

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, NOVEMBER 17, 2010

10-2940

CITY COUNCIL BRIEFING  
CITY HALL, ROOM 6ES  
MAYOR LEPPERT, PRESIDING

PRESENT: [14] Leppert, Caraway, Medrano, Jasso, Neumann, Hill, Salazar, Davis,  
Atkins, Kadane, Allen, Koop, Margolin, Hunt

ABSENT: [1] \*\*Natinsky (Absent on city business)

The meeting was called to order at 9:03 a.m.

The city secretary announced that a quorum of the city council was present.

The invocation was given by Eduardo Gonzalez, Rector, The Cathedral Shrine of the Virgin of Guadalupe.

Mayor Pro Tem Caraway led the Pledge of Allegiance.

The meeting agenda, which was posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the city council adjourned at 4:51 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

The meeting agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the city secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

\* **Indicates arrival time after meeting called to order.**

\*\* **Absent on city business**

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EXHIBIT A

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EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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Special Presentations

At the beginning of each briefing meeting of the city council a time is set aside for the mayor to recognize special individuals or groups, to read mayoral proclamations, to confer honorary citizenships, and to make special presentations.

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CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: Otis Fagan, 2247 Scotland Dr.  
SUBJECT: Home invasion (2009)

**OPEN MICROPHONE – END OF MEETING – SPOKE IN LAST 30 DAYS:**

SPEAKER: Ozumba Lluk-X, 4106 Vineyard Dr.  
REPRESENTING: God  
SUBJECT: Arrogant, racist and unjust with greed

SPEAKER: R.W. Traylor, 4523 Cranfill Dr.  
SUBJECT: Issues

SPEAKER: Gwain Wooten, 1000 Grigsby Ave.  
REPRESENTING: R.A.W. (Real American Women)  
SUBJECT: Automobiles need maintenance not humans

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Item 1: Approval of Minutes of the October 20, 2010 City Council Meeting

Councilmember Neumann moved to adopt the minutes.

Motion seconded by Councilmember Salazar and unanimously adopted. (Natinsky absent on city business)

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Item 2: 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)

The city secretary distributed a report showing all nominations and re-nominations received for city boards and commissions appointments for the 2009-2011 board term updated through November 17, 2010.

The city secretary noted the report indicated nominees and re-nominees for full council appointments cleared for council action met all qualifications for service.

Deputy Mayor Pro Tem Medrano moved to appoint Ed Hickson to the Civil Service Board and Lucy Burns, Registered Voter, to the Reinvestment Zone Five Board (City Center) and Reinvestment Zone Eleven Board (Downtown Connection).

Motion seconded by Councilmember Allen and unanimously adopted. (Natinsky absent on city business)

Deputy Mayor Pro Tem Medrano moved to appoint James Edger "Ed" Palmer, Chair, to the Municipal Library Board.

Motion seconded by Councilmember Allen and unanimously adopted. (Natinsky absent on city business)

**[Information on each newly-appointed member is located in the file shown next to the name of the board.]**

<b>10-5289</b>	<b>CSB</b>	<b>CIVIL SERVICE BOARD</b>
<b>10-5290</b>	<b>RZ05</b>	<b>REINVESTMENT ZONE FIVE BOARD (CITY CENTER)</b>
<b>10-5291</b>	<b>RZ11</b>	<b>REINVESTMENT ZONE ELEVEN BOARD (DOWNTOWN CONNECTION)</b>
<b>10-5292</b>		<b>BOARD OFFICERS</b>

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Item 3: A resolution designating absences by Councilmembers Tennell Atkins and Steve Salazar as being for "official city business" - Financing: No cost consideration to the City

Deputy Mayor Tem Medrano moved to adopt the item.

Motion seconded by Councilmember Allen and unanimously adopted. (Natinsky absent on city business)

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- Item 4: Authorize a Modification, Assumption and Extension Agreement with City Wide Community Development Corporation (CWCDC) to: **(1)** modify the two prior Chapter 380 agreements, and related Real Estate Lien Notes, Deeds of Trust and Deed Restrictions (Loan Documents) that have been executed between the City and CWCDC for the development of the Lancaster Corridor to: **(a)** realign the total funding amount of \$3,850,000 that has been advanced to CWCDC with the separate projects comprising the Lancaster Corridor Development; **(b)** provide for the release of City liens on the Lancaster Corridor properties upon start of construction; and **(c)** extend the demolition and construction commencement dates to a date 12 months after the date of execution for the modified Loan Documents; **(2)** assign the Loan Documents to Catalyst, with Catalyst expressly assuming and agreeing to pay and to perform all obligations detailed in the Loan Documents; and **(3)** authorize the Director of the Office of Economic Development to execute such other instruments including subordinations as necessary to accommodate the financing structure for this project - Financing: No cost consideration to the City

Councilmember Hill moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Medrano and Councilmember Salazar and unanimously adopted. (Natinsky absent on city business)

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Item 5: A public hearing to receive comments on an amended City of Dallas proposal to submit an application to the U.S. Department of Housing and Urban Development (HUD) for a Community Development Block Grant Section 108 Guarantee Loan Program loan in the amount of \$8,492,000 for a loan for Lancaster Urban Village Commercial LLC to develop the Lancaster Urban Village project including land acquisition at the southwest quadrant of the intersection of South Lancaster Road and Ann Arbor Avenue, sitework, commercial development and development of a parking garage for a mixed-use, transit-oriented development along the South Lancaster Road corridor across from the Veterans Affairs Medical Center (V.A.) and for a loan interest reserve; and at the close of the public hearing, authorize **(1)** submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Lancaster Urban Village Commercial LLC in an amount not to exceed \$8,492,000; and **(2)** the City Manager to submit the application and take necessary actions in connection with the application submission - Financing: No cost consideration to the City

No one appeared in opposition to or in favor of the item.

Councilmember Hill moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Natinsky absent on city business)

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Briefing A: Dallas/Fort Worth International Airport M/WBE Program

Jeff Fagan, Chief Executive Officer, Dallas/Fort Worth International Airport briefed the city council on the item.

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Briefing B: School Bus Crossing Zones

This item was not briefed.

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Lunch - Friends of the Katy Trail

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Briefing C: Sales Tax Overview

The city manager briefed the city council on the item.

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Closed Session [**10-2952**]

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

- Legal issues involving the Downtown solicitation ordinance
- Claudette Drake, Individually and as Next Friend of Sashambry Hollins, a minor v. City of Dallas, Cause No. 10-03831-B
- Julie Anne London v. The City of Dallas, Cause No. 10-00794-D
- Braulio Xolio v. City of Dallas, Cause No. 10-01780-C
- Gas Utility Docket (GUD) No. 10000
- Legal issues involving the local option elections on sale of alcoholic beverages under the Texas Election Code
- Legal issues involving registered sex offenders residential restrictions

Security Briefings (Sec. 551.076 T.O.M.A.)

- Security Table Top Exercises

At 2:27 p.m., Mayor Leppert announced the closed session of the city council authorized by Chapter 551, "OPEN MEETING," of the (Texas Open Meetings Act) to discuss the following matters:

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

- Legal issues involving the Downtown solicitation ordinance
- Gas Utility Docket (GUD) No. 10000
- Legal issues involving the local option elections on sale of alcoholic beverages under the Texas Election Code
- Legal issues involving registered sex offenders residential restrictions

Security Briefings (Sec. 551.076 T.O.M.A.)

- Security Table Top Exercises

Mayor Leppert reconvened the city council meeting after the closed session at 4:50 p.m. No other matters were discussed during the closed session.

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EXHIBIT C