

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 8, 2015

15-0640

VOTING AGENDA MEETING  
CITY COUNCIL CHAMBER, CITY HALL  
MAYOR MICHAEL RAWLINGS PRESIDING

PRESENT: [14] Rawlings, Atkins, Alonzo, Griggs (\*9:37 a.m.), Medrano (\*9:29 a.m.), Hill, Caraway, Callahan (\*9:10 a.m.), Kadane, Allen, Kleinman, Greyson (\*9:21 a.m.), Gates, Kingston

ABSENT: [1] Davis (absent on city business)

The meeting was called to order at 9:09 a.m.

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

The invocation was given by Reverend Joseph Thomas of College Park Baptist Church.

Mayor Pro Tem Atkins led the pledge of allegiance.

The meeting recessed at 10:25 a.m. and reconvened at 1:03 p.m. (Caraway (\*1:55 p.m.), Greyson (\*1:07 p.m.)).

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

After all business properly brought before the city council had been considered, the city council adjourned at 4:57 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

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

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

\* **Indicates arrival time after meeting called to order and/or reconvened.**

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 8, 2015

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 8, 2015

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0641

CITIZEN SPEAKERS

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

**OPEN MICROPHONE – BEGINNING OF MEETING:**

At the request of Councilmember Allen, the following individual was allowed to address the city council at the beginning of meeting:

SPEAKER: Julie Pippert, 4211 Manorfield Dr., Seabrook, TX  
REPRESENTING: MomsRising  
SUBJECT: Thanking the Mayor for support

The following individuals addressed the city council as registered:

SPEAKER: Richard Sheridan, 11301 Dennis Rd. (handout provided)  
SUBJECT: Dallas is at a fork in the road

SPEAKER: Anna Albers, 201 N. Edgefield Ave. (handout provided)  
REPRESENTING: Trinity River Action Coalition  
SUBJECT: Trinity Toll Road

SPEAKER: Larry-Paul Jones, 8244 Barbaree Blvd.  
SUBJECT: Thank a police officer

SPEAKER: Stephen Benavides, 12247 Oberlin Dr. (handout provided)  
SUBJECT: Police reform

SPEAKER: Michael Bosco, 9206 Club Glen Dr.  
REPRESENTING: Texas Discovery Gardens  
SUBJECT: City stipend

**ADDITIONAL – OPEN MICROPHONE:**

SPEAKER: Dominique Alexander, 2512 E. Overton Rd.  
REPRESENTING: Next Generation Network  
SUBJECT: Dallas Police reform

SPEAKER: Maribeth Lipscomb, 5906 Ross Ave.  
SUBJECT: Pedestrian traffic

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-0641

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**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Gray Garmon, 6334 Llano Ave.

REPRESENTING: D Academy

SUBJECT: Big D Reads

SPEAKER: Marcos Ronquillo, 8931 Club Creek Cir.

SUBJECT: Trinity Toll Road

SPEAKER: Mable Hourrutinier, 3333 Edgewood St.

REPRESENTING: Park Manor Apartments

SUBJECT: Petition to fix washer/dryers

SPEAKER: Bill Ceverha, 3401 Lee Pkwy.

REPRESENTING: Trinity Improvement Association

SUBJECT: Trinity project

SPEAKER: Nancy Mitchell, 6008 Ellsworth Ave.

REPRESENTING: American Council of Engineering Companies

SUBJECT: Trinity Parkway

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0642

Item 1: Approval of Minutes of the March 25, 2015 City Council Meeting

Mayor Pro Tem Atkins moved to adopt the minutes of the March 25, 2015 City Council Meeting.

Motion seconded by Councilmember Greyson and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0643

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-33 and addendum addition consent agenda items 1-6.

Councilmember Kingston requested consent agenda items 3, 13 and 19 be considered as individual items later in meeting; there was no objection voiced to his request.

Therefore, the consent agenda, consisting of consent agenda items 2, 4-12, 14-18, 20-33 and addendum addition consent agenda items 1-6, was presented for consideration.

Councilmember Kadane moved to adopt all items on the consent agenda with the exception of consent agenda items 3, 13 and 19.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0644

Item 2: Authorize a three-year service contract for pre-employment polygraph examinations for Police - Ruiz Protective Service, Inc. in the amount of \$320,400 and Dalhousie Polygraph Services, Inc. in the amount of \$40,000, lowest responsible bidders of four - Total not to exceed \$360,400 - Financing: Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0645

Item 3: Authorize a four-year service contract for asbestos abatement and demolition services for City and non-City owned structures as required - RNDI Companies, Inc. in the amount of \$5,922,200 and SKW Services, LLC, dba Clean Air Remediation Environmental Service in the amount of \$5,788,880, lowest responsible bidders of six - Total not to exceed \$11,711,080 - Financing: Current Funds (\$9,424,443), Water Utilities Current Funds (\$2,040,520) and 2006 Bond Funds (\$246,117) (subject to annual appropriations)

Councilmember Kingston requested consent agenda item 3 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 3 was brought up for consideration.

