

**ANNOTATED AGENDA
CITY COUNCIL MEETING
DECEMBER 12, 2012
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:03 A.M. – 4:49 P.M.**

Invocation and Pledge of Allegiance (Council Chambers)
[12-2960]

Agenda Item/Open Microphone Speakers
[12-2961]

VOTING AGENDA

1. Approval of Minutes of the November 14, 2012 City Council Meeting and the November 19, 2012 Special Called City Council Meeting
[12-2962; APPROVED WITH CORRECTIONS TO THE NOVEMBER 14, 2012 CITY COUNCIL MEETING MINUTES]

CONSENT AGENDA
[12-2963; APPROVED]

Business Development & Procurement Services

2. Authorize a consultant contract for the development of a business technology master plan for Water Utilities - EMA, Inc., most advantageous proposer of eight - Not to exceed \$499,755 - Financing: Water Utilities Capital Construction Funds
[12-2964; APPROVED]
3. Authorize a service contract for the overhaul and repair of two chainbelt traveling filter screens for the pump station located at Lake Ray Hubbard - Screening Systems International, Inc., lowest responsible bidder of three - Not to exceed \$261,636 - Financing: Water Utilities Capital Construction Funds
[12-2965; APPROVED]
4. Authorize a three-year service contract for maintenance and support of help desk management software - Verdtek, Inc., lowest responsible bidder of two - Not to exceed \$177,663 - Financing: Current Funds (subject to annual appropriations)
[12-2966; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize a three-year service contract for the removal and disposal of waste collected in sand traps, grease traps, interceptors and septic tanks - PSC Recovery Systems, LLC in the amount of \$325,607 and Liquid Environmental Solutions of Texas, LLC in the amount of \$289,350, lowest responsible bidders of two - Total not to exceed \$614,957 - Financing: Current Funds (\$409,606) and Aviation Current Funds (\$205,351) (subject to annual appropriations)
[12-2967; APPROVED]
6. Authorize a five-year service contract for online language learning at the libraries - Creative Empire, LLC dba Mango Languages, most advantageous proposer of two - Not to exceed \$143,000 - Financing: Current Funds (subject to annual appropriations)
[12-2968; APPROVED]
7. Authorize **(1)** a service contract for software upgrade of the food establishment permitting system for Code Compliance Services Department in the amount of \$15,790; and **(2)** a five-year service and maintenance agreement in the amount of \$92,682 - Decade Software Company, LLC, Sole Source - Total not to exceed \$108,472 - Financing: Current Funds (subject to annual appropriations)
[12-2969; APPROVED]
8. Authorize a three-year master agreement for airfield lighting, parts and accessories - ADB Airfield Solutions, LLC in the amount of \$656,883, Genesis Lamp Corp. in the amount of \$16,576 and Globe Electric Supply Co., Inc. in the amount of \$1,365, lowest responsible bidders of three - Total not to exceed \$674,824 - Financing: Aviation Current Funds
[12-2970; APPROVED]
9. Authorize a five-year master agreement for the purchase of Jet "A" fuel for the Police helicopter division - Eastern Aviation Fuels, Inc., lowest responsible bidder of three - Not to exceed \$1,366,689 - Financing: Current Funds
[12-2971; APPROVED]
10. Authorize the purchase and installation of an industrial rated modular office building - Palomar Modular Buildings, LLC, lowest responsible bidder of six - Not to exceed \$162,389 - Financing: Stormwater Drainage Management Current Funds
[12-2972; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

11. Authorize the purchase, installation and warranty of three x-ray inspection systems for the municipal court facility located at 2014 Main Street - Smiths Detection, Inc., through the Texas Multiple Award Schedule - Not to exceed \$120,879 - Financing: 2006 Bond Funds
[12-2973; APPROVED]

City Attorney's Office

12. Authorize settlement of a lawsuit styled City of Dallas v. Michael W. Brandt and M.W.B Enterprises, Inc., Cause No. cc-09-03725-c, pending in County Court at Law No. 3, to acquire from defendants a tract of land containing approximately 1,460 square feet located near the intersection of Brockbank and Wheelock Streets - Not to exceed \$67,605 (\$66,500 plus closing costs and title expenses not to exceed \$1,105) - Financing: 2006 Bond Funds
[12-2974; APPROVED]

