

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, DECEMBER 12, 2012
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 44

CONSENT ADDENDUM

Items 1 - 26

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 45 - 57
Addendum Items 27 - 30

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 58 - 83

ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

ADDITIONS:

Closed Session

6ES

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

- Legal issues regarding gas drilling and production.
- De Los Santos et al. v. City of Dallas, Civil Action No. 3:12-cv-2596

CONSENT ADDENDUM

Business Development & Procurement Services

Professional Radio Engineering Services for a New P25 Compliant Trunk Radio System **Note:** Addendum Item Nos. 1 and 2 must be considered collectively.

1. * Authorize **(1)** an Interlocal Agreement with Dallas County for participation in the design and implementation of a new P25 compliant trunk radio system; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$205,833; and **(3)** an increase in appropriations in the amount of \$205,833 in the Capital Projects Reimbursement Fund - Not to exceed \$205,833 - Financing: Capital Projects Reimbursement Funds
2. * Authorize a service contract for professional radio engineering services to assist the City in the assessment of the City's operational needs, develop specifications and requirements for a new P25 compliant trunk radio system and respond to RFCSP questions and develop RFCSP amendments during the solicitation process - RCC Consultants, Inc., most qualified proposer of five - Not to exceed \$823,330 - Financing: Urban Area Security Initiative Grant Funds (\$617,497) and Capital Projects Reimbursement Funds (\$205,833)
3. Authorize **(1)** participation in a cooperative purchasing agreement with National Intergovernmental Purchasing Alliance Company; and **(2)** a one-year master agreement for waste collection roll carts - Rehrig Pacific Company through the Houston-Galveston Area Council of Governments in the amount of \$833,680 and Toter, LLC through the National Intergovernmental Purchasing Alliance Company in the amount of \$41,720 - Total not to exceed \$875,400 - Financing: Current Funds

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Business Development & Procurement Services (Continued)

4. Authorize an increase to the master agreement with Douglass Distributing for unleaded and diesel fuels based on Oil Pricing Information Service (previously referred to as Oil Pricing Index Service) rates - Not to exceed \$9,000,000, from \$62,653,385 to \$71,653,385 - Financing: Current Funds
5. Authorize **(1)** an acquisition contract for the purchase and installation of hardware and software for video surveillance cameras for Police in the amount of \$967,555; **(2)** a five-year service contract for maintenance and support of the video surveillance cameras in the amount of \$275,946; and **(3)** a five-year master agreement for additional hardware and software to add additional cameras in the amount of \$4,848,193 - Avrio Group Surveillance Solutions, LLC aka Avrio RMS Group, most advantageous proposer of seven - Total not to exceed \$6,091,694 - Financing: Confiscated Monies Funds (\$1,243,501) (subject to appropriations) and Current Funds (\$4,848,193) (subject to annual appropriations)

Equipment & Building Services

6. Authorize the City Manager to amend and extend the current electric services contract for an additional twenty-nine months with TXU Energy Retail Company, LLC, resulting in a new contract term from January 1, 2013 through May 31, 2016 - Total not to exceed \$223,800,000 - Financing: Water Utilities Current Funds (\$94,800,000), Convention and Event Services Current Funds (\$11,000,000), Aviation Current Funds (\$9,400,000), Stormwater Drainage Management Current Funds (\$3,700,000) and Current Funds (\$104,900,000) (subject to annual appropriations)

Housing/Community Services

7. Authorize adoption of the Neighborhood Investment Program target area plans as "Community Revitalization Plans" as required by the 2013 Texas Department of Housing and Community Development Low Income Housing Tax Credit Qualified Allocation Plan - Financing: No cost consideration to the City

Park & Recreation

8. Authorize a construction contract for two spraygrounds: Beckley Saner Park located at 114 West Hobson Avenue; and Willie Mae Butler Park located at 3700 Dixon Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of two - Not to exceed \$1,623,000 - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Park & Recreation (Continued)

9. Authorize Supplemental Agreement No. 1 to the design-build contract with Heery International, Inc. for the Guaranteed Maximum Price (GMP) for the construction phase of the Cotton Bowl - 2013 Improvements which includes the addition of club seating and club hospitality areas; addition of an elevator at the press box; renovation of the press box and concourses; addition of a facade at the north and south end zones; public art fees; and other improvements at the Cotton Bowl in Fair Park located at 3750 Midway Plaza - Not to exceed \$22,400,000, from \$2,150,570 to \$24,550,570 - Financing: 2006 Bond Funds (\$147,000) and 2012 Certificates of Obligation (\$22,253,000)