Councilmember Kingston moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0646

Item 4: Authorize a five-year service contract for radio tower repair services - AmChel Communications, Inc., most advantageous proposer of four - Not to exceed \$387,000 - Financing: Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0647

Item 5: Authorize an acquisition contract for the turnkey purchase and installation of an access control and video monitoring system for the Southside Wastewater Treatment Plant - Schneider Electric Buildings Americas, Inc. through The Cooperative Purchasing Network - Not to exceed \$104,990 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0648

Item 6: Authorize **(1)** an acquisition contract for the purchase and implementation of a malware threat protection system in the amount of \$43,960; and **(2)** a three-year service contract for maintenance and support of the malware threat protection system in the amount of \$56,430 - Solid Border, Inc., most advantageous proposer of three - Total not to exceed \$100,390 - Financing: Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0649

Item 7: Authorize **(1)** a five-year acquisition contract for the purchase of automated business process validation software licenses in the amount of \$90,000; and **(2)** a five-year service contract for maintenance and support of existing automated business process validation software licenses in the amount of \$228,218 - Worksoft, Inc., most advantageous proposer of two - Total not to exceed \$318,218 - Financing: Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0650

Item 8: Authorize **(1)** the rejection of bids received for yard waste grinding services; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0651

Item 9: Authorize a three-year master agreement for the purchase of tapping machines, parts and accessories - HD Supply Waterworks, Ltd., lowest responsible bidder of two - Not to exceed \$93,380 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0652

Item 10: Authorize a three-year master agreement for the purchase of traffic signal heads, pedestrian signal heads, related hardware and supplies – Dynamic Vision Co., Inc. in the amount of \$1,363,560, General Traffic Equipment Corp. in the amount of \$655,643, Consolidated Traffic Signals, Inc. in the amount of \$385,074 and Iteris, Inc. in the amount of \$213,120, lowest responsible bidders of ten - Total not to exceed \$2,617,397 - Financing: Current Funds (\$2,614,647) and Stormwater Drainage Management Current Funds (\$2,750)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0653

Item 11: Authorize settlement of the lawsuit styled Andrea Isom v. City of Dallas, Cause No. DC-13-02430-C - Not to exceed ~~\$150,000~~ \$152,200 (\$150,000, plus taxable court costs fees not to exceed \$2,200) - Financing: Current Funds

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0654

Item 12: Authorize a two-year service agreement for the facilitation of telephone town hall meetings - Telephone Town Hall Meeting, Inc., through an Intergovernmental Agreement with the City of Plano - Not to exceed \$235,950 - Financing: Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0655

Item 13: Authorize a construction contract to renovate, upgrade and expand the security system at Dallas City Hall and parking garage with Schneider Electric Buildings Americas, Inc., most advantageous proposer of two - Not to exceed \$853,956 - Financing: Capital Construction Funds

Councilmember Kingston requested consent agenda item 13 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 13 was brought up for consideration.

Councilmember Kingston moved to adopt the item.

Motion seconded by Councilmember Medrano and unanimously adopted. (Callahan absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0656

Item 14: 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 \$40,000, from \$413,272 to \$453,272 for warranty home repairs - Not to exceed \$40,000 - Financing: Dallas Housing Finance Corporation Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0657

Item 15: Authorize modifications to the Home Repair Program for the MSRP Program Statement to: **(1)** increase the dollar amount of assistance from \$17,500 to \$20,000; and **(2)** decrease Assistance Type Two from \$7,500 to \$5,000 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0658

- Item 16: Authorize a public hearing to be held on May 13, 2015 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0659

Item 17: Authorize a contract with Leticia Huerta Studio, LLC for the fabrication and installation of a site-specific artwork at a location designated as the Bexar Streetscape Wall (between Doris and Rochester Streets) - Not to exceed \$67,000 - Financing: 2012-13 Community Development Block Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0660

Item 18: Authorize a contract with Peter Busby for the fabrication and installation of a site specific artwork at the Dallas Zoo - Not to exceed \$262,000 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0661

Item 19: Authorize **(1)** the required matching funds in the amount of \$300,000; and **(2)** a construction contract for the site package which includes utilities, grading and paving for the Briscoe Carpenter Livestock Center at Fair Park located at 1419 South Washington Street - J.C. Commercial, Inc., lowest responsible bidder of three - Not to exceed \$2,687,777 - Financing: 2006 Bond Funds (\$1,487,777) and United States Economic Development Administration Grant Funds (\$1,200,000)

Councilmember Kingstone requested consent agenda item 19 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, consent agenda item 19 was brought up for consideration.

