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CITY SECRETARY
DALLAS, TEXAS

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



COUNCIL AGENDA

June 8, 2011

DATE

(FOR GENERAL INFORMATION AND RULES OF COURTESY PLEASE SEE OPPOSITE SIDE.)

(LA INFORMACIÓN GENERAL Y REGLAS DE CORTESÍA QUE DEBEN OBSERVARSE
DURANTE LAS ASAMBLEAS DEL CONSEJO MUNICIPAL APARECEN EN EL LADO OPUESTO, FAVOR DE LEERLAS.)

AN

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 before 9:00 a.m. on the meeting date. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Informacion General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner CityCable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 9 de la mañana del día de la asamblea. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesia

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, JUNE 8, 2011
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

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 38

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 39 - 49

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 50 - 69

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

AGENDA
CITY COUNCIL MEETING
JUNE 8, 2011
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the May 25, 2011 City Council Meeting

CONSENT AGENDA

Aviation

2. A resolution authorizing the ceremonial designation of Herb Kelleher Way to a portion of Cedar Springs Road from Mockingbird Lane to the Dallas Love Field Terminal - Financing: No cost consideration to the City
3. Authorize **(1)** an application for and acceptance of an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to perform Rolling Dynamic Deflectometer testing at Dallas Executive Airport as part of the capital improvement projects under TxDOT's State Block Grant Program, for TxDOT to assume responsibility for administering the FAA's Airport Improvement Program grants at airports classified as "other than primary" airports; **(2)** a TxDOT match of 90% of project costs under the State Block Grant Program in an amount not to exceed \$144,000; **(3)** a 10% local match of the project costs in an amount not to exceed \$16,000; and **(4)** execution of the grant agreement for the period July 2011 through July 2012 - Not to exceed \$160,000 - Financing: Aviation Capital Construction Funds (\$16,000) and Texas Department of Transportation Grant Funds (\$144,000)

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

4. Authorize a three-year service contract for yard waste grinding service at the City's landfill and transfer stations - National Waste Management, Inc., lowest responsible bidder of four - Not to exceed \$1,689,000 - Financing: Current Funds (subject to annual appropriations)
5. Authorize a three-year service contract to remove and install reflective pavement marking and reflective lane striping - Striping Technology, LP, lowest responsible bidder of four - Not to exceed \$3,381,897 - Financing: Current Funds (subject to annual appropriations)
6. Authorize a five-year service contract for janitorial service at City Hall and various Equipment and Building Services locations - Member's Building Maintenance in the amount of \$3,946,539 and Oriental Building Services, Inc. in the amount of \$2,483,508, most advantageous proposers of ten - Total not to exceed \$6,430,047 - Financing: Current Funds (subject to annual appropriations)
7. Authorize Supplemental Agreement No. 1 to increase the service contract with Systems Research and Applications Corporation for five years to allow access to a nationwide web-based system utilized by Police and to track gang activity to extend the contract term through March 31, 2016, Sole Source - Not to exceed \$100,000, from \$149,720 to \$249,720 - Financing: Current Funds (subject to annual appropriations)
8. Authorize a three-year consultant contract, with a three-year renewal option, for participation in the Emergency Interruptible Load Service Program and the Commercial Load Management Program - Comverge, Inc., most advantageous proposer of four - Estimated Annual Revenue: \$105,400
9. Authorize a one-year master agreement for clamps, couplings, sleeves and adapters - Municipal Water Works Supply L.P. in the amount of \$137,430, HD Supply Waterworks, LTD in the amount of \$73,770 and Powerseal Pipeline Products Corp. in the amount of \$31,747, lowest responsible bidders of three - Total not to exceed \$242,947 - Financing: Water Utilities Current Funds
10. Authorize a three-year master agreement for cast iron fittings - HD Supply Waterworks, LTD in the amount of \$160,000 and Mainline Supply Company in the amount of \$150,000, lowest responsible bidders of three - Total not to exceed \$310,000 - Financing: Water Utilities Current Funds
11. Authorize **(1)** a three-year master agreement for fire equipment tools and parts for Dallas Fire-Rescue - Casco Industries, Inc. in the amount of \$204,000 and Metro Fire Apparatus Specialists, Inc. in the amount of \$33,000; and **(2)** a three-year service contract for the repair of fire equipment tools for Dallas Fire-Rescue - Casco Industries, Inc. in the amount of \$112,500 and Metro Fire Apparatus Specialists, Inc. in the amount of \$17,400, lowest responsible bidders of three - Total not to exceed \$366,900 - Financing: Current Funds (subject to annual appropriations)

