

**ANNOTATED AGENDA
CITY COUNCIL MEETING
APRIL 24, 2013
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:05 A.M. – 2:29 P.M.**

Invocation and Pledge of Allegiance (Council Chambers)
[13-0690]

Agenda Item/Open Microphone Speakers
[13-0691]

VOTING AGENDA

1. Approval of Minutes of the April 10, 2013 City Council Meeting
[13-0692; APPROVED]

CONSENT AGENDA
[13-0693; APPROVED]

Business Development & Procurement Services

2. Authorize a one-year construction service contract for the installation of a pipe fence for the Trinity River levee system - Moir Watershed Services, LLC, lowest responsible bidder of seven - Not to exceed \$517,800 - Financing: Stormwater Drainage Management Capital Construction Funds
[13-0694; APPROVED]
3. Authorize a two-year service contract for barricade services - Dallas Lite & Barricade, Inc., lowest responsible bidder of two - Not to exceed \$71,812 - Financing: Water Utilities Current Funds (subject to annual appropriations)
[13-0695; APPROVED]
4. Authorize a three-year service contract for sewer camera maintenance, repair services and parts - Atlas Inspection Technologies, LLC in the amount of \$290,174, CLS Sewer Equipment Co., Inc. in the amount of \$285,800 and Green Equipment Company in the amount of \$143,375, lowest responsible bidders of three - Total not to exceed \$719,349 - Financing: Stormwater Drainage Management Current Funds (\$285,800) and Water Utilities Current Funds (\$433,549) (subject to annual appropriations)
[13-0696; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize a three-year service contract for maintenance and support of Oracle database licenses - Mythics, Inc., most advantageous proposer of two - Not to exceed \$2,527,348 - Financing: Current Funds (subject to annual appropriations)
[13-0697; APPROVED]
6. Authorize Supplemental Agreement No. 1 to exercise the one-year contract renewal for general home repairs under the People Helping People Program administered by Housing/Community Services - Nationwide Carpet Cleaning Service, Inc. dba Nationwide Contractors - Not to exceed \$121,952 - Financing: 2011-12 Community Development Block Grant Funds
[13-0698; APPROVED]

Economic Development

7. Authorize a public hearing to be held on May 22, 2013, to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District) and the Project and Reinvestment Zone Financing Plans for the Downtown Connection TIF District to: **(1)** increase the Downtown Connection TIF District's budget from \$189,807,592 NPV (approximately \$391,744,162 total dollars) to \$231,593,554 NPV (approximately \$545,726,096 total dollars), an increase of \$41,785,962 NPV (approximately \$153,981,934 total dollars); **(2)** expand the District's focus of redevelopment efforts; and **(3)** make corresponding modifications to the Downtown Connection TIF District's budget and Project and Reinvestment Zone Financing Plan; and at the close of the public hearing consideration of an ordinance amending Ordinance No. 26020, previously approved on June 8, 2005, as amended and Ordinance No. 26096, previously approved on August 25, 2009, as amended, to reflect these amendments - Financing: No cost consideration to the City
[13-0699; APPROVED]

Equipment & Building Services

8. Authorize Supplemental Agreement No. 1 to the contract with Dewberry Architects, Inc. for Phase 2 design services, security system and fire alarm upgrades for the lobby renovation project at Dallas City Hall - Not to exceed \$157,573, from \$38,335 to \$195,908 - Financing: Capital Construction Funds
[13-0700; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services

9. Authorize **(1)** the acceptance of additional grant funds from the Dallas Housing Finance Corporation (DHFC) for the purpose of providing warranty home repairs for low-income qualified families under the Home Repair Program; and **(2)** an increase in appropriations in the amount of \$50,000, from \$263,272 to \$313,272 for warranty home repairs - Not to exceed \$50,000 - Financing: Dallas Housing Finance Corporation Grant Funds
[13-0701; APPROVED]

10. Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$363,333, to provide project-based rental assistance for permanent housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 12, 2013 through May 11, 2014 and encumber \$2,769 for administrative costs for the City; **(2)** a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$321,000 to provide \$300,000 for project-based rental assistance for permanent housing for homeless persons with HIV/AIDS and \$21,000 for administrative costs at Hillcrest House for the period May 12, 2013 through May 11, 2014; and **(3)** execution of any and all agreements and other documents required by the grant - Total not to exceed \$363,333 - Financing: U.S. Department of Housing and Urban Development Grant Funds
[13-0702; APPROVED]

11. Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care II project to provide tenant based rental assistance for permanent housing for homeless persons with disabilities for the period May 1, 2013 through April 30, 2014; and **(2)** execution of the grant agreement - Not to exceed \$475,033 - Financing: U.S. Department of Housing and Urban Development Grant Funds
[13-0703; APPROVED]

Office of Financial Services

12. Authorize a public hearing to be held on May 22, 2013 to receive comments on the proposed FY 2013-14 Operating, Capital, Grant, and Trust budgets - Financing: No cost consideration to the City
[13-0704; APPROVED]

CONSENT AGENDA (Continued)

Office of Management Services

13. A resolution naming the Dallas Convention Center in honor of retired U.S. Senator Kay Bailey Hutchison - Financing: No cost consideration to the City
[13-0705; APPROVED AS AN INDIVIDUAL ITEM]

Park & Recreation

14. Authorize a contract for construction of a new playground at Casa Linda Park located at 1500 San Saba Drive - Henneberger Construction, Inc., lowest responsible bidder of five - Not to exceed \$171,800 - Financing: 2006 Bond Funds
[13-0706; APPROVED]
15. Authorize a professional services contract with Quimby McCoy Preservation Architecture, LLP for design services for renovations to the Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$124,150 - Financing: 2003 Bond Funds
[13-0707; APPROVED]

Public Works Department

16. Authorize an additional payment to the Texas Department of Transportation for the City's share of the preliminary engineering costs for improvements on Hatcher Street from Haskell Avenue to Spring Avenue - Not to exceed \$75,000 - Financing: 2003 Bond Funds (\$58,000) and General Obligation Commercial Paper Funds (\$17,000)
[13-0708; DEFERRED UNTIL MAY 22, 2013]
17. Authorize a professional services contract with DAL-TECH Engineering, Inc. for land surveying services to prepare and record the final plat of the Dallas Love Field Airport - Not to exceed \$598,810 - Financing: Aviation Capital Construction Funds
[13-0709; APPROVED]
18. Authorize a contract with MACVAL Associates, LLC, second lowest responsible bidder of eight, for the construction of sidewalk enhancement improvements for Coit Road from Spring Valley Road to Haymeadow Drive - Not to exceed \$262,766 - Financing: 2003 Bond Funds
[13-0710; APPROVED]

CONSENT AGENDA (Continued)

Public Works Department (Continued)

19. Authorize an increase in the construction contract with System Electric Company for the fire alarm system and emergency lighting upgrade at the Dallas Convention Center to include additional fire alarm requirements for the Arena, Administration Area, the Parking Garage, Vertiport, A, D and F Halls and rooftop mechanical areas - Not to exceed \$244,810, from \$3,903,451 to \$4,148,261 - Financing: 2009 Convention Center Revenue Bonds
[13-0711; APPROVED]

20. Authorize an increase in the construction services contract with Ratcliff Constructors, LP for the 2014 Main Street Municipal Building Annex Renovation Project for updated plan modifications that comply with the amended program requirements including additional security features, card readers, window film, cameras, security vestibule and changes to the mechanical, electrical and plumbing systems required due to plan alterations - Not to exceed \$297,074, from \$9,981,276 to \$10,278,350 - Financing: 2006 Bond Funds (\$294,683) and Current Funds (\$2,391)
[13-0712; APPROVED]