Equipment & Building Services

13. Authorize acceptance of the Alternative Fuel Vehicle Grant through the office of the State Comptroller of Public Accounts, State Energy Conservation Office to reimburse incremental costs associated with the purchase of ten alternative fuel vehicles - Not to exceed \$50,000 - Financing: Alternative Fuel Vehicle Grant Funds
[12-2975; APPROVED]
14. Ratify the rental of two street sweepers used to sweep dust and debris from City streets in the Central Business District (CBD) from April 2012 through September 2012 - Kinloch Equipment and Supply, Inc. - Not to exceed \$90,697 - Financing: Current Funds
[12-2976; APPROVED]

Housing/Community Services

15. Authorize a twelve-month contract with Senior Citizens of Greater Dallas, Inc. to provide Senior Service programs for seniors aged 60 and above in the following three categories: **(1)** Senior Outreach Program in West Oak Cliff Area; **(2)** Nursing Home Ombudsman Program; and **(3)** Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2012 through September 30, 2013 - Not to exceed \$88,000 - Financing: Current Funds
[12-2977; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

16. Authorize a contract with Community Dental Care, Inc. for the continuation of dental health services to low/moderate income seniors aged 60 and above and children through age 19 residing in Dallas for the period October 1, 2012 through September 30, 2013 - Not to exceed \$200,000 - Financing: 2012-13 Community Development Block Grant Funds (\$100,000) and Current Funds (\$100,000)
[12-2978; APPROVED]
17. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Neighborhood Alliance for Habitat for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
[12-2979; APPROVED]
18. Authorize acquisition of two parcels located at 6309 Municipal Street and 6310 Canaan Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - Not to exceed \$29,000 (\$24,000 plus estimated closing costs and title expenses not to exceed \$5,000) - Financing: 2003-04 Community Development Block Grant Reprogramming Funds
[12-2980; APPROVED]

Human Resources

19. Authorize **(1)** an increase in benefits under the health benefits plan to provide first dollar coverage for specified Current Procedural Terminology codes for urgent care at Concentra clinics within the Dallas Metroplex effective January 1, 2013 and adjust the benefits plan to ensure consistency in benefits amongst all plans as previously approved by Council; **(2)** a Master Plan Document that includes all of the separate health benefit plans for the City employees and their families including the cafeteria plan, health plans, dental and vision plans; and **(3)** a Master Plan Document that includes all of the separate health benefit plans for retirees and their families including the self-insured health plans, insured Medicare Supplement Plans, Medicare Advantage Plans, Prescription Drug Plans, dental and vision - Total cost is based on the number of employees/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations)
[12-2981; APPROVED]

CONSENT AGENDA (Continued)

Human Resources (Continued)

20. Authorize **(1)** an agreement and other related documents with Concentra Health Services, Inc., and UnitedHealthcare for urgent care at Concentra clinics within the Dallas Metroplex; **(2)** an increase in benefits under the health benefits plan to provide first dollar coverage for specified Current Procedural Terminology codes for urgent care at Concentra clinics within the Dallas Metroplex effective January 1, 2013; and **(3)** a four-year service contract, with two one-year renewal options, to operate and manage an on-site medical clinic at City Hall - Concentra Health Services, Inc., most advantageous proposer of five - Not to exceed \$2,388,052 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
[12-2982; APPROVED AS AN INDIVIDUAL ITEM]
21. Authorize a contract with Dallas Area Rapid Transit for the purchase of 343 annual passes in support of the City's clean air initiative - Not to exceed \$223,200 - Financing: Current Funds (to be reimbursed by participating employees)
[12-2983; APPROVED]

Park & Recreation

22. Authorize a public hearing to be held on January 9, 2013 to receive comments on declaring Maryland Park unneeded and unwanted as a municipal park and the proposed sale of the park as surplus property located at 3925 Maryland Avenue and containing approximately 12,000 square feet - Financing: No cost consideration to the City
[12-2984; APPROVED]