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Kadane and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0662

Item 20: Authorize: **(1)** an ordinance renewing a private license granted to the McKinney Avenue Transit Authority, Inc. for the purpose of operating an electric streetcar system on certain City of Dallas streets and public right-of-way; and **(2)** a resolution authorizing the execution of a Second Amended and Restated Construction and Operation Agreement with McKinney Avenue Transit Authority, Inc. - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 29694

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0663

**2015 Street Resurfacing and Street Improvements**

**Note:** Item Nos. 21 and 22 must be considered collectively.

Item 21: Authorize a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions, lowest responsible bidder of three, in the amount of \$13,558,267 for the construction of pavement surface improvements for the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed \$13,558,267 - Financing: General Obligation Commercial Paper Funds (\$11,106,787), 2012 Bond Funds (\$220,204), 2006 Bond Funds (\$1,797,807), Water Utilities Capital Construction Funds (\$131,401) and Current Funds (\$302,068)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0664

**2015 Street Resurfacing and Street Improvements**

**Note:** Item Nos. 21 and 22 must be considered collectively.

Item 22: Authorize a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2015 Street Resurfacing and Street Improvements Project - Not to exceed \$186,600 - Financing: General Obligation Commercial Paper Funds (\$157,909), 2012 Bond Funds (\$3,131) and 2006 Bond Funds (\$25,560)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0665

Item 23: Authorize a contract with A & M Construction and Utilities, Inc., lowest responsible bidder of three, for the reconstruction of alley paving, drainage, drive approaches, water and wastewater main improvements and adjustments for Alley Reconstruction Group 12-2035 (list attached) - Not to exceed \$1,381,430 - Financing: General Obligation Commercial Paper Funds (\$796,635), 2006 Bond Funds (\$166,389), Water Utilities Capital Construction Funds (\$25,000) and Water Utilities Capital Improvement Funds (\$393,406)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0666

Item 24: Authorize a contract with FNH Construction, LLC, lowest responsible bidder of five, for the reconstruction of alley paving, drainage, drive approaches, water and wastewater adjustments for Alley Reconstruction Group 12-2032 (list attached) - Not to exceed \$2,032,634 - Financing: General Obligation Commercial Paper Funds (\$1,579,374), 2006 Bond Funds (\$369,360), Water Utilities Capital Improvement Funds (\$22,650) and Water Utilities Capital Construction Funds (\$61,250)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0667

Item 25: Authorize a construction contract with Phoenix 1 Restoration and Construction, Ltd., best value proposer of two, for structural repairs and roof replacement to the Perot Museum of Nature and Science at Fair Park (formerly the Dallas Museum of Natural History) - Not to exceed \$1,030,400 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0668

Item 26: Authorize **(1)** a Project Specific Agreement with Dallas County for paving, drainage, water and wastewater main improvements on Spring Valley Road, from Coit Road to Goldmark Drive; and **(2)** payment to Dallas County for the City's share of the project cost - Not to exceed \$1,840,652 - Financing: 2006 Bond Funds (\$136,537), 2012 Bond Funds (\$92,777), Water Utilities Capital Improvement Funds (\$1,601,089) and Water Utilities Capital Construction Funds (\$10,249)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0669

Item 27: Authorize an increase in the construction contract with The Fain Group, Inc. for the construction of Phase IV of the Katy Trail extension from Skillman Street to the Northwest Highway DART Station (White Rock Station) - Not to exceed \$402,819, from \$4,523,590 to \$4,926,409 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0670

Item 28: Authorize an increase in the contract with Omega Contracting, Inc. to include bike lane markings and signage on South Fitzhugh Avenue, from South Second Avenue to Lagow Street; Lagow Street, from South Fitzhugh Avenue to Hatcher Street; and Spring Avenue, from Lagow Street to Carter Street - Not to exceed \$80,891, from \$2,714,076 to \$2,794,967 - Financing: 2008-2009 Community Development Block Grant Reprogramming Funds (\$78,042) and 2010-2011 Community Development Block Grant Reprogramming Funds (\$2,849)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0671

Item 29: Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 3,857 square feet from Tuyet Lan-Thi Vo located near the intersection of Spring Avenue and Hatcher Street for the Spring Avenue Redevelopment Project - Not to exceed \$33,800, increased from \$66,200 (\$61,200, plus closing costs and title expenses not to exceed \$5,000) to \$100,000 (\$90,000, plus closing costs and title expenses not to exceed \$10,000) - Financing: 2008-09 Community Development Block Grant Reprogramming Funds (\$23,302) and 2010-11 Community Development Block Grant Reprogramming Funds (\$10,498)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0672

Item 30: Authorize an amendment to Resolution No. 12-0958, previously approved on March 28, 2012, for acquisition from Ervin Hall, Carmen Hall, James Castle Hall and Jeannine Hall, to increase the previously authorized amount for approximately 2 acres of land located near the intersection of Interstate Highway 20 and Muleshoe Road for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$24,500, increased from \$44,000 (\$41,543, plus closing costs and title expenses not to exceed \$2,457) to \$68,500 (\$65,545, plus closing costs and title expenses not to exceed \$2,955) - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0673

Item 31: An ordinance adopting a boundary adjustment agreement with the City of Rowlett on approximately 40.2 acres of land at the southwest corner of Chiesa Road and Dalrock Road - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0674

Item 32: Authorize a construction contract with Texas Standard Construction, Ltd., the lowest responsible bidder of three, for the removal of silt and debris from the White Rock Creek channel from Forest Lane to approximately 600 feet east of U.S. Highway 75 - Not to exceed \$460,000 - Financing: Stormwater Drainage Management Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0675