Sanitation Services

21. Authorize **(1)** a contract for the construction of a 15-acre waste cell, with composite liner and leachate collection system, at the McCommas Bluff Landfill - Hammett Excavation, Inc., lowest responsible bidder of six; and **(2)** an increase in appropriations in the Sanitation Waste Cell Sinking Fund in the amount of \$1,608,810, from \$7,401,528 to \$9,010,338 - Total not to exceed \$1,608,810 - Financing: Sanitation Waste Cell Sinking Funds
[13-0713; APPROVED]

Street Services

22. Authorize a contract for bridge repair on Hampton Road between Commerce Street and Singleton Boulevard - Gibson and Associates, Inc., lowest responsible bidder of two - \$218,848 - Financing: Current Funds
[13-0714; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction

23. Authorize acquisition from Linda Torres Velo of approximately 5,720 square feet of land improved with a single-family dwelling located near the intersection of Gloyd and Nolen Streets for future cities facilities - Not to exceed \$34,000 (\$32,500, plus closing costs and title expenses not to exceed \$1,500) - Financing: 2006 Bond Funds
[13-0715; APPROVED]
24. Authorize acquisition of approximately 2 acres of land from White Property Co. #2, LTD, located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$332,341 (\$329,141, plus closing costs and title expenses not to exceed \$3,200) - Financing: Water Utilities Capital Improvement Funds
[13-0716; APPROVED]
25. An ordinance abandoning portions of Harrison, Clarence, Myrtle and Atlanta Streets, two alleys, three street easements, a sight easement, two sanitary sewer main easements, a water and sewer main easement, and a utility easement to Dallas Independent School District, the abutting owner, containing a total of approximately 123,876 square feet of land located near the intersection Good-Latimer Expressway and Grand Avenue, authorizing the quitclaim and providing for the dedication of approximately 2,472 square feet of land needed for street right-of-way - Revenue: \$361,779, plus the \$20 ordinance publication fee
[13-0717; APPROVED; ORDINANCE 28975]

Trinity Watershed Management

26. Authorize an increase in the contract with S J Louis Construction of Texas, Ltd. for the construction of the Rush Creek Diversion System and Drainage Improvements to additional paving, wastewater main and utility support and relocation - Not to exceed \$273,372, from \$9,216,515 to \$9,489,887 - Financing: General Obligation Commercial Paper Funds (\$82,105), Water Capital Improvement Funds (\$189,132) and Water Capital Construction Funds (\$2,135)
[13-0718; APPROVED]
27. Authorize an increase in the contract with Magnus Pacific Corporation for additional work associated with the installation of underground slurry cutoff walls, Hampton Pump Station outfall improvements, construction of maintenance roads within the levees for the 100-Year Levee Remediation - cutoff wall improvements - Not to exceed \$510,577, from \$10,048,605 to \$10,559,182 - Financing: 2006 Bond Funds
[13-0719; APPROVED]

CONSENT AGENDA (Continued)

Water Utilities

28. Authorize a three-year contract with the North Texas Municipal Water District to: **(1)** purchase Dallas owned untreated water supply; and **(2)** transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from April 24, 2013 through April 23, 2016 - Estimated Annual Revenue: \$9,200,000
[13-0720; APPROVED]
29. Authorize a thirty-six-month service contract for pavement repairs at various locations throughout the city - NPL Construction Co., only bidder - Not to exceed \$31,505,044 - Financing: Water Utilities Capital Construction Funds (\$17,279,298), Current Funds (\$10,116,846) (subject to annual appropriations) and General Obligation Commercial Paper Funds (\$4,108,900)
[13-0721; APPROVED]
30. Authorize Supplemental Agreement No. 1 to the design-build contract with CH2M HILL Engineers, Inc. for the replacement of the Sunbeam Junction Structure located within the City of Dallas wastewater collection system - Not to exceed \$3,507,083, from \$273,673 to \$3,780,756 - Financing: Water Utilities Capital Improvement Funds
[13-0722; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