Police

23. Authorize an application for and acceptance of the 2012-14 Bulletproof Vest Partnership Grant from the U.S. Department of Justice, Office of Justice Programs for partial reimbursement of approved bulletproof vest purchases for the period April 1, 2012 through August 31, 2014 - Not to exceed \$80,572 - Financing: U.S. Department of Justice, Bureau of Justice Assistance Grant Funds
[12-2985; APPROVED]

CONSENT AGENDA (Continued)

Public Works Department

24. Authorize **(1)** a contract with Munilla Construction Management, LLC d/b/a MCM, lowest responsible bidder of two, for the construction of Runway Safety Area Enhancement, Phase 2; Joint Reseal and Pavement Rehabilitation of Runway 13L/31R; reconstruction of Taxiway "A", "B" and "D"; and shoulder reconstruction of Taxiway "A", "B" and "M" Projects at Dallas Love Field in an amount not to exceed \$16,501,986; and **(2)** an increase in appropriations in the amounts of \$12,813,584 in the Aviation Administration Airport Improvement Program Grant Fund and \$5,638,402 in the Aviation Capital Construction Fund for construction, testing, and other contract administration costs - Not to exceed \$16,501,986 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds (\$11,838,584) and Aviation Capital Construction Funds (\$4,663,402)

[12-2986; APPROVED]

25. Authorize an increase in the contract with SYB Construction Company, Inc. to extend the original street paving and water and wastewater main replacement limits for Street Reconstruction Group 06-612 on Bexar Street from Brigham Lane to Myrtle Street and Myrtle Street from Lawrence Street to Marder Street - Not to exceed \$122,564, from \$1,451,839 to \$1,574,403 - Financing: 2006 Bond Funds (\$39,659), Water Utilities Capital Construction Funds (\$2,148) and Water Utilities Capital Improvement Funds (\$80,757)

[12-2987; APPROVED]

Street Services

26. Authorize **(1)** the receipt and deposit of funds in the amount of \$52,114 from Southern Methodist University for the relocation of a traffic signal cabinet and cabling for the traffic signal located on North Central Expressway at SMU Boulevard; and **(2)** an increase in appropriations in the amount of \$52,114 in the Capital Projects Reimbursement Fund - Not to exceed \$52,114 - Financing: Capital Projects Reimbursement Funds

[12-2988; APPROVED]

27. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at the intersection of Preston Road and Royal Lane; and **(2)** the establishment of appropriations in the amount of \$19,306 in the Texas Department of Transportation Grant Fund - Not to exceed \$19,306 - Financing: Texas Department of Transportation Grant Funds

[12-2989; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction

28. Authorize the acquisition of approximately 37,717 square feet of land from Dallas/Fort Worth International Airport located near the intersection of Freeport Parkway and Airfield Drive for relocation of a 30" water main - Financing: No cost consideration to the City
[12-2990; APPROVED]
29. Authorize acquisition from Joseph Pflanzer, individually and as Trustee of the Evelyn Pflanzer Testamentary Trust, of approximately 20,474 square feet of land located near the intersection of Cedar Hill and Joe Wilson Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$25,000 (\$20,474 plus closing costs and title expenses not to exceed \$4,526) - Financing: Water Utilities Capital Improvement Funds
[12-2991; APPROVED]
30. Authorize acquisition from 7586 Mountain Creek Parkway, LLC of approximately 32,576 square feet of land near the intersection of Mountain Creek Parkway and Clark Road for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$133,116 (\$130,304 plus closing costs and title expenses not to exceed \$2,812) - Financing: Water Utilities Capital Improvement Funds
[12-2992; APPROVED]
31. Authorize acquisition from W. A. Ridge Ranch, LLC of approximately 51,931 square feet of land near the intersection of Lawson and Cartwright Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$161,763 (\$159,062 plus closing costs and title expenses not to exceed \$2,701) - Financing: Water Utilities Capital Improvement Funds
[12-2993; APPROVED]
32. Authorize acquisition from Dallas Arboretum & Botanical Society, Inc. of approximately 8,877 square feet of land located near the intersection of Garland Road and Gaston Parkway for the Dallas Arboretum - Not to exceed \$227,360 (\$225,000 plus closing costs and title expenses not to exceed \$2,360) - Financing: 2006 Bond Funds
[12-2994; APPROVED]
33. Authorize **(1)** the quitclaim of 1502 Pennsylvania Avenue acquired by the taxing authorities from the Sheriff's Sale to In the City for Good, Inc.; and **(2)** an agreement with In the City for Good, Inc. for the remediation and renovation of the property for the expansion and operation of a community food pantry and related facilities, programs and services - Revenue: \$1,500
[12-2995; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