Police

10. Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant in the amount of \$99,984 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 21, 2012 through September 2, 2013; **(2)** a City contribution of pension costs in the amount of \$27,496, and indirect costs in the amount of \$7,011; and **(3)** execution of the grant agreement - Total not to exceed \$134,491 - Financing: Current Funds (\$34,507) and Texas Department of Transportation Grant Funds (\$99,984)

Public Works Department

11. Authorize **(1)** a contract with Tiseo Paving Company, lowest responsible bidder of five, for the construction of thoroughfare and water main improvements for Telephone Road from Bonnie View Road to Dallas Avenue (north lanes), Phase I in an amount not to exceed \$2,833,174; **(2)** assignment of the contract to Ridge South Dallas I, LLC for construction administration; **(3)** the receipt and deposit of funds from Ridge South Dallas I, LLC in the amount of \$74,607; and **(4)** an increase in appropriations in the amount of \$74,607 in the Capital Projects Reimbursement Fund - Total not to exceed \$2,833,174 - Financing: 2006 Bond Funds (\$2,188,614), Capital Projects Reimbursement Funds (\$74,607), Water Utilities Capital Improvement Funds (\$518,888) and Water Utilities Capital Construction Funds (\$51,065)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department (Continued)

12. Authorize Amendment No. 1 to the Program Funding Agreement with Dallas County for the development of a master plan for the Northaven Trail between the Walnut Hill/Denton Station and Preston Road to expand the project limits, scope and funding to include design and construction of the Northaven Trail's additional phases between the Walnut Hill/Denton Station and the White Rock Creek Trail - Financing: No cost consideration to the City
13. Authorize an increase in the construction contract with The Fain Group, Inc. for the construction of a modified retaining wall due to unforeseen water main conflict, escalation costs of three prefabricated steel pedestrian bridges and relocation of earthwork for Phase IV of the Katy Trail extension from Skillman Street to the Northwest Highway DART Station - Not to exceed \$525,602, from \$3,945,824 to \$4,471,426 - Financing: 2006 Bond Funds

**Phase VI of the Katy Trail from
Ellsworth Street to Worcola Street**

Note: Addendum Item Nos. 14 and 15 must be considered collectively.

14. * Authorize Supplemental Agreement No. 4 to the professional services contract with HNTB Corporation to provide additional engineering services related to partial realignment of Phase VI of the Katy Trail from Ellsworth Street to Worcola Street - Not to exceed \$138,842, from \$2,343,984 to \$2,482,826 - Financing: 2006 Bond Funds (\$17,731), Capital Projects Reimbursement Funds (\$17,731) and Regional Toll Revenue II Funds (\$103,380)
15. * Authorize an increase in the contract with AUI Contractors, LLC to provide for material and labor cost escalation associated with the construction of Phase VI of the Katy Trail from Ellsworth Street to Worcola Street - Not to exceed \$534,258, from \$6,974,628 to \$7,508,886 - Financing: 2006 Bond Funds (\$53,426), Capital Projects Reimbursement Funds (\$53,426) and Regional Toll Revenue II Funds (\$427,406)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

16. An ordinance amending Ordinance No. 28685, which abandoned portions of Avenues A, B, D, E, Fiji and Danel Streets and two easements to Sphinx Development Corporation and SDC Sachse Senior Villas, L.L.C., the abutting owners, to amend the required dedication of needed right-of-way from 108,101 square feet to 100,636 square feet of land - Revenue: \$5,400 plus the \$20 ordinance publication fee
17. An ordinance abandoning a water main easement to Northwest Overlake, LLC, the abutting owner, containing approximately 179 square feet of land located near the intersection of Community and Overlake Drives and providing for the dedication of approximately 1,674 square feet of land needed for a water easement - Revenue: \$5,400 plus the \$20 ordinance publication fee
18. An ordinance abandoning a portion of an alley to PCB Properties, LLC, the abutting owner, containing approximately 445 square feet of land located near the intersection of Oram and Matilda Streets - Revenue: \$7,120 plus the \$20 ordinance publication fee
19. Authorize a second amendment to the 1974 Master Agreement between the City of Dallas and Hunt-Woodbine Realty Corporation, successor in right, title, and interest to Hunt Investment Corporation, Woodbine Development Corporation and Ray L. Hunt, Individually, clarifying the purchase option price provided in the Master Agreement to be at fair market value based upon appraisals in accordance with the City's appraisal procedures - Financing: No cost consideration to the City
20. A resolution **(1)** declaring two tracts of City-owned land containing a total of approximately eight acres of land located near the intersections of South Sports Street and Houston Street Viaduct and South Stemmons Freeway and Reunion Boulevard as surplus property; and **(2)** authorizing the execution of an exchange agreement providing for the conveyance of said surplus property to Hunt-Woodbine Realty Corporation in exchange for needed land plus cash for a comparable total value - Revenue: \$3,547,000 (cash portion of exchange consideration)