31. 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)
[13-0723; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Sustainable Development and Construction

32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Advance Brake and Clutch Services, of approximately 3,725 square feet of land improved with a commercial building located near the intersection of Exposition Avenue and Main Street for the CBD-Fair Park Link Project - Not to exceed \$253,833 (\$248,833, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2003 Bond Funds
[13-0724; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Sustainable Development and Construction (Continued)

33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Lucille Joy Frank, Trustee of the David A. Frank Testamentary Trust, Katherine F. Gayle and Susan Gayle Needham, Co-Trustees of the Katherine F. Gayle Living Trust, Carolyn Parker Schum, Trustee of the Schum Living Trust and Sandra Parker Adams, of a tract of land containing approximately 19,714 square feet located near the intersection of Bonnie View and Telephone Roads for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$16,000 (\$13,800, plus closing costs and title expenses not to exceed \$2,200) - Financing: Water Utilities Capital Improvement Funds
[13-0725; APPROVED]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

34. Authorize **(1)** a development and operating agreement with the Cypress Waters Municipal Management District ("CWMMD") to promote development and redevelopment in the CWMMD pursuant to Special District Local Laws Code Chapter 3874 (the "Act"), to ensure the City maintains exclusive rule making authority over the mineral estates in the CWMMD, and to authorize ~~a land substitution in accordance with Texas Water Code Section 54.739~~ additions and exclusions in accordance with Texas Water Code Chapter 49; **(2)** approval of the CWMMD Economic Development Grant Program ("Grant Program") pursuant to Section 3874.107(b) of the Act to be adopted by the CWMMD Board of Directors on April 30, 2013, and approval of a grant agreement between the CWMMD and Luminant Mineral Development Company, LLC, and Luminant Generation Company, LLC, along with their successors and assigns (collectively, "Luminant") under such program to be funded by the CWMMD; and **(3)** certain amendments to Resolution No. 09-0458, previously approved on February 11, 2009, to replace the draft legislation in Exhibit A with the final version of the Act that created and governs the CWMMD and to allow for a City approval process in compliance with state law in the event there are any discrepancies between the conditions for the City's consent to the creation of the CWMMD per Resolution No. 09-0458 and the Act – Financing: No cost consideration to the City
[13-0726; CORRECTED ON THE ADDENDUM; APPROVED]
35. Authorize certain amendments to the real property tax abatement agreement with Turnpike West, LLC, authorized on March 8, 2006, by Resolution No. 06-0838 to: **(1)** extend the substantial completion date of improvements to the real property located in the City of Dallas at Interstate 30 and Cockrell Hill Road in Reinvestment Zone No. 64 from December 31, 2008 to December 31, 2013; and **(2)** approve the assignment of the tax abatement agreement from Turnpike West, LLC to United States Cold Storage, L.P. - Financing: No cost consideration to the City
[13-0727; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Note: Item Nos. 36 and 37
must be considered collectively.

Lancaster Opal Project

36. * Authorize an amendment to the City of Dallas Public/Private Partnership Program Guidelines and Criteria, governing City incentives promoting private investment, tax base growth and job creation to include the authority to administer and accept resources from other political subdivision of the state to support this program and to accept and administer resources from the federal government to implement the City's economic development programs, in particular, incentives supporting transit-oriented and mixed-use commercial developments within the city in accordance with Local Government Code Chapter 380.001 (b)(2) and (3) - Financing: No cost consideration to the City
[13-0728; APPROVED]
37. * Authorize a Chapter 380 grant agreement pursuant to the City of Dallas Public/Private Partnership Program, as amended, in the amount of \$135,000 to City Wide Community Development Corporation (CDC), for the purpose of planning and preconstruction activities related to mixed-use development as part of the Lancaster Opal Project - Not to exceed \$135,000 - Financing: HUD Community Challenge Planning Grant Funds
[13-0729; APPROVED]