34. A resolution authorizing the conveyance of an access easement containing approximately 7,188 square feet of land to First State Bank for the use of a paved driveway across City-owned land located in Kaufman County - Revenue: \$7,188
[12-2996; APPROVED]

35. Authorize a five-year extension of the lease agreement with Miller and Brewer Properties, Inc. for approximately 73,900 square feet of office and warehouse space located at 4120, 4201 and 4236 Scottsdale Drive for the Water Utilities Distribution Division for the period January 1, 2013 through December 31, 2017 - Total not to exceed \$2,316,000 - Financing: Water Utilities Current Funds (subject to annual appropriations)
[12-2997; APPROVED]

36. An ordinance granting a private license to Southern Methodist University for approximately 1,054 square feet of land to install, maintain and use a subsurface duct bank for power and data lines under a portion of Mockingbird Lane located near its intersection with Airline Road - Revenue: \$2,656 annually plus the \$20 ordinance publication fee
[12-2998; APPROVED; ORDINANCE 28845]

37. An ordinance abandoning a retaining wall easement to Alamo-VP Apartments, LLC, the abutting owner, containing approximately 101 square feet of land located near the intersection of Harry Hines Boulevard and Hunt Street - Revenue: \$5,400 plus the \$20 ordinance publication fee
[12-2999; APPROVED; ORDINANCE 28846]

38. An ordinance abandoning a portion of an alley to 1510 Stevens Inc., f/k/a Dallas Unique Indoor Comfort, Inc., the abutting owner, containing approximately 52 square feet of land located near the intersection of Stevens Street and Hermosa Drive - Revenue: \$5,400 plus the \$20 ordinance publication fee
[12-3000; APPROVED; ORDINANCE 28847]

39. An ordinance abandoning a portion of Hardy Road to American Brownfield MCIC, LLC, the abutting owner, containing approximately one acre of land located near the intersection of Hardy Road and Lake Crest Drive - Revenue: \$18,374 plus the \$20 ordinance publication fee
[12-3001; APPROVED; ORDINANCE 28848]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

40. An ordinance abandoning a portion of Race Street to Westdale Properties America I, Ltd., the abutting owner, containing approximately 3,871 square feet of land located near the intersection of Elm and Race Streets and authorizing the quitclaim - Revenue: \$32,904 plus the \$20 ordinance publication fee
[12-3002; APPROVED; ORDINANCE 28849]

Trinity Watershed Management

41. Authorize moving expense and replacement housing payment for Mr. Detroit Michigan Packer as a result of an official written offer of just compensation to purchase real property at 5122 Colonial Avenue for the Trinity Parkway Project to be used in conjunction with the Trinity Corridor Project - Not to exceed \$43,600 - Financing: 1998 Bond Funds
[12-3003; APPROVED]
42. Authorize an increase in the construction contract with MACVAL Associates, LLC for the repair of storm sewer pipe, mill and overlay of the roadway of Kiest Meadow Drive, add flex base to the Indian Ridge alley on top of the compacted soil, add reinforced concrete channel lining and other miscellaneous items needed to complete the project - Not to exceed \$242,160, from \$950,380 to \$1,192,540 - Financing: 2006 Bond Funds
[12-3004; APPROVED]

Water Utilities

43. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for relocation of two fire hydrants and routine water and wastewater main appurtenance adjustments in SH 289 (Preston Road) at Royal Lane - Not to exceed \$27,143 - Financing: Water Utilities Capital Construction Funds (\$4,685) and Water Utilities Capital Improvement Funds (\$22,458)
[12-3005; APPROVED]
44. Authorize Supplemental Agreement No. 1 to the Concession Agreement between the City of Dallas and Suntex RHCC Marina LLC for a period of ten years - Estimated Annual Revenue: \$30,000
[12-3006; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