Item 33: Authorize a contract for intake channel maintenance dredging at Lake Ray Hubbard - RLB Contracting, Inc., lowest responsible bidder of three - Not to exceed \$2,393,000 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0676

Item 34: 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)

There were no appointments made to boards and commissions.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0677

Item 35: Execute the casting of lots to identify the recommended vendor resulting from tie bids on groups 1, 2, 3, 5, 6, 7, 8 and lines 50, 53, and 57 for bid BF1501 for a three-year service contract for heating, ventilation and air conditioning system, parts, supplies and repair services - The Brandt Companies, LLC, Trane U.S., Inc. and Johnson Supply & Equipment - Financing: This action has no cost consideration to the City

The city secretary was notified by the city manager there were bids that resulted in identical bid amounts. In accordance with Section 271.901 of the Texas Local Government Code, the municipality must select one of those bidders by casting lots. The casting of lots must be in a manner prescribed by the mayor of the municipality and must be conducted in the presence of the governing body of the municipality.

The city secretary announced the names of the tying bidders for Groups 1, 2, 3, 5, 6, 7, 8 and Lines 50, 53 and 57 had been placed in separate plain envelopes for Mayor Rawlings to select one sealed envelope for each group/line. Mayor Rawlings selected one sealed envelope for each group and line and announced the selection as follows:

- Group 1 – Trane U.S., Inc.
- Group 2 – The Brandt Companies, LLC
- Group 3 – Trane U.S., Inc.
- Group 5 – Trane U.S., Inc.
- Group 6 – The Brandt Companies, LLC
- Group 7 – Trane U.S., Inc.
- Group 8 – Trane U.S., Inc.
- Line 50 – Trane U.S., Inc.
- Line 53 – Trane U.S., Inc.
- Line 57 – Johnson Supply & Equipment

Mayor Pro Tem Atkins moved to adopt the item with Groups 1, 2, 3, 5, 6, 7, 8 and Lines 50, 53 and 57 awarded as selected by Mayor Rawlings.

Motion seconded by Councilmember Kadane and unanimously adopted. (Davis absent on city business)

**Note:** On April 6, 2015, the City Secretary, Assistant City Secretary, Stephanie Cooper (Assistant Director of Business Development and Procurement Services) and Carmen Esquivel (Business Development and Procurement Services) met and sealed the envelopes, all ensuring each sealed envelope for the respective lines contained one name for each of the tying bidders.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0678

Item 36: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Area Rapid Transit, of two tracts of land containing a total of approximately 11,078 square feet located near the intersection of Live Oak Street and Pearl Street Connection for the Pearl Street Realignment Project - Not to exceed \$285,500 (\$280,000, plus closing costs and title expenses not to exceed \$5,500) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 36 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary to acquire from *Dallas Area Rapid Transit* a tract of improved land containing approximately 11,078 square feet located in Dallas County, and more fully described in Exhibit A of the proposed written resolution for this item, for the Pearl Street Realignment Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0679

Item 37: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Holcomb Properties, Inc., of a tract of land containing approximately 142,093 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$68,240 (\$65,240, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 37 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary to acquire from *Holcomb Properties, Inc.* a tract of land containing approximately 142,093 square feet located in Kaufman County, and more fully described in Exhibit A of the proposed written resolution for this item, for the Lake Tawakoni 144-inch Pipeline Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs, Medrano, Hill, Callahan, Kadane, Allen, Kleinman, Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0680

Item 38: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joan Marie Layden, of a tract of land containing approximately 236,188 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$89,752 (\$86,752, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 38 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary to acquire from *Joan Marie Layden* a tract of land containing approximately 236,188 square feet located in Kaufman County, and more fully described in Exhibit A of the proposed written resolution for this item, for the Lake Tawakoni 144-inch Pipeline Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0681

Item 39: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Pamela Samantha Keats, of a tract of land containing approximately 902,535 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$210,700 (\$207,200, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 39 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary to acquire from *Pamela Samantha Keats* a tract of land containing approximately 902,535 square feet located in Kaufman County, and more fully described in Exhibit A of the proposed written resolution for this item, for the Lake Tawakoni 144-inch Pipeline Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs, Medrano, Hill, Callahan, Kadane, Allen, Kleinman, Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0682

Item 40: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from William H. Phillips, Jr. and Leah Phillips of a tract of land containing approximately 85,805 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$86,061 (\$83,061, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 40 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary to acquire from *William H. Phillips, Jr. and Leah Phillips* a tract of improved land containing approximately 85,805 square feet located in Kaufman County, and more fully described in Exhibit A of the proposed written resolution for this item, for the Lake Tawakoni 144-inch Pipeline Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0683

Item 41: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 641 Holdings, LLC, of a subsurface easement under approximately 7,261 square feet of land located on San Jacinto Street at its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$28,866 (\$26,866 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 41 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire from *641 Holdings, LLC*, a subsurface easement under approximately 7,261 square feet of land, located on San Jacinto Street at its intersection with Caddo Street in City of Dallas Block 1/642, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0684