Trinity Watershed Management

21. Authorize approval of a Letter of Intent and finalize negotiations for the Trinity Forest Golf Course with Trinity Forest Golf Course Partners, LLC - Financing: This action has no cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Trinity Watershed Management (Continued)

Texas Horse Park

22. * Authorize **(1)** termination of the Development and Operating Agreement with Texas Horse Park, Inc., previously approved on September 13, 2006, by Resolution No. 06-2448; and **(2)** a twenty-year Development and Operating Agreement, with two five-year renewal options, with Texas Horse Park Foundation - Financing: No cost consideration to the City
23. * Authorize a six-year Development and Operations Agreement, with five five-year renewal options, with Equest for the Texas Horse Park - Financing: No cost consideration to the City
24. * Authorize a twenty-year Development and Operations Agreement, with two five-year renewal options, with River Ranch Educational Charities for the Texas Horse Park - Financing: No cost consideration to the City
25. * Authorize Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$747,673, from \$3,655,305 to \$4,402,978 - Financing: 2003 Bond Funds (\$120,175) and 2006 Bond Funds (\$627,498)
26. Authorize settlement, in lieu of proceeding with condemnation, for an unimproved tract of land containing approximately 1 acre from AccessBank Texas located at the intersection of Apple Street and San Jacinto Street for the Mill Creek, Peaks Branch and State Thomas Storm Drainage Project - Not to exceed \$850,000 (\$840,500 plus closing costs and title expenses not to exceed \$9,500) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

ITEMS FOR FURTHER CONSIDERATION

Police

27. An ordinance amending Chapter 28 of the Dallas City Code to provide regulations governing the operation of motor vehicles near vulnerable road users - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

28. Authorize an amendment to Resolution Nos. 12-2399 and 12-2400, previously approved on September 26, 2012, granting a tax abatement and a Chapter 380 economic development grant to: **(1)** remove Encore Office, LLC as a party to the agreement and replace with St. Paul Holdings, LP as the owner of the property; and **(2)** replace Exhibit A to exclude property subject to a ground lease that is outside the project area - Financing: No cost consideration to the City

Housing/Community Services

29. Authorize the City Manager to: **(1)** execute an Assignment of Purchase and Sale and Option to Develop Agreement with EVERgreen Residential, Ltd. for the property located at 1701 Canton Street; and **(2)** acquire 1701 Canton Street, improved with a commercial structure for its redevelopment as permanent supportive housing for homeless families with children, including associated closing costs and demolition (list attached) - Not to exceed \$1,642,625 - Financing: 2010-11 Community Development Block Grant Funds (\$478,509); 2006-07 Community Development Block Grant Reprogramming Funds (\$142,625); 2011-12 Community Development Block Grant Reprogramming Funds (\$500,000) and 2011-12 Community Development Block Grant Funds (\$521,491)
30. Authorize the City Manager to: **(1)** execute an Assignment of Purchase and Sale and Option to Develop Agreement with City Wide Community Development Corporation for the property associated with the Lancaster/Kiest Project; **(2)** acquire the Lancaster/Kiest improved and unimproved properties for their redevelopment as commercial, retail, and affordable housing, including associated closing costs in an amount not to exceed \$2,950,000; and **(3)** execute an economic development loan in the amount of \$450,000 at 0% interest to City Wide Community Development Corporation for acquisition of improved and unimproved properties, including associated closing costs, relocation, environmental, and predevelopment costs - Total not to exceed \$3,400,000 - Financing: 2006 Bond Funds

EVERgreen Residences at 1701 Canton
(Permanent Supportive Housing for Homeless Families with Children)
Addendum Item #29

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Offer Amount</u>	<u>Mapsco</u>
1	Oncor Electric Delivery, Company L.L.C	1701 Canton Street	\$1,000,000	45Q