

AGENDA
SPECIAL CALLED CITY COUNCIL MEETING
FRIDAY, JUNE 19, 2009
CITY HALL
COUNCIL CHAMBERS
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance **[09-1530]**

CONSENT AGENDA **[09-1531; APPROVED]**

City Attorney's Office

1. Authorize settlement of the lawsuit styled Erica Brewer v. City of Dallas, Cause No. 08-02027-B - Not to exceed \$6,500 - Financing: Current Funds **[09-1532; APPROVED]**
2. Authorize settlement of the lawsuit styled Benito Mendoza and Josefina Garcia, Individually and on Behalf of the Estate of Guillermo Mendoza v. City of Dallas, Civil Action No. 3:07-CV2083-K - Not to exceed \$10,000 - Financing: Current Funds **[09-1533; APPROVED AS AN INDIVIDUAL ITEM]**
3. Authorize settlement of the lawsuit styled Kevin Lee Harper v. City of Dallas, Cause No. 08-08088 - Not to exceed \$15,000 - Financing: Current Funds **[09-1534; APPROVED]**
4. Authorize settlement of the lawsuit styled Keisha Heard, Individually, and as Next Friend of Rivers Heard, Bernard Hanyard and Kaira Thomas and Cheryl Reichert, Individually, and as Next Friend of Annabelle Reichert, Logan Reichert and Tyler Reichert v. City of Dallas, Cause No. 05-06074-K - Not to exceed \$500,000 - Financing: Current Funds **[09-1535; APPROVED]**

Department of Development Services

5. Authorize settlement in lieu of proceeding with condemnation of approximately 109,642 square feet of unimproved land from Kenneth Everhart located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$44,000 (\$41,531, plus closing costs not to exceed \$2,469) - Financing: Water Utilities Capital Construction Funds **[09-1536; APPROVED]**
6. Authorize settlement in lieu of proceeding with condemnation of approximately 96,151 square feet of unimproved land from Angus Dickson, Jr. located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$47,140 (\$44,140 plus closing costs not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds **[09-1537; APPROVED]**

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FRIDAY, JUNE 19, 2009

CONSENT AGENDA (Continued)

Council Chambers

Department of Development Services (Continued)

7. Authorize the deposit of a Special Commissioners' Award in City of Dallas v. 88 Dallas Rosewood, L.L.P., et al, Cause No. CC-09-00140-D, pending in the County Court at Law No. 4, for acquisition from 88 Dallas Rosewood, LP. of approximately 147,757 square feet of land located near the intersection of Highland and Ferguson Roads for the White Rock Hills Recreation Center Project - Not to exceed \$101,239, from \$410,000 to \$511,239 - Financing: 2003 Bond Funds **[09-1538; APPROVED]**
8. Authorize moving expense and rental assistance payments for L. C. Coleman as a result of an official written offer of just compensation to purchase real property at 2618 Valentine Street to be used in conjunction with the Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Not to exceed \$16,703 - Financing: 2006 Bond Funds **[09-1539; APPROVED]**
9. Authorize moving expense and rental assistance payments for Ruben Shields as a result of an official written offer of just compensation to purchase real property at 2610 Anderson Street to be used in conjunction with the Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Not to exceed \$18,281 - Financing: 2006 Bond Funds **[09-1540; APPROVED]**
10. Authorize moving expense and replacement housing payments for Wilbur Lewis, Jr. as a result of an official written offer of just compensation to purchase real property at 2611 Anderson Street to be used in conjunction with the Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Not to exceed \$57,500 - Financing: 2006 Bond Funds **[09-1541; APPROVED]**

Housing

11. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by 4E Community Development Corporation for the construction of affordable houses; **(2)** the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to 4E Community Development Corporation; and **(3)** execution of a release of non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) - Financing: No cost consideration to the City **[09-1542; APPROVED]**

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FRIDAY, JUNE 19, 2009

CONSENT AGENDA (Continued)
Housing (Continued)