Item 42: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bonnie Bose Hartwig, of a subsurface easement under approximately 1,113 square feet of land located on Tribeca Way near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,918 (\$4,118 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 42 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire from *Bonnie Bose Hartwig*, a subsurface easement under approximately 1,113 square feet of land, located on Tribeca Way near its intersection with San Jacinto Street in City of Dallas Block 641, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0685

Item 43: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jolie Laurence, of a subsurface easement under approximately 1,077 square feet of land located on Tribeca Way near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,785 (\$3,985 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 43 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire from *Jolie Laurence*, a subsurface easement under approximately 1,077 square feet of land, located on Tribeca Way near its intersection with San Jacinto Street in City of Dallas Block 641, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs, Medrano, Hill, Callahan, Kadane, Allen, Kleinman, Greyson, Gates, Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0686

Item 44: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kimberly J. Leighton, of a subsurface easement under approximately 1,128 square feet of land located on Soho Lane near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,974 (\$4,174 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 44 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire from *Kimberly J. Leighton*, a subsurface easement under approximately 1,128 square feet of land, located on Soho Lane near its intersection with San Jacinto Street in City of Dallas Block 641, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0687

Item 45: Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rupal Patel, of a subsurface easement under approximately 1,017 square feet of land located on Soho Lane near its intersection with San Jacinto Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,463 (\$3,763 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

The city secretary read agenda items 36-45 into the record; and stated if any council member wanted to consider any of these items separately, that item would be pulled and voted on separately. Following the reading of agenda items 36-45, no council member indicated any item(s) be pulled for individual vote.

The city secretary announced agenda item 45 requires a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if necessary, to acquire from *Rupal Patel*, a subsurface easement under approximately 1,017 square feet of land, located on Soho Lane near its intersection with San Jacinto Street in City of Dallas Block 641, Dallas County, Texas, and more fully described in Exhibit A of the proposed written resolution for this item, for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

Councilmember Hill moved to adopt agenda items 36-45.

Motion seconded by Mayor Pro Tem Atkins.

Mayor Rawlings called the record vote on Councilmember Hill's motion to adopt agenda items 36-45:

Voting Yes: [13] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Hill, Callahan, Kadane,  
Allen, Kleinman, Greyson, Gates,  
Kingston

Voting No: [0]

Absent when vote taken: [1] Caraway

Absent on city business: [1] Davis

The city secretary declared the items adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0688

Item 46: Authorize a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs of the Placemaking Project which includes public improvements such as landscaping, streetscape and wayfinding signs in the Victory Sub-district in an amount not to exceed \$5,974,804 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed \$5,974,804 - Financing: Sports Arena TIF District Funds (subject to appropriations)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Medrano moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Kadane and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0689

Item 47: Authorize a contract for the period April 8, 2015 through September 30, 2015, with two additional twelve-month renewal options, each subject to funding availability, with three Business Assistance Center (BAC) contractors to provide technical assistance, incubator space and other support services to low-to-moderate income persons owning or starting microenterprises: **(a)** CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas to be located at the J. Erik Jonsson Central Library at Sammons Small Business Center, 1515 Young Street, (BAC #3), in an amount not exceed \$40,000; **(b)** Organization of Hispanic Contractors Association dba Regional Hispanic Contractors Association to be located at 2800 North Hampton Road (BAC#6), in an amount not to exceed \$40,000; and **(c)** The Dallas Black Chamber of Commerce Business Development Corporation located at 2838 Martin Luther King, Jr. Boulevard (BAC #2), in an amount not to exceed \$40,000 - Total not to exceed \$120,000 - Financing: 2014-15 Community Development Block Grant Funds

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Alonzo and Councilmember Medrano and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0690

The consent zoning docket consisted of agenda items 48-49.

Prior to presentation of the consent zoning docket and agenda item 48 being read into the record, Councilmember Medrano moved to continue the public hearing and defer agenda item 48 until the April 22, 2015 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item. Motion seconded by Councilmember Kingston and unanimously adopted. (Caraway, Atkins, Greyson absent when vote taken; Davis absent on city business)

Therefore, the consent zoning docket, consisting of agenda item 49, was presented for consideration.

~~Agenda item 48: Zoning Case Z134-140(WE) [deferred]~~  
Agenda item 49: Zoning Case Z145-128(WE)

In the zoning case on the consent zoning docket, the city plan commission recommended approval of the proposed change in zoning.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission on the consent zoning docket and pass the ordinance.

Motion seconded by Councilmember Griggs and unanimously adopted. (Atkins, Caraway, Greyson absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0691

Item 48: Zoning Case Z134-140(WE)

The consent zoning docket, consisting of agenda item 49, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1822 for an attached non-premise sign, an ordinance granting an amendment to Tract I, Planned Development Subdistrict No. 11 of Planned Development District No. 193, the Oak Lawn Special Purpose District and an ordinance granting an amendment to Historic Overlay H/64, the Magnolia Station Historic District on the north corner of Lyte Street and North Houston Street.