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

12. Authorize **(1)** an acquisition contract for the purchase and implementation of a volunteer management software system in the amount of \$31,750; and **(2)** a three-year service contract for maintenance and support in the amount of \$31,130 - Samaritan Software, LLC dba Samaritan Technologies, most advantageous proposer of three - Total not to exceed \$62,880 - Financing: Recreation Center Program Funds (\$49,120) (subject to annual appropriations) and 2009 Urban Area Security Initiative Grant Funds (\$13,760)
13. Authorize a five-year concession contract for operation of the food and beverage concessions at the Harry S. Moss Park soccer complex for Park and Recreation - Lake Highlands Soccer Association, only proposer - Estimated Annual Revenue: \$2,400
14. Authorize Supplemental Agreement No. 1 to the contract with Health Texas Provider Network dba MedProvider through June 30, 2012 to increase the scope of the contract to include heavy metal testing, hepatitis B screening and qualitative HIV testing for firefighters assigned to the Hazardous Materials Response Team - Not to exceed \$195,744, from \$1,565,954 to \$1,761,698 - Financing: Current Funds (subject to annual appropriations)

City Attorney's Office

15. Authorize settlement of the lawsuit styled Homero Salas v. City of Dallas, Cause No. 10-07509-B - Not to exceed \$10,750 - Financing: Current Funds
16. Authorize settlement of a claim filed by Ana Romero, Claim No. LDPD-10-00004-01-31 - Not to exceed \$12,000 - Financing: Current Funds
17. Authorize settlement of the lawsuit styled Warren Quinlan v. Claude Adams and City of Dallas, Cause No. 09-09884-A - Not to exceed \$30,000 - Financing: Current Funds
18. Authorize settlement of a claim filed by Nettie Glover, Claim No. 11298786, seeking compensation for the death of her son - Not to exceed \$125,000 - Financing: Current Funds

Office of Cultural Affairs

19. Authorize renewal of the contract with the Museum of African American Life and Culture to provide a cultural awareness program for low-to moderate-income youth in the southern Dallas area for the period June 9, 2011 through July 29, 2011 - Not to exceed \$46,000 - Financing: 2010-11 Community Development Block Grant Funds

Park & Recreation

20. Authorize a contract for construction of a new hike and bike trail known as the Northaven Trail, from Preston Road to Valleydale Drive - RoeschCo Construction, Inc., best value proposer of ten - Not to exceed \$1,602,000 - Financing: 2006 Bond Funds