Council Chambers

12. Authorize the Residential Weatherization and Energy Efficiency Program Statement, a component of the Dallas Sustainability Communities Initiative (DSCI) Weatherization and Energy Efficiency Program, to achieve energy efficiency improvements in Neighborhood Investment Program communities - Financing: No cost consideration to the City **[09-1543; APPROVED AS AN INDIVIDUAL ITEM]**
13. Authorize a secured, no interest, forgivable loan pursuant to the Residential Development Acquisition Loan Program in the amount of \$300,000 to East Dallas Community Organization for acquisition costs and related costs of 29 unimproved properties located at Interstate 35 between Camp Wisdom and Wheatland Roads for the development of low-to-moderate income single-family homes contingent upon Department of Housing and Urban Development Environmental Review approval - Not to exceed \$300,000 - Financing: 2008-09 Community Development Block Grant Funds **[09-1544; APPROVED]**

Park & Recreation

14. Authorize a fifteen-year maintenance agreement with two ten-year renewal options with The Celebration Tree Grove, an organized initiative operating under the umbrella of the For the Love of the Lake Foundation, a 501(c) (3) tax exempt organization, for maintenance of the Celebration Tree Grove, tree maintenance and tree replacement at White Rock Lake Park located at 8300 Garland Road - Financing: No cost consideration to the City **[09-1545; APPROVED]**
15. Authorize a ten-year use agreement, with two five-year renewal options, with Prime Time Association to fund, design, maintain and operate a football facility at Wheatland Park located at 2115 West Wheatland Road for the period July 1, 2009 through June 30, 2019 - Not to exceed \$250,000 - Financing: 2003 Bond Funds (\$240,000) and Current Funds (\$10,000) (subject to annual appropriations) **[09-1546; APPROVED AS AN INDIVIDUAL ITEM]**
16. Authorize a professional services contract with Quimby McCoy Preservation Architects, LLP for schematic design through construction administration services for the construction of a new pavilion at Webb Chapel Park located at 11428 Cromwell Drive - \$64,335 - Financing: 2006 Bond Funds**[09-1547; APPROVED]**
17. Authorize an increase in the contract with A S Con, Inc. for the replacement of playground equipment at Benito Juarez Parque de Heroes located at 3352 North Winnetka Avenue and the replacement of playground equipment at Hattie Rankin Moore Park located at 3212 North Winnetka Avenue - Not to exceed \$87,713, from \$449,200 to \$536,913 - Financing: 2006-07 Community Development Grant Funds (\$84,715) and 2004-05 Community Development Grant Block Funds (\$2,998) **[09-1548; APPROVED]**

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FRIDAY, JUNE 19, 2009

ITEMS FOR INDIVIDUAL CONSIDERATION

Council Chambers

Convention and Event Services

18. Authorize the City Manager to approve and consent to: **(1)** the issuance, sale, and delivery of Dallas Convention Center Hotel Development Corporation Hotel Revenue Bonds in one or more series, subject to certain parameters; **(2)** the Dallas Convention Center Hotel Development Corporation (the "issuer") negotiating and entering into all agreements and instruments to which the issuer is a party in connection with the issuance of its hotel revenue bonds, including but not limited to an indenture of trust, bond purchase agreement, economic development agreement, cash management and lockbox agreement, and continuing disclosure agreement, and the issuer and its consultants taking all other actions deemed necessary in connection with the issuance of the hotel revenue bonds, including the engagement of the bond underwriters, trustee, co-bond counsel and co-financial advisors; **(3)** the issuer entering into the hotel operating agreement and related agreements and revised and/or amended developer agreement, design/build contract and related agreements; **(4)** the execution by the city of an economic development agreement with the issuer and continuing disclosure agreement in connection with the hotel revenue bonds; **(5)** the conveyance by the city of the hotel site to the issuer and the redemption of certain City of Dallas, Texas Combination Tax and Revenue Certificates of Obligation, Series 2008; **(6)** the amendment of the articles of incorporation of the issuer; and **(7)** other actions deemed necessary in connection therewith - Financing: No cost consideration to the City **[09-1549; APPROVED AS AMENDED; ORDINANCE 27567]**

19. Authorize **(1)** an economic development grant in the amount of \$309,187 to the Dallas Convention Center Hotel Development Corporation for payment of specified development costs in accordance with the terms of the Parameters Ordinance (to be reimbursed from the sale of Hotel Revenue Bonds); and **(2)** the establishment of appropriations in the amount of \$309,187 in the Convention Center Hotel Development Corporation (LGC) Fund - Total not to exceed \$309,187 - Financing: Convention and Event Services Capital Construction Funds (to be reimbursed from the future sale of Hotel Revenue Bonds) **[09-1550; APPROVED AS AMENDED]**

Open Microphone Speakers **[09-1551]**

Council Chambers