Recommendation of Staff and CPC: Approval of the renewal of Specific Use Permit No. 1822 for a three-year period, subject to a revised site plan and conditions; approval of the amendment to Planned Development Subdistrict No. 11, subject to a development plan and conditions; and approval of the amendment to Historic Overlay H/64, the Magnolia Station Historic District.

Prior to approval of the consent zoning docket and the item being read into the record, Councilmember Medrano moved to continue the public hearing and defer the item until the April 22, 2015 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Atkins, Caraway, Greyson absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0692

Item 49: Zoning Case Z145-128(WE)

The consent zoning docket, consisting of agenda item 49, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict for various residential and non-residential uses and parking reductions within Planned Development District No. 357, the Farmers Market Special Purpose District along the north side of Canton Street, west of Interstate 45.

Recommendation of Staff and CPC: Approval, subject to conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29695



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0693

Item 50: Zoning Case Z145-103(AF) – INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 368, along the south side of Churchill Way, east of Preston Road.

Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, revised traffic management plan and conditions.

The following individuals appeared in opposition to the city plan commission's recommendation:

Lee Salzberger, 65 Downs Lake Cir.  
Daniel Caldwell, 11029 Shady Trl.

The following individuals appeared in favor of the city plan commission's recommendation:

Bill Dahlston, 3 Grantley Ct., representing the applicant  
Sarah Dodd, 6060 N. Central Expressway (video presentation)  
Carter Stack, 7340 Malabar Ln.  
Carol Scott, 6410 Turner Way

Councilmember Kleinman moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Kadane and unanimously adopted. (Atkins, Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29696

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0694

Item 51: Zoning Case Z145-154(AF) - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Specific Use Permit No. 1336 for an Adult day care facility on property zoned an R-10(A) Single Family District along the east side of Wadsworth Drive, north of East Ledbetter Drive.

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendation:

Richard Sheridan, 11301 Dennis Rd.

No one appeared in favor of the city plan commission's recommendation.

Mayor Pro Tem Atkins moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Hill and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29697

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0695

Item 52: Zoning Case Z134-291(CG) - UNDER ADVISEMENT - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street.

Recommendation of Staff and CPC: Approval, subject to a conceptual plan, development plan and conditions.

Note: This item was considered by the City Council at a public hearing on March 25, 2015, and was taken under advisement until April 8, 2015, with the public hearing open.

The following individuals appeared in opposition to the city plan commission's recommendation:

Kirby Warnock, 711 N. Hampton Rd.  
Sherri Lacy, 718 N. Hampton Rd.  
Joseph Beckham, 808 N. Hampton Rd.

No one appeared in favor of the city plan commission's recommendation.

Councilmember Griggs moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Medrano and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0696

Item 53: Zoning Case Z134-332(AF) - UNDER ADVISEMENT - INDIVIDUAL

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the east side of Preston Road, south of Frankford Road.

Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant.

Note: This item was considered by the City Council at public hearings on January 14, 2015, January 28, 2015, and February 11, 2015, and was taken under advisement until April 8, 2015, with the public hearing open.

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Rob Baldwin, 6035 Vanderbilt Ave., representing the applicant

Councilmember Greyson moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- to a MO-2 Mid-Range Office District and the volunteered deed restrictions

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29698

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0697

Item 54: Zoning Case Z145-133(OTH) - UNDER ADVISEMENT - INDIVIDUAL

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 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the southwest corner of West Ledbetter Drive and South Hampton Road.

Recommendation of Staff and CPC: Approval of a D-1 Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Note: This item was considered by the City Council at a public hearing on March 25, 2015, and was taken under advisement until April 8, 2015, with the public hearing open.

The following individuals appeared in opposition to the city plan commission's recommendation:

Marvin Crenshaw, 5134 Malcolm X Blvd.  
Daniel Caldwell, 11029 Shady Trl.

The following individual appeared in favor of the city plan commission's recommendation:

Santos Martinez, 900 Jackson St., representing the applicant

Councilmember Hill moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinances.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NOS. 29699 AND 29700

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0698

DESIGNATED ZONING CASES – INDIVIDUAL

Item 55: Zoning Case Z145-144(AF)

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the southwest line of Valdina Street, west of Wycliff Avenue.

Recommendation of Staff and CPC: Approval.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Deputy Mayor Pro Tem Alonzo moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Mayor Pro Tem Atkins and Councilmember Kingston and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29701

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0699

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 56: Zoning Case Z134-267(CE)

A public hearing to receive comments regarding an application for the creation of a new subdistrict within Planned Development District No. 708, the Dallas Arts District Extension Area, north corner of Routh Street and Ross Avenue.

Recommendation of Staff: Approval, subject to a location plan, elevations, details plan, illustrations and conditions.

Recommendation of CPC: Denial.

Note: This item was considered by the City Council at a public hearing on February 11, 2015, and was taken under advisement until April 8, 2015, with the public hearing open.