Housing/Community Services

38. Authorize a housing development loan in an amount not to exceed \$713,675 with Neighborhood Builders Community Development Corporation (NBCDC), a certified nonprofit organization, for the development of six affordable single family homes to be located between 8502-8645 Bearden Lane - Not to exceed \$713,675 - Financing: 2011-12 HOME Investment Partnership Program Funds
[13-0730; APPROVED]
39. Authorize a loan in the amount of \$250,000 at 0% interest to East Dallas Community Organization (EDCO) for the development of unimproved properties located at 5300 Bexar Street to construct a portion of the residential component of the Economic Development Project on Bexar Street - Not to exceed \$250,000 - Financing: 2006 Bond Funds
[13-0731; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

40. Authorize an amendment to Resolution No. 12-3019, previously approved on December 12, 2012, to increase the 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 \$200,000, from \$3,100,000 to \$3,300,000 - Financing: 2006 Bond Funds
[13-0732; APPROVED]
41. Authorize an amendment to Resolution No. 12-3075, previously approved on December 12, 2012, to increase the existing economic development loan with City Wide Community Development Corporation for acquisition of improved and unimproved properties, including associated closing costs, relocation, environmental, and predevelopment costs - Not to exceed \$150,000, from \$450,000 to \$600,000 - Financing: 2006 Bond Funds
[13-0733; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[13-0734; APPROVED]

42. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an Open-enrollment charter school on property zoned an A(A) Agricultural District in the northeast quadrant of Illinois Avenue and Spur 408/Loop 12
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z123-176(RB)
[13-0735; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28976]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES – CONSENT (Continued)

43. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northeast corner of Gross Road and Peavy Road
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan and conditions

Z123-190(MW)

[13-0736; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28977]

44. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a personal service use limited to a spa in Subdistrict B within Planned Development District No. 619 on the south side of Main Street, west of South Ervay Street
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions

Z123-200(OTH)

[13-0737; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 28978]

ZONING CASES - INDIVIDUAL

45. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, on property zoned Planned Development District No. 385 and an R-1ac(A) Single Family District in the southwest quadrant of Walnut Hill Lane and Inwood Road with consideration given to and an ordinance granting a Specific Use Permit for an Illuminated competitive athletic field on a portion of the property

Recommendation of Staff: Approval of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section and athletic field section, competitive athletic field landscape plan, and staff's recommended conditions, and approval of a Specific Use Permit for an Illuminated competitive athletic field for a three-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan and staff's recommended conditions

Recommendation of CPC: Approval of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section and athletic field section, competitive athletic field landscape plan, and conditions and approval of a Specific Use Permit for an Illuminated competitive athletic field for a five-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan and conditions

Z112-290(RB)

[13-0738; DELETED ON THE ADDENDUM]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL

46. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 75 for MF-2 Subdistrict Uses, on property zoned Planned Development Subdistrict No. 75 and an MF-2 Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property fronting on Lucas Drive, Cotton Belt Avenue and Arroyo Avenue, north of Brown Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z123-178(RB)

[13-0739; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28979]

47. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District on property zoned an IM Industrial Manufacturing District, an R-7.5(A) Single Family District, an IR/IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay on a portion, an LI Light Industrial District with Specific Use Permit No. 383 on a portion, an A(A) Agricultural District with Specific Use Permit No. 383 and a CS/CS-D-1 Commercial Service District with Specific Use Permit No. 383 and a D-1 Liquor Control Overlay on a portion on the south side of CF Hawn Freeway, west side of Pemberton Hill Road and South Longacre Lane and on both sides of Great Trinity Forest Way
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, development plan and conditions

Z123-195(MW)

[13-0740; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 28980]