45. 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)

[12-3007; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Sustainable Development and Construction

46. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jamie Apolinar of approximately 57,551 square feet of land for a wastewater easement and approximately 52,159 square feet of land for a temporary working space easement located near the intersection of Ravenview Road and Smoke Tree Lane for the Hickory Creek Wastewater Main Replacement Project - Not to exceed \$10,000 (\$8,468 plus closing costs and title expenses not to exceed \$1,532) - Financing: Water Utilities Capital Construction Funds

[12-3008; APPROVED]

47. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Shero Industrial Properties, LP of approximately 2,157 square feet of land located near the intersection of Cadiz Street and Riverfront Boulevard for the Cadiz Street Improvement Project - Not to exceed \$30,259 (\$27,759 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds

[12-3009; APPROVED]

48. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David W. Anderson and Jacquelyn H. Anderson of approximately 246 square feet of land located near the intersection of Joe Field Road and Emerald Street for the Goodnight Lane Road Improvement Project - Not to exceed \$4,730 (\$2,730 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

[12-3010; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Sustainable Development and Construction (Continued)

49. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Curl Floor Equipment and Supply, Inc. of approximately 9,120 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Road Improvement Project - Not to exceed \$285,000 (\$280,000 plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds
[12-3011; APPROVED]
50. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Master Cleaning Supply, Inc. of approximately 4,871 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Road Improvement Project - Not to exceed \$325,300 (\$320,300 plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds
[12-3012; APPROVED]

ITEMS FOR FURTHER CONSIDERATION

Trinity Watershed Management

51. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rhadames Solano of an improved tract of land containing approximately 23 acres located on Elam Road near its intersection with Pemberton Hill Road for the Trinity River Corridor Project - Not to exceed \$256,671 (\$252,671 plus closing costs and title expenses not to exceed \$4,000) - Financing: 1998 Bond Funds
[12-3013; APPROVED]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

52. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Jefferson Monument, LLC associated with the redevelopment of Jefferson Tower, located at 301-375 West Jefferson Boulevard and 304, 314-328 Sunset Avenue in Dallas - Not to exceed \$1,500,000 - Financing: Public/Private Partnership Funds
[12-3014; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

53. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Jacobs Engineering Group Inc associated with retaining and expanding the company's operation in downtown Dallas at 1999 Bryan Street - Not to exceed \$300,000 - Financing: Public/Private Partnership Funds
[12-3015; APPROVED]

Housing/Community Services

54. Authorize an amendment to the terms of a housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive to: **(1)** remove the requirement for the current owners/developers to submit a Low Income Housing Tax Credit Program application for 2013; and **(2)** authorize the City Manager or a designee to waive this requirement in the future - Financing: No cost consideration to the City
[12-3016; APPROVED]
55. Authorize on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction/SHARE Program Statement for the properties located at: 1906 Berwick Avenue in the amount of \$103,000; 910 Bank Street in the amount of \$103,000; 4310 Frank Street in the amount of \$103,000; 3111 Rutz Street in the amount of \$103,000; 2119 Hulse Boulevard in the amount of \$103,000; 1816 Overhill Lane in the amount of \$103,000; 1915 Riverway Drive in the amount of \$103,000; 2911 Harlandale Avenue in the amount of \$103,000; and 2210 Fordham Road in the amount of \$103,000 - Total not to exceed \$927,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$723,778); 2011-12 HOME Investment Partnership Program Grant Funds (\$75,581); 2010-11 HOME Investment Partnership Program Grant Funds (\$94,749); 2009-10 Community Development Block Grant Reprogramming Funds (\$1,691); 2008-09 HOME Investment Partnership Program Grant Funds (\$23,491) and 2008-09 Community Development Block Grant Reprogramming Funds (\$7,710)
[12-3017; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