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

21. Authorize an agreement with Atmos Energy Corporation for relocation of a gas pipeline in the vicinity of the Katy Trail, Phase VI - Not to exceed \$37,574 - Financing: 2006 Bond Funds
22. Authorize the first amendment to Contract No. 582-11-86427 with the Texas Commission on Environmental Quality to accept additional state grant funds to continue the Rockwall Ambient Air Monitoring Program for the period September 1, 2011 through August 31, 2012 - Not to exceed \$26,812, from \$26,811 to \$53,623 - Financing: Texas Commission on Environmental Quality Grant Funds
23. Authorize the first amendment to Contract No. 582-11-86432 with the Texas Commission on Environmental Quality for additional grant funds for particulate matter 2.5, carbon monoxide and sulfur dioxide trace gas ambient air monitoring network activities for the period September 1, 2011 through August 31, 2012 - Not to exceed \$67,587, from 67,586 to \$135,173 - Financing: Texas Commission on Environmental Quality Grant Funds
24. Authorize the second amendment to Contract No. 582-10-86403 with Texas Commission on Environmental Quality to accept additional federal grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2011 through August 31, 2012 - Not to exceed \$422,360, from \$700,328 to \$1,122,688 - Financing: Texas Commission on Environmental Quality Grant Funds
25. Authorize **(1)** the second amendment to Contract No. 582-10-90257 with the Texas Commission on Environmental Quality to accept additional state grant funds in the amount of \$530,421 to continue the Air Pollution Compliance program to provide investigation services and complaint response extending the term of the contract for the period September 1, 2011 through August 31, 2012; and **(2)** a local match in an amount not to exceed \$261,252 - Not to exceed \$791,673, from \$1,583,346 to \$2,375,019 - Financing: Texas Commission on Environmental Quality Grant Funds (\$530,421) and Current Funds (\$261,252) (subject to annual appropriations)
26. Authorize **(1)** the acceptance of a grant from the Texas Commission on Environmental Quality for the Ambient Air Monitoring Program for the period September 1, 2011 through August 31, 2013, in the amount of \$366,570; **(2)** a local match in an amount not to exceed \$180,548 over the two-year period; and **(3)** execution of the grant agreement - Not to exceed \$547,118 - Financing: Texas Commission on Environmental Quality Grant Funds (\$366,570) and Current Funds (\$180,548) (subject to annual appropriations)
27. Authorize **(1)** the receipt and deposit of funds from Dallas Area Rapid Transit for the installation, maintenance, and removal of a temporary traffic signal at Forest Park Road and Inwood Road intersection in an amount not to exceed \$55,347; and **(2)** an increase in appropriations in the amount of \$55,347 in the Capital Projects Reimbursement Fund - Not to exceed \$55,347 - Financing: Capital Projects Reimbursement Funds

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

28. Authorize **(1)** the receipt and deposit of funds in the amount of \$42,478 from Southern Methodist University for the relocation of a traffic signal cabinet and cabling for the traffic signal located on North Central Expressway at Mockingbird Lane; and **(2)** an increase in appropriations in the amount of \$42,478 in the Capital Projects Reimbursement Fund - Not to exceed \$42,478 - Financing: Capital Projects Reimbursement Funds
29. Authorize a contract with Texas Standard Construction, Ltd., lowest responsible bidder of eight, for the reconstruction of street paving, storm drainage and water and wastewater main improvements for Street Reconstruction Group 06-622 (list attached) - Not to exceed \$3,527,405 - Financing: 2006 Bond Funds (\$2,800,787), Water Utilities Capital Construction Funds (\$33,875) and Water Utilities Capital Improvement Funds (\$692,743)
30. Authorize **(1)** Supplemental Agreement No. 1 to the professional services contract with Pierce Goodwin Alexander and Linville, Inc. to provide additional design services for the Snow and Ice Removal Facility at Dallas Love Field in the amount of \$141,255, from \$272,446 to \$413,701; and **(2)** an increase in appropriations in the amount of \$141,255 in the Aviation Capital Construction Fund - Not to exceed \$141,255 - Financing: Aviation Capital Construction Funds (\$56,926) and Aviation Passenger Facility Charge Funds (\$84,329)