MISCELLANEOUS HEARINGS

Mayor and City Council

48. A public hearing to receive comments on authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, in an area generally bound by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west with consideration given to amending certain use regulations and development standards – Financing: No cost consideration to the City (via Mayor Pro Tem Medrano, Deputy Mayor Pro Tem Atkins, and Councilmembers Caraway, Hill, and Allen)

[13-0741; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Park & Recreation

49. A public hearing to receive comments on the proposed use of a portion of the Runyon Creek Greenbelt, consisting of approximately 12,184 square feet of land, by Dallas Area Rapid Transit (DART) for a public mass transit easement to accommodate the South Oak Cliff Corridor SOC-3 Blue Line Extension Project; and at the close of the public hearing, consideration of a resolution authorizing the use - Financing: No cost consideration to the City
[13-0742; HEARING CLOSED; APPROVED]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
APRIL 24, 2013
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201**

ADDITIONS:

Closed Session
[13-0743; HELD]

6ES

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

- Jacqueline Collins v. City of Dallas, et al., Civil Action No. 3:12-CV-02584-O

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize a one-year service contract for the purchase of folding chair replacement parts and installation services for the Convention Center - Hussey Seating Company through the National Joint Powers Alliance Contract - Not to exceed \$910,250 - Financing: Convention and Event Services Current Funds
[13-0744; APPROVED]
2. Authorize the sale of a 1997 Samsung wheel loader tractor model number SL-120 through a public auction on April 4, 2013 to Dennis Goodson, highest bidder of seven - Revenue: \$29,950
[13-0745; APPROVED]
3. Authorize the sale of a 2001 Mack RD690S diesel concrete mixer truck through a public auction on April 4, 2013 to Transnational Equipment Supply, Inc., highest bidder of nine - Revenue: \$23,050
[13-0746; APPROVED]
4. Authorize the sale of a 2002 New Holland wheel loader/backhoe tractor model number LB75B through a public auction on April 4, 2013 to Shamrock Enterprises, LLC, highest bidder of eleven - Revenue: \$24,100
[13-0747; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Fire

5. Authorize execution of an agreement with The Dallas Foundation for the purpose of receiving donations and paying expenditures pursuant to established departmental guidelines for the Dallas Adopt-A-Station Program - Financing: No cost consideration to the City
[13-0748; APPROVED]

Police

6. Authorize **(1)** the acceptance of a donation from the Safer Dallas Better Dallas in an amount of \$300,000 for technology enhancements; and **(2)** establishment of appropriations in an amount not to exceed \$300,000 - Not to exceed \$300,000 - Financing: Private Funds
[13-0749; APPROVED]

Sustainable Development and Construction

7. An ordinance abandoning a portion of Amesbury Drive to JLB 4662 Amesbury Partners, L.P., the abutting owner, containing approximately 2,611 square feet of land, located near the intersection of Amesbury Drive and Sandhurst Lane, authorizing the quitclaim, and providing for the dedication of approximately 4,103 square feet of land needed for right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee
[13-0750; APPROVED; ORDINANCE 28981]
8. An ordinance abandoning an alley to Forest Meadow Baptist Church, acting by and through its Trustees, also known as Forest Meadows Baptist Church, the abutting owner, containing approximately 15,838 square feet of land, located near the intersection of Church Road and Skillman Street, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
[13-0751; APPROVED; ORDINANCE 28982]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. An ordinance amending Ordinance Nos. 28938 and 28939, as amended, to change certain election day polling locations for the Saturday, May 11, 2013, general and special elections - Financing: No cost consideration to the City
[13-0752; APPROVED AS AMENDED; ORDINANCE 28983]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office (Continued)

10. A resolution authorizing an amendment of the appointment of citizens to serve as election judges for the City of Dallas in Dallas County for the May 11, 2013 joint election - Financing: No cost consideration to the City
[13-0753; APPROVED AS AMENDED]
11. A resolution designating an absence by Deputy Mayor Pro Tem Tennell Atkins and Councilmember Sandy Greyson as being for "official city business" - Financing: No cost consideration to the City
[13-0754; APPROVED AS AMENDED]

DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

12. Authorize **(1)** the acceptance of \$11,750,000 of Community Development Block Grant Section 108 Guaranteed Loan Program Funds (Section 108 Loan Funds) from the U.S. Department of Housing and Urban Development (HUD) for the Atmos Lofts downtown commercial building conversion project; **(2)** a loan agreement with Hamilton Atmos LP (the Section 108 Borrower) in the amount of \$11,750,000 of Section 108 Loan Funds for development of the Atmos Lofts project (the Section 108 Borrower Loan) including conversion of three vacant commercial buildings located at 301 South Harwood Street, 1915 Wood Street, and 1815 Wood Street into 123 apartment units with 51% (63 units) for individuals and families with incomes at 80% or less of Area Median Family Income as established by HUD, approximately 9,800 square feet of bottom-floor retail space, and 251 parking spaces and to fund housing rehabilitation and interest reserve; **(3)** the City Manager to enter into all necessary agreements with HUD including a Funding Approval/Agreement, a Fiscal Agency Agreement, a Promissory Note, up to two letters of agreement, for establishment of a custodial account, documents relating to additional security if required by HUD, and a letter requesting advance funds for interim financing; **(4)** the City Manager to establish appropriations for Section 108 Loan Funds for an Affordable Housing Loan; and **(5)** the City Controller to deposit and disburse funds from an identified account with total disbursements not to exceed \$11,750,000 in Section 108 Loan Funds - Not to exceed \$11,750,000 - Financing: Community Development Block Grant Section 108 Guaranteed Loan Funds
[13-0755; APPROVED]

CORRECTION:

Economic Development

34. Authorize **(1)** a development and operating agreement with the Cypress Waters Municipal Management District (“CWMMMD”) to promote development and redevelopment in the CWMMMD pursuant to Special District Local Laws Code Chapter 3874 (the “Act”), to ensure the City maintains exclusive rule making authority over the mineral estates in the CWMMMD, and to authorize ~~a land substitution in accordance with Texas Water Code Section 54.739~~ additions and exclusions in accordance with Texas Water Code Chapter 49; **(2)** approval of the CWMMMD Economic Development Grant Program (“Grant Program”) pursuant to Section 3874.107(b) of the Act to be adopted by the CWMMMD Board of Directors on April 30, 2013, and approval of a grant agreement between the CWMMMD and Luminant Mineral Development Company, LLC, and Luminant Generation Company, LLC, along with their successors and assigns (collectively, “Luminant”) under such program to be funded by the CWMMMD; and **(3)** certain amendments to Resolution No. 09-0458, previously approved on February 11, 2009, to replace the draft legislation in Exhibit A with the final version of the Act that created and governs the CWMMMD and to allow for a City approval process in compliance with state law in the event there are any discrepancies between the conditions for the City’s consent to the creation of the CWMMMD per Resolution No. 09-0458 and the Act – Financing: No cost consideration to the City
[13-0726]

DELETION:

Sustainable Development and Construction

ZONING CASES - INDIVIDUAL

45. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, on property zoned Planned Development District No. 385 and an R-1ac(A) Single Family District in the southwest quadrant of Walnut Hill Lane and Inwood Road with consideration given to and an ordinance granting a Specific Use Permit for an Illuminated competitive athletic field on a portion of the property

Recommendation of Staff: Approval of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section and athletic field section, competitive athletic field landscape plan, and staff's recommended conditions, and approval of a Specific Use Permit for an Illuminated competitive athletic field for a three-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan and staff's recommended conditions

Recommendation of CPC: Approval of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section and athletic field section, competitive athletic field landscape plan, and conditions and approval of a Specific Use Permit for an Illuminated competitive athletic field for a five-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan and conditions

Z112-290(RB)

[13-0738]