Neva Dean, interim assistant director of sustainable development and construction, reminded the city council that in accordance with subparagraphs (c)(2)(A) and (c)(2)(B) of Section 51A-4.701 of the development code, council approval of the application would require a favorable vote of three-fourths of all members of the city council in that the application for a change in zoning had been recommended for approval by the city plan commission, and a written protest against the change in zoning had been signed by the owners of 20 percent or more of either the land in the area of the request or land within 200 feet of the area of the request, and the protest had been filed with the interim director of sustainable development and construction.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," City Secretary Rios read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The following individuals appeared in opposition to the city plan commission's recommendation:

Kathy Zebilich, 8150 N. Central Expressway, representing Verizon Wireless  
Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendation.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-0699

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Councilmember Kingston moved to continue the public hearing and hold the item under advisement until the May 27, 2015 voting agenda meeting of the city council.

Motion seconded by Councilmember Griggs and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0700

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item 57: A public hearing to receive comments regarding consideration of and an ordinance granting amendments to Section 51A-4.505 the Conservation District regulations in Chapter 51A of the Dallas Development Code.

Recommendation of Staff and CPC: Approval.

No one appeared in opposition to the city plan commission's recommendation.

The following individuals appeared in favor of the city plan commission's recommendation:

David Preziosi, 2922 Swiss Ave., representing Preservation Dallas  
Melissa Kingston, 5901 Palo Pinto Ave.  
Mark Rieves, 5530 Goodwin Ave., representing Vickery Place Conservation District (video presentation)  
Larry Offutt, 6038 Bryan Pkwy.  
Bob Weiss, 11411 Strait Ln.  
David Lehde, 711 River Oak Way, Lake Dallas, TX, representing Dallas Builders Association  
Phil Crone, 5816 West Plano Pkwy., Plano, TX, representing Dallas Builders Association  
Pat White, 4714 Wildwood Rd., Bluffview, TX  
Michael Amonett, 2210 W. Tenth St.  
Allen Hoffman, 9010 Groveland Dr.  
Andrew Melsheimer, 9026 Diceman Dr  
Amy Galley, 9011 Groveland Dr.  
Robin Hawk, 8910 San Fernando Way  
Eric Johnson, 9008 San Benito Way  
Santos Martinez, 900 Jackson St.  
Daniel Caldwell, 11029 Shady Trl.

Councilmember Kadane moved to close the public hearing and pass the ordinance with the following change:

- that the signatures of property owners in support of creating, amending or expanding a conservation district must represent at least 66% of the land or lots within the boundaries of the conservation district

Motion seconded by Councilmember Hill.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-0700

Page 2

Councilmember Kingston moved a substitute motion to close the public hearing and pass the ordinance as presented.

Motion seconded by Councilmember Griggs.

During discussion, Mayor Pro Tem Atkins moved another substitute motion to close the public hearing and pass the ordinance with the following change:

- that the signatures of property owners in support of creating, amending or expanding a conservation district must represent at least 58% of the land or lots within the boundaries of the conservation district.

Motion seconded by Councilmember Griggs.

Councilmember Caraway requested a record vote on the item.

After discussion, Mayor Rawlings called the vote on Mayor Pro Tem Atkins' substitute motion to close the public hearing and pass the ordinance with the following change:

- that the signatures of property owners in support of creating, amending or expanding a conservation district must represent at least 58% of the land or lots within the boundaries of the conservation district.

Voting Yes: [11] Rawlings, Atkins, Alonzo, Griggs,  
Medrano, Caraway, Callahan, Allen,  
Greyson, Gates, Kingston

Voting No: [3] Hill, Kadane, Kleinman

Absent on city business: [1] Davis

The city secretary declared the second substitute motion adopted.

Assigned ORDINANCE NO. 29702

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0701

MISCELLANEOUS HEARINGS

Item 58: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Lucchese, Inc. located near the intersection of Oak Lawn Avenue and Dragon Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Lucchese, Inc. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval.

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individuals addressed the city council on the item:

Frank Clark, 906 E. 18<sup>th</sup> St., Plano, TX, Professional Geoscientist  
Susan Rainey, 2200 Ross Ave., representing the applicant  
Daniel Caldwell, 11029 Shady Trl.

Deputy Mayor Pro Tem Alonzo moved to close the public hearing and pass the ordinance.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29703

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0702

MISCELLANEOUS HEARINGS

Item 59: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by WDF-3 Wood Farmers Market Owner, LLC and the City of Dallas located near the intersection of South Cesar Chavez Boulevard and Taylor Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to WDF-3 Wood Farmers Market Owner, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval.

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individuals addressed the city council regarding the item:

Kenneth Tram, 1904 Industrial Blvd., Professional Geoscientist  
Susan Rainey, 2200 Ross Ave., representing the applicant

Councilmember Medrano moved to close the public hearing and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted. (Caraway absent when vote taken; Davis absent on city business)

Assigned ORDINANCE NO. 29704

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0703

MISCELLANEOUS HEARINGS

Item 60: A public hearing to receive comments regarding ~~adoption~~ acceptance of The Wynnewood Urban Design Guide, which defines issues, goals and recommendations related to urban design and planning as well as providing an implementation guide for future development in the area generally bounded by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south and a resolution adopting the guidelines - Financing: No cost consideration to the City

Corrected on the addendum.