56. Authorize **(1)** preliminary adoption of Substantial Amendment No. 17 to amend the 2008-09 through 2012-13 Consolidated Plan and the FY 2012-13 Action Plan for U.S. Department of Housing and Urban Development Funds to incorporate additional City priority needs and resources including **(a)** elimination of blight on a spot basis as an enumerated Community Development Block Grant (CDBG) Section 108 Guarantee Loan Program activity to deal with specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area and **(b)** identification of the Holiday Inn & Suites project as an eligible CDBG economic development activity providing an estimated 90 permanent full-time jobs to be held by low-and moderate-income persons and providing elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area; **(2)** modification of the CDBG Section 108 Guarantee Loan Program Statement to expand Project Criteria to include elimination of specific conditions of blight, physical decay, or environmental contamination not located in a slum or blighted area in conjunction with other eligible special economic development activity; **(3)** a public hearing to be held on January 23, 2013 to receive comments on Substantial Amendment No. 17 and on a proposed City of Dallas submission of an application to the U.S. Department of Housing and Urban Development (HUD) for a CDBG Section 108 Guarantee Loan Program loan of \$11,000,000 to fund a loan for Texas Educational Opportunity Fund, a Texas non-profit, to assist with rehabilitation of a vacant commercial building including property acquisition, environmental remediation, elimination of adverse health and safety hazards, loan interest reserve, and financial costs for public offering for the Holiday Inn & Suites project located at 1011 South Akard Street that will create an estimated 90 permanent full-time jobs to be held by individuals with incomes at 80% or less of Area Median Family Income as established by HUD; and at the close of the public hearing, **(4)** consideration of submission of an application to HUD for a CDBG Section 108 Guarantee Loan Program loan for Texas Educational Opportunity Fund in an amount not to exceed \$11,000,000 - Financing: No cost consideration to the City
[12-3018; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

57. Authorize an amendment to Resolution No. 10-2419, previously approved on September 22, 2010, to increase an existing economic development loan with South Dallas/Fair Park Inncity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties, located within the Frazier Neighborhood Investment Program (NIP) area, including associated closing costs, relocation, environmental remediation, demolition costs, predevelopment costs and development costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment as part of the Economic Development Plan for the Frazier area - Not to exceed \$600,000, from \$2,500,000 to \$3,100,000 - Financing: 2006 Bond Funds
[12-3019; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT
[12-3020; APPROVED]

58. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1486 for a mini-warehouse use on property zoned an MU-1 Mixed Use District on the north side of Wheatland Road and the east side of Cockrell Hill Road
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 and conditions
Z112-238(OTH)
[12-3021; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28850]
59. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Subarea A of Planned Development District No. 134 on the northwest line of Birch Street, northeast of Carroll Avenue
Recommendation of Staff and CPC: Approval, subject to the deed restrictions volunteered by the applicant
Z112-270(WE)
[12-3022; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28851]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

60. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for a Petroleum product storage and wholesale use on property zoned an IR Industrial Research District on the northwest corner of International Parkway and Corporate Drive
Recommendation of Staff and CPC: Approval of a CS Commercial Service District, and approval of a Specific Use Permit for a Petroleum product storage and warehouse use for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions
Z112-308(RB)
[12-3023; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCES 28852 AND 28853]
61. A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned an MU-3 Mixed Use District on the west side of Harry Hines Boulevard, north of Willowbrook Drive
Recommendation of Staff and CPC: Approval
Z112-310(JH)
[12-3024; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28854]
62. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 773 for multifamily uses on the northwest corner Montfort Drive and Verde Valley Lane
Recommendation of Staff and CPC: Approval, subject to a revised development plan
Z112-311(WE)
[12-3025; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28855]
63. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery, or winery on property zoned a CR Community Retail District on the west side of Preston Road, north of Forest Lane
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z112-313(MW)
[12-3026; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28856]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a fire station on property zoned an R-7.5(A) Single Family District on the northeast corner of North Jim Miller Road and Benning Avenue
Recommendation of Staff and CPC: Approval, subject to a site plan and conditions
Z112-320(MW)
[12-3027; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28857]

ZONING CASES - INDIVIDUAL

65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned a CR Community Retail District on the north side of Camp Wisdom Road, east of Cockrell Hill Road
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z112-315(WE)
[12-3028; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28858]
66. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store of greater than 3,500 square feet on property zoned Planned Development District No. 7 with a D Liquor Control Overlay on the north side of Centerville Road, southeast of Garland Road
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions
Z112-305(MW)
[12-3029; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JANUARY 9, 2013]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL

67. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 1 of Planned Development Subdistrict No. 50 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cedar Springs Road and North Harwood Street
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions

Z112-126(JH)

[12-3030; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28859]

68. A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider amendments to Planned Development District 595, the South Dallas/Fair Park Special Purpose District, amending the standards for certain uses, considering appropriate zoning on certain parcels currently zoned for multifamily and non-residential uses, adding a new single family district classification and new mixed use form district classifications on property zoned Planned Development District No. 595 and an NS(A) Neighborhood Service District generally bound by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, 2nd Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821; an ordinance granting amendments to Planned Development District No. 595; an ordinance granting a change of zoning from an MF-2(A) Multifamily subdistrict, an NC Neighborhood Commercial subdistrict and a CC Community Commercial subdistrict to an FWMU-3 Form Walkable Mixed Use subdistrict on property generally bounded by Good Latimer Expressway, Julius Schepps Freeway (I-45), Pennsylvania Avenue, Lamar Boulevard and Grand Avenue with a SF Shop Front overlay on properties fronting Martin Luther King Boulevard and Lamar Street and certain properties fronting Ervay Street and Colonial Avenue, granting a change of zoning from an RS-I Regional Service Industrial subdistrict to an FWMU-3 Form Walkable Mixed Use subdistrict on property on the south corner of Coombs Street and Harwood Street, and granting a change of zoning from an MF-2(A) Multifamily subdistrict to an FWMU-3 Walkable Mixed Use subdistrict on property located on the northeast corner of the S.M. Wright Freeway (US-175) and Hatcher Street; and an ordinance granting a change in zoning from an NS(A) Neighborhood Service District to an NC Neighborhood Commercial subdistrict within Planned Development No. 595 on properties located on the west and south corners of Spring Avenue and Foreman Street

Recommendation of Staff and CPC: Approval

Z101-277(CG)

[12-3031; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCES 28860, 28861 AND 28862]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES – INDIVIDUAL (Continued)

69. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the development plan and conditions for Planned Development District No. 578 on the south line of Forest Lane, between Welch Road and Inwood Road
Recommendation of Staff and CPC: Approval, subject to a revised development plan, traffic management plan and conditions
Z112-258(RB)
[12-3032; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28863]
70. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District on property zoned a CR Community Retail District on the north side of West Wheatland Road and west side of Clark Road
Recommendation of Staff and CPC: Approval, subject to a development plan, elevations and conditions
Z112-274(JH)
[12-3033; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28864]

FLOODPLAIN APPLICATIONS

Trinity Watershed Management

71. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.34 acres of the current 1.80 acres of land in the floodplain, located at 9200 Guernsey Lane, within the floodplain of Bachman Branch, Fill Permit 12-05 - Financing: No cost consideration to the City
[12-3034; HEARING CLOSED; APPROVED]
72. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 444 acres of the current 775 acres in the floodplain, out of a total tract of 1,021 acres in the North Lake Cypress Waters development, within the floodplain of North Lake, Fill Permit 12-04 - Financing: No cost consideration to the City
[12-3035; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

Sustainable Development and Construction

73. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the St. Elizabeth's Catholic School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Fiesta Mart, Inc.] on property on the northeast corner of Ledbetter Drive and Hampton Road - Financing: No cost consideration to the City
[12-3036; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL FEBRUARY 13, 2013]
74. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the Knowledge is Power Charter School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Fiesta Mart, Inc.] on property on the east side of Lancaster Road, northwest of Kiest Boulevard - Financing: No cost consideration to the City
[12-3037; HEARING CLOSED; APPROVED]
75. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the St. Mary of Carmel Catholic School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Jerry's Supermarket] on property on the north side of Singleton Boulevard, west of Navaro Street - Financing: No cost consideration to the City
[12-3038; HEARING CLOSED; APPROVED]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Sustainable Development and Construction

76. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from the Kennemer Middle School required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit for a general merchandise or food store greater than 10,000 square feet [Wal-Mart] on property on the north side of Wheatland Road and the west side of Clark Road - Financing: No cost consideration to the City
[12-3039; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

City Center TIF District

Note: Item Nos. 77 and 78
must be considered collectively.