Sustainable Development and Construction

31. Authorize acquisition, from Dallas Independent School District, of an easement covering approximately 20,473 square feet of land improved with paved parking located near the intersection of Westmoreland Road and Mapleleaf Lane for the Kiestwood Hike & Bike Trail Project - Not to exceed \$79,300 (\$77,670 plus closing costs not to exceed \$1,630) - Financing: 2003 Bond Funds
32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Madie Davis of a tract of land containing approximately 4,609 square feet located near the intersection of Telephone and Bonnie View Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$7,000 (\$4,839 plus closing costs not to exceed \$2,161) - Financing: Water Utilities Capital Improvement Funds
33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Roy Burklow, James Rabe, Dale Rabe and Felicia Peirce of two tracts of land containing a total of approximately 47,908 square feet located near the intersection of Lawson Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$235,000 (\$230,016 plus closing costs not to exceed \$4,984) - Financing: Water Utilities Capital Improvement Funds

CONSENT AGENDA (Continued)**Sustainable Development and Construction (Continued)**

34. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Roy Burklow, James Rabe, Dale Rabe and Felicia Peirce of four tracts of land containing a total of approximately 117,743 square feet located near the intersection of Lawson Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$417,000 (\$412,100 plus closing costs not to exceed \$4,900) - Financing: Water Utilities Capital Improvement Funds
35. Authorize a license agreement with Oncor for the use of Oncor right-of-way to construct and maintain portions of the proposed Kiestwood Hike & Bike Trail from Kiest Park to Rio Grande Avenue - Financing: No cost consideration to the City
36. Authorize moving expense and replacement housing payments for Isiah Turner as a result of an official written offer of just compensation to purchase real property at 1827 Fernwood Avenue for the Fernwood Erosion Control Project - Not to exceed \$32,456 - Financing: 2003 Bond Funds
37. An ordinance granting a private license to LU12 Dallas Oak Lawn V, L.P. for the use of approximately 16 square feet of aerial space to install and maintain one awning over a portion of Hi Line Drive near its intersection with Turtle Creek Boulevard - Revenue: \$1,000 annual fee plus the \$20 ordinance publication fee
38. An ordinance granting a WMU-5 Walkable Mixed Urban Use District with a Shopfront Overlay on part of Tract A and all of Tract B and a Height Modification Overlay on property zoned as a CC Community Commercial Subdistrict within Planned Development District No. 595, and a WR-5 Walkable Urban Residential District with a Height Modification Overlay on Tracts C and D on property zoned as an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, on four separate tracts: **(1)** northwest line of Park Row Avenue between J. B. Jackson Boulevard and Trunk Avenue; **(2)** northwest line of Grand Avenue between Fourth Avenue and Trunk Avenue; **(3)** southeast line of Elihu Street south of Fourth Avenue; and **(4)** northwest line of Elihu Street south of Fourth Avenue - Financing: No cost consideration to the City

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

39. 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)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

40. Authorize a public hearing to be held on June 22, 2011 to receive comments to consider an amendment to the Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) to: **(1)** extend the term of the TIF District for a 10 year period from December 31, 2012 through December 31, 2022; **(2)** decrease the City of Dallas' participation after tax year 2012 from 100% to 90%; **(3)** direct the City Manager to negotiate an increase in Dallas County's participation rate after tax year 2012 from 65% to 75% and to execute an amendment to the Interlocal Agreement between the City of Dallas and Dallas County to reflect such increase; **(4)** amend the Cedars TIF Infrastructure Improvements - Street Construction/Streetscape/ Water/Wastewater/Drainage Improvements/ East-West Corridor Construction budget line item to include Public Open Spaces and Economic Development Grants; and **(5)** make corresponding modifications to the Cedars Project Plan to reflect these amendments - Financing: No cost consideration to the City

Note: Item Nos. 41 and 42
must be considered collectively.

TOD TIF District

41. * Authorize **(1)** a development agreement with Southern Methodist University to dedicate future TIF revenues for TIF eligible project costs related to reimbursement of a local match associated with a North Central Texas Council of Governments Sustainable Development Grant for pedestrian improvements along SMU Boulevard and a trail connection in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District); and **(2)** the TOD TIF District Board of Directors to dedicate up to \$400,000 from future TOD TIF District revenues in accordance with the development agreement - Not to exceed \$400,000 - Financing: TOD TIF District Funds
42. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) to reimburse Southern Methodist University up to \$400,000 for certain TIF-eligible project costs related to reimbursement of a local match associated with a North Central Texas Council of Governments Sustainable Development Grant for pedestrian improvements along SMU Boulevard and a Katy Trail connection in the TOD TIF District - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Note: Item Nos. 43, 44, 45 and 46 must be considered collectively.