The following individuals addressed the city council regarding the item:

Larry Good, 3601 Overbrook Dr.  
Daniel Caldwell, 11029 Shady Trl.

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

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0704

Closed Session

6ES

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding evaluation of the performance of City Manager A.C. Gonzalez.

Deleted on the supplemental addendum to the agenda at the request of the city manager.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0705

Addendum Addition 1: Authorize the sale of four loaders, one sweeper and one rotoboom through a public auction on March 17, 2015 to Resicom, Inc. in the amount of \$53,200, C&S Sweeping in the amount of \$30,000, James Allen Guin in the amount of \$23,200, RS Concrete, LLC in the amount of \$21,200 and First Fleet Truck Sales, Inc. in the amount of \$20,200, highest bidders of forty-seven - Revenue: \$147,800

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0706

Addendum Addition 2: Authorize supplemental agreement no. 1 to increase the service contract with The Christmas Light Company, LLC for installation of additional tree and building ornamental lights at Fair Park and extend the term from April 22, 2015 through April 22, 2016 - Not to exceed \$85,000, from \$340,775 to \$425,775 - Financing: Current Funds (subject to appropriations)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0707

Addendum Addition 3: Authorize supplemental agreement no. 2 to increase the acquisition contract with Alcatel-Lucent USA, Inc. for the design, purchase and installation of a replacement microwave communication system to establish a master agreement for future increases in capacity - Not to exceed \$2,027,559, from, \$8,110,238 to \$10,137,797 - Financing: Current Funds (\$1,520,540) (subject to annual appropriations) and 2013 Urban Area Security Initiative Grant Funds (\$507,019)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0708

Addendum Addition 4: Authorize Supplemental Agreement No. 4 to the professional services contract with Perkins & Will, Inc. for the Singing Hills Recreation Center replacement located at Crouch Road and Patrol Way for construction administration phase services and coordination of the recreation center with the DART Camp Wisdom light rail station - Not to exceed \$168,369, from \$616,868 to \$785,237 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0709

Addendum Addition 5: Authorize an Interlocal Agreement with Dallas Area Rapid Transit for construction services for extension of the Dallas Union Station to Oak Cliff Streetcar Project (Union station to North Oak Cliff) - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0710

Addendum Addition 6: An ordinance abandoning a portion of Akard Street to RED Akard Place, LLC, the abutting owner, containing approximately 2,984 square feet of land, located near the intersection of Ashland and Akard Streets, and authorizing the quitclaim - Revenue: \$238,720, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 29705

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0711

Addendum Addition 7: A resolution designating absences by Councilmember Scott Griggs and Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City

Councilmember Griggs announced he had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Griggs left the city council chamber.

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Kadane and unanimously adopted. (Griggs abstain; Caraway absent when vote taken; Davis absent on city business)

Note: Councilmember Davis had a conflict of interest on this item; however, she was absent from the meeting on official city business.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0712

Addendum Addition 8: An ordinance amending Sections 47A-1.6, 47A-2.1.2, 47A-2.2.4, 47A-2.2.8, and 47A-2.3.2 of Chapter 47A, "Transportation for Hire," of the Dallas City Code to: **(1)** adjust the transportation-for-hire operating authority permit and application fees; **(2)** adjust the transportation-for-hire vehicle and driver permit fees; **(3)** eliminate the reinstatement fee for suspended operating authority and driver permits; **(4)** eliminate the duplicate driver permit fee; **(5)** authorize proration of the initial driver and initial vehicle permit fees; **(6)** authorize a fee for the review of a driver's criminal history and driving record; and **(7)** extend the vehicle inspection period to match state vehicle inspection and registration requirements - Estimated Annual Revenue Loss: \$293,211

Councilmember Hill moved to adopt the item.

Motion seconded by Councilmember Greyson and unanimously adopted. (Davis absent on city business)

Assigned ORDINANCE NO. 29706

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0713

Addendum Addition 9: Authorize a resolution to the 84<sup>th</sup> Session of the Texas State Legislature supporting the I-635 East project - Financing: No cost consideration to the City

Councilmember Hill moved to adopt the item.

Motion seconded by Councilmember Greyson and unanimously adopted. (Davis absent on city business)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 8, 2015

15-0714

MISCELLANEOUS HEARINGS

Addendum Addition 10: A public hearing to receive comments regarding acceptance of The Bottom Urban Structure and Guidelines, which defines issues, goals and recommendations related to urban design as well as providing implementation recommendations for future development in the area generally bounded by Interstate 35 to the west, the Trinity River to the north, Corinth Street to the east and 8th Street to the south and a resolution adopting the guidelines - Financing: No cost consideration to the City

The following individuals addressed the city council regarding the item:

Michael Davis, 2807 Allen St., representing Texas Heavenly Homes  
Richard Sheridan, 11301 Dennis Rd.  
Vincent Parker, 1101 Reverend C.B.T. Smith St., representing Golden Gate Baptist Church  
Benny Walker, 1233 Hutchins Ave.

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

Motion seconded by Councilmember Hill and unanimously adopted. (Davis absent on city business)



MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 8, 2015

EXHIBIT C