77. * A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: **(1)** create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; **(2)** increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; **(3)** extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; **(4)** decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; **(5)** increase the City Center TIF District's budget from \$87,567,717 total dollars to \$151,968,546 total dollars, an increase of \$64,400,829; and **(6)** make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans – Financing: No cost consideration to the City
[12-3040; HEARING CLOSED]
78. * An ordinance amending Ordinance No. 22802, previously approved on June 26, 1996, and Ordinance No. 23034, previously approved on February 12, 1997, to reflect these amendments - Financing: No cost consideration to the City
[12-3040; HEARING CLOSED; APPROVED; ORDINANCE 28865]

**Reinvestment Zone and Business Personal
Property Tax Abatement Authorization**

Note: Item Nos. 79, 80, 81 & 82
must be considered collectively.

79. * 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. 79, incorporating approximately 12 acres of property located at 2144-2154 Royal Lane in Dallas, for the purpose of granting economic development incentives to 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC - Financing: No cost consideration to the City
[12-3041; HEARING CLOSED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

80. * An ordinance designating the 12 acres of property located at 2144-2154 Royal Lane in Dallas as City of Dallas Reinvestment Zone No. 79, for the purpose of granting economic development incentives to 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC, establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City
[12-3041; APPROVED; ORDINANCE 28866]
81. * Authorize a 75 percent real property tax abatement agreement for 10 years with 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC located on 12 acres of property located at 2144-2154 Royal Lane in Dallas - Revenue: First year revenue estimated at \$71,730; ten-year revenue estimated at \$717,300 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$2,154,330)
[12-3042; APPROVED]
82. * Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with 321 Commercial Avenue, LLC and/or 329 Commercial Avenue, LLC associated with the construction of a new mixed use/residential development located at 2144-2154 Royal Lane in Dallas - Not to exceed \$575,000 - Financing: Public/Private Partnership Funds
[12-3043; APPROVED]

Housing/Community Services

83. A public hearing to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program 1 (NSP1) to: **(1)** receive and deposit program income in the amount of \$400,000; and **(2)** increase appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and at the close of the public hearing, authorize Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1 - Total not to exceed \$400,000 - Financing: 2008-09 Neighborhood Stabilization Program Grant Funds
[12-3044; HEARING CLOSED; APPROVED]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2012
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201**

ADDITIONS:

Closed Session
[12-3045; HELD]

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
[12-3046; APPROVED]
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)
[12-3047; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Business Development & Procurement Services (Continued)

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
[12-3048; APPROVED]
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
[12-3049; APPROVED]
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)
[12-3050; APPROVED]

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)
[12-3051; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

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
[12-3052; APPROVED AS AMENDED]

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
[12-3053; APPROVED]
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)
[12-3054; APPROVED]

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)
[12-3055; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

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)
[12-3056; APPROVED]

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
[12-3057; APPROVED]

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
[12-3058; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department (Continued)

**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)
[12-3059; APPROVED]

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)
[12-3060; APPROVED]

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
[12-3061; APPROVED; ORDINANCE 28867]

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
[12-3062; APPROVED; ORDINANCE 28868]

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
[12-3063; APPROVED; ORDINANCE 28869]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction (Continued)

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
[12-3064; APPROVED]

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)
[12-3065; APPROVED AS CORRECTED]

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
[12-3066; APPROVED AS AN INDIVIDUAL ITEM]

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
[12-3067; APPROVED AS AN INDIVIDUAL ITEM]

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
[12-3068; APPROVED AS AN INDIVIDUAL ITEM]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Texas Horse Park (Continued)

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
[12-3069; APPROVED AS AN INDIVIDUAL ITEM]
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)
[12-3070; APPROVED AS AN INDIVIDUAL ITEM]
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
[12-3071; APPROVED]

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
[12-3072; APPROVED AS AMENDED; ORDINANCE 28870]

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
[12-3073; APPROVED]

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)
[12-3074; APPROVED]
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
[12-3075; APPROVED]