on Environmental Quality **[08-0923; HEARING CLOSED; ORDINANCE 27127; APPROVED]**

Recommendation of Staff: Approval



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Economic Development**

**Fort Worth Avenue TIF District**

**Note:** Item Nos. 99 and 100 must be considered collectively.

- 99. \* A public hearing to receive comments on an amendment to Tax Increment Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to decrease the geographic area of the Fort Worth Avenue TIF District boundary to remove certain parcels west and northwest of the intersection of Sylvan Avenue and Fort Worth Avenue - Financing: No cost consideration to the City **[08-0924; HEARING CLOSED]**
- 100. \* An ordinance amending Ordinance No. 26798 to decrease the geographic area of the Fort Worth Avenue TIF District boundary to remove certain parcels west and northwest of the intersection of Sylvan Avenue and Fort Worth Avenue - Financing: No cost consideration to the City **[08-0925; ORDINANCE 27128; APPROVED]**
- 101. An ordinance **(1)** approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District); and **(2)** authorizing participation agreements with Dallas County for the Fort Worth Avenue TIF District - Financing: No cost consideration to the City **[08-0926; ORDINANCE 27129; APPROVED]**

**TCDFWI20 II LP Incentives, Reinvestment Zone No. 70**

**Note:** Item Nos. 102 and 103 must be considered collectively.

- 102. \* 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. 70, incorporating the 46.34 acres of property east of 2300 Beckleymeade Avenue, for the purpose of granting economic development incentives to TCDFWI20 II, LP - Financing: No cost consideration to the City **[08-0927; HEARING CLOSED]**
- 103. \* An ordinance designating the 46.34 acres of property east of 2300 Beckleymeade Avenue as City of Dallas Reinvestment Zone No. 70, for the purpose of granting economic development incentives to TCDFWI20 II, LP and establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[08-0927; ORDINANCE 27130; APPROVED]**

**TCDFWI20 II LP Incentives, Reinvestment Zone No. 70**

**Note:** Item Nos. 104 and 105 must be considered collectively.

- 104. \* Authorize a 90 percent real property tax abatement agreement for 10 years with TCDFWI20 II, LP located on 46.34 acres of property east of 2300 Beckleymeade Avenue - Revenue: First year revenue estimated at \$14,958; ten-year revenue estimated at \$171,477 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$1,543,290) **[08-0928; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Economic Development** (Continued)

**TCDFWI20 II LP Incentives,  
Reinvestment Zone No. 70** (Continued)

**Note:** Item Nos. 104 and 105  
must be considered collectively.

105. \* Authorize a public infrastructure cost participation agreement with TCDFWI20 II, LP for the construction of public infrastructure to support the development of commercial/industrial space located on 46.34 acres of property east of 2300 Beckleymeade Avenue - Not to exceed 30 percent of the cost or \$442,932 whichever is less - Not to exceed \$442,932 - Financing: 1998 Bond Funds **[08-0929; APPROVED]**

**Office of Financial Services**

106. A public hearing to receive comments in preparation of the FY 2008-09 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[08-0930; HEARING CLOSED]**

**ADDENDUM  
 CITY COUNCIL MEETING  
 MARCH 26, 2008  
 CITY OF DALLAS  
 1500 MARILLA  
 COUNCIL CHAMBERS, CITY HALL  
 DALLAS, TEXAS 75201  
 9:00 A. M.**

ADDITIONS:

Closed Session [**08-0931; HELD** ]

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

- Legal issues involving amendments to Chapter 51 regarding definition of a park or parkland
- Legal issues involving acceptance of benefits by public officials

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize an increase in the U.S. Communities Government Purchasing Alliance Administrative Agreement, for the purchase of systems furniture, freestanding furniture, seating, filing equipment and related support services - Not to exceed \$1,511,700, from \$2,600,000 to \$4,111,700 - Financing: Current Funds (subject to annual appropriations) [**08-0932; APPROVED AS AN INDIVIDUAL ITEM**]

**Housing**

2. A resolution **(1)** in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low income housing tax credits pursuant to Section 50.5 (A) (7) (A-C) of the Qualified Allocation Plan for the new construction of 125 SRO units for families located at 2734 Clarence Street for LifeNet Supportive Housing SRO Community, L.P., and **(2)** authorizing a \$1,000,000 forgivable loan to the LifeNet Supportive Housing SRO Community, L.P. from the 2005 Bond Funds for acquisition of land and substandard properties in the project area, contingent, among other conditions, on the applicant receiving a 9% tax credit allocation by September 30, 2008 - Not to exceed \$1,000,000 - Financing: 2005 Bond Funds [**08-0933; APPROVED AS AN INDIVIDUAL ITEM**]

**Public Works & Transportation**

3. An ordinance amending Chapter 52, Administrative Procedures for the Construction Code; Chapter 53, Dallas Building Code; and Chapter 57, Dallas One and Two-Family Dwelling Code, of the Dallas City Code; establishing a green building program; regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City [**08-0934; DEFERRED UNTIL APRIL 9, 2008**]

**ADDENDUM  
CITY COUNCIL MEETING  
MARCH 26, 2008**

ITEMS FOR INDIVIDUAL CONSIDERATION

ITEMS FOR FURTHER CONSIDERATION

**Equipment & Building Services**

4. Authorize Supplemental Agreement No. 1 to the professional services contract with Parsons Brinckerhoff Americas, Inc. for electric procurement services beyond December 31, 2008; the development of a billing information system; and related energy management services such as contracting renewable wind power, evaluation of the Texas Nodal Market and evaluation of emerging technologies - Not to exceed \$593,735, from \$713,900 to \$1,307,635 - Financing: Convention and Event Services Current Funds (\$39,516), Aviation Current Funds (\$56,452), Current Funds (\$169,356), Water Utilities Current Funds (\$328,411) **[08-0935; APPROVED AS AMENDED]**

CORRECTION:

**City Attorney's Office**

19. Authorize Supplemental Agreement No. 2 to the professional services contract with R. W. Beck, Inc. for additional services needed by the City in connection with Bankruptcy Case No. 07-32219 related to the McCommas Bluff Landfill gas plant lease - Not to exceed ~~\$62,263~~, \$39,000, from \$217,949 to ~~\$280,212~~ \$256,949 - Financing: Current Funds **[08-0841]**