Cypress Waters TIF District

43. * An ordinance **(1)** approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District); and **(2)** authorizing a participation agreement with Dallas County for Tax Increment Financing Reinvestment Zone Number Nineteen - Financing: No cost consideration to the City
44. * Authorize the establishment of the City of Dallas Cypress Waters TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan (Project Plan) for Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District) pursuant to Chapter 311 of the Texas Tax Code, V.T.C.A. to be administered by the City of Dallas - Office of Economic Development to promote economic development within the Cypress Waters TIF District - Financing: No cost consideration to the City
45. * Authorize **(1)** a development agreement with Billingsley LD, Ltd. to: **(a)** dedicate future TIF revenues for TIF eligible project costs related to the Cypress Waters Phase I development located at the northeast quadrant of South Belt Line Road and Hackberry Road in Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District); **(b)** participate in the construction costs of certain water infrastructure improvements not to exceed thirty percent of the actual contract costs for such water and wastewater infrastructure improvements, pursuant to Section 212.071 of the Local Government Code subject to future appropriations from Dallas Water Utilities; and **(c)** participate in the cost of the engineering in an amount not to exceed \$221,220 for Cypress Waters Phase I eligible water and wastewater infrastructure; and **(2)** the Cypress Waters TIF District Board of Directors to dedicate an amount not to exceed \$9,757,267 plus an additional grant in an amount not to exceed five percent of such dedication net of DWU participation costs as necessary and convenient to the implementation of the Cypress Waters TIF District Project Plan - Not to exceed \$9,978,487 - Financing: Cypress Waters TIF District Funds (\$9,757,267) and Water Utilities Capital Improvement Funds (\$221,220)
46. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District) to reimburse Billingsley LD, Ltd. a principal amount not to exceed \$9,757,267 plus an additional grant in an amount not to exceed five percent of such dedication, net of DWU participation costs as necessary and convenient to the implementation of the Cypress Waters TIF District Project Plan and related to the Cypress Waters Phase I development located at the northeast quadrant of South Belt Line Road and Hackberry Road in the Cypress Waters TIF District - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)**MoneyGram International Inc.**

Note: Item Nos. 47 and 48
must be considered collectively.

47. * Authorize an amendment to Resolution No. 10-2621, previously approved on October 13, 2010, related to a 10-year business personal property tax abatement with MoneyGram International Inc. and/or its affiliates and subsidiaries (MPSI) to: **(1)** change the executive job creation requirement date from March 31, 2011 to be met by April 15, 2012; and **(2)** provide for termination of the 10-year business personal property tax abatement in the event that the executive and total job creation requirement is not met by April 15, 2012 and maintained thereafter - Revenue: First year revenue estimated at \$26,301; ten-year revenue estimated at \$144,656 (Estimated revenue foregone for a ten-year new business personal property abatement estimated at \$118,354)
48. * Authorize an amendment to Resolution No. 10-2622, previously approved on October 13, 2010, related to a Chapter 380 Economic Development Grant with MoneyGram International Inc. and/or its affiliates and subsidiaries (MPSI) to: **(1)** change the executive job creation requirement date from March 31, 2011 to be met by April 15, 2012; and **(2)** decrease the amount of the Chapter 380 economic development grant from \$278,500 to \$125,325; and **(3)** provide for the termination of the Chapter 380 Economic Development Grant in the event that the executive and total job creation requirement is not met by April 15, 2012 and maintained thereafter - Not to exceed \$125,325 - Financing: Public/Private Partnership Funds

Housing/Community Services

49. Authorize **(1)** a renewal extension modification of a housing reconstruction loan from the Estate of Jaylee Strange to Builders of Hope Community Development Corporation; and **(2)** an amendment to the terms of the loan to a 15-year forgivable loan with 0% interest and allow Builder's of Hope CDC to rent or sell 2207 Mountain Lake to person(s) with incomes at or below 80% of Area Median Family Income (AMFI) - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction**ZONING CASES - CONSENT

50. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall within Planned Development District No. 619 for mixed uses, on the northwest corner of North Field Street and Main Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plans and conditions
Z090-198(WE)
51. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1753 for a Liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District, at the west corner of Haskell Avenue and San Jacinto Street
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period subject to a site plan and conditions
Z101-160(JH)
52. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Phase I within Planned Development District No. 114 on the northeast corner of Belt Line Road and Prestonwood Boulevard
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z101-178(JH)
53. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use of 3,500 square feet or less on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay at the southwest corner of South Loop 12 / Great Trinity Forest Way and C. F. Hawn Freeway / US 175
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions
Z101-202(JH)
54. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District on property zoned an MO-2 Mid-Range Office District on the west line of Coit Road, south of Belt Line Road
Recommendation of Staff and CPC: Approval
Z101-206(RB)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - CONSENT (Continued)

55. A public hearing to receive comments regarding an application for and an ordinance granting a TH-2(A) Townhouse District on property zoned an R-1ac(A) Single Family District on the east line of Club Hill Drive, south of Club Hill Court
Recommendation of Staff and CPC: Approval
Z101-210(RB)
56. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 621 on property zoned Subdistrict 1 within Planned Development District No. 621 on the northwest corner of Pace Street and Farrington Street
Recommendation of Staff and CPC: Approval, subject to conditions
Z101-214(JH)
57. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Commerce Street, west of Pryor Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z101-219(WE)
58. A public hearing to receive comments regarding an application for and an ordinance granting an Historic District Overlay on property zoned Planned Development District No. 682 in an area generally bound by Eighth Street, Crawford Street, Ninth Street, and Beckley Avenue
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z101-232(MD)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

59. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and an ordinance granting a Specific Use Permit for a Metal salvage facility on property zoned an IR Industrial Research District on the northeast line of South Central Expressway, north of Loop 12
Recommendation of Staff and CPC: Approval of an IM Industrial Manufacturing District and approval of a Specific Use Permit for a Metal salvage facility for a two-year period, with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Z090-234(RB)
Note: This item was considered by the City Council at a public hearing on May 25, 2011, and was taken under advisement until June 8, 2011, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle storage lot within Planned Development District No. 323, the Urbandale Area Special Purpose District, on the southeast line of Forney Road, between Peachtree Street and Lawnview Avenue
Recommendation of Staff and CPC: Approval for a three-year time period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions
Z101-110(WE)
Note: This item was considered by the City Council at public hearings on April 27 and May 25, 2011, and was held under advisement until June 8, 2011, with the public hearing open.

DESIGNATED ZONING CASES - INDIVIDUAL

61. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for retail and office uses on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development plan and conditions
Z101-224(WE)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

62. A public hearing to receive comments regarding an application for a CR Community Retail District on property zoned an R-5(A) Single Family District on the southwest corner of Chalk Hill Road and Chippewa Drive with consideration given to an NS(A) Neighborhood Service District
Recommendation of Staff: Approval of an NS(A) Neighborhood Service District in lieu of the requested CR Community Retail District
Recommendation of CPC: Denial
Z101-144(MW)
Note: This item was considered by the City Council at a public hearing on May 25, 2011, and was taken under advisement until June 8, 2011, with the public hearing open.

MISCELLANEOUS HEARINGS

Office of Financial Services

63. A public hearing to receive comments on the Proposed FY 2011-12 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds and the Proposed FY 2010-11 Reprogramming Budget - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Sustainable Development and Construction

64. A public hearing to receive comments regarding the 2011 Dallas Bike Plan and a resolution adopting the plan document to serve as a policy guide to benefit the citizens of Dallas - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development**Davis Garden TIF District**

Note: Item Nos. 65, 66, 67, 68 and 69 must be considered collectively.

65. * A public hearing to receive comments on amendments to the Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) - Financing: No cost consideration to the City
66. * An ordinance amending Ordinance Nos. 26799, as amended and 27090, as amended, authorizing amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to: **(1)** extend the term of the TIF District by a 10 year period from December 31, 2029 through December 31, 2039; **(2)** increase the City of Dallas' participation from a variable rate of 55 to 85% to a flat rate of 90%; **(3)** direct the City Manager to negotiate an increase in Dallas County's participation rate from 55% to 75% and to execute an amendment to the Interlocal Agreement between the City of Dallas and Dallas County to reflect such increase; **(4)** increase the Davis Garden TIF District budget from \$38,267,083 to \$103,658,541 (in 2008 dollars); **(5)** modify the names of budget categories from Environmental Remediation to Environmental Remediation/Demolition, and from Parks, Open Space, Trails, Streetscape to District-wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar; **(6)** amend budget categories to: increase Infrastructure Improvements from \$22,074,732 to \$33,219,568, decrease Environmental Remediation/Demolition from \$6,131,870 to \$4,300,000, increase Affordable Housing from \$7,072,911 to \$11,920,435, increase Historic Façade Restoration from \$536,539 to \$1,946,858, increase District-wide Improvements - Parks, Open Space, Trails, Trolley/Streetcar from \$1,303,023 to \$4,358,953, and increase Administration and Implementation from \$1,148,008 to \$1,877,595; and **(7)** add a budget category to the TIF Project Plan for The Canyon in Oak Cliff in an amount of \$46,035,132 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)**Davis Garden TIF District** (Continued)

Note: Item Nos. 65, 66, 67, 68 and 69 must be considered collectively.

67. * Authorize the establishment of the City of Dallas Davis Garden TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan (Project Plan) for Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District) pursuant to Chapter 311 of the Texas Tax Code, V.T.C.A. to be administered by the City of Dallas - Office of Economic Development to promote economic development within the Davis Garden TIF District - Financing: No cost consideration to the City
68. * Authorize **(1)** a development agreement with SLF III - The Canyon TIF, L.P., "SLF." to dedicate future TIF revenues for eligible project costs and for an economic development grant pursuant to the Davis Garden TIF District Grant Program to support the development of the Canyon in Oak Cliff located in Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) and to participate through Dallas Water Utilities (DWU) in the costs of certain water and wastewater infrastructure improvements subject to future appropriation from current funds and pursuant to the provisions of Dallas City Code Chapter 49, Section 62(j); and **(2)** the Davis Garden TIF District Board of Directors to dedicate up to \$69,808,000 plus an additional grant up to \$59,067,756 - Not to exceed \$128,875,756 (\$69,808,000 plus an additional grant up to \$59,067,75) - Financing: Davis Garden TIF District Funds
69. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to reimburse the SLF III - The Canyon TIF, L.P., "SLF" up to \$69,808,000 plus an additional grant up to \$59,067,756 pursuant to the Davis Garden TIF District Grant Program for total funding not to exceed \$128,875,756 supporting the development of the Canyon in Oak Cliff located in the Davis Garden TIF District - Financing: No cost consideration to the City

Street Reconstruction Group 06-622
Agenda Item #29

<u>Project</u>	<u>Council District</u>
Fordham Road from Bonnie View Road to Hale Boulevard	4
Southwell Road from Ables Lane to Shady Trail	6

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

June 8, 2011

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PUBLIC MEETINGS FOR JUNE 1 - JUNE 15, 2011

Tuesday, June 7, 2011

Civil Service Board

8:30 a.m.

City Hall, Suite 1C-South