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CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, APRIL 22, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

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

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

SPECIAL PRESENTATION

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 19

CONSENT ADDENDUM

Items 1 - 11

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 20 - 39
Addendum Items 12 - 22

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 40 - 56

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

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

- Discussion regarding evaluation of the performance of City Auditor Craig Daniel Kinton.

CONSENT ADDENDUM

Aviation

1. An ordinance amending Sections 5-58, 5-61, 5-62, and 5-63 of Chapter 5, "Aircraft and Airports," of the Dallas City Code to **(1)** authorize transportation-for-hire vehicles permitted by the city to operate at Dallas Love Field without registering separately with the airport; **(2)** eliminate the registration fee for ground transportation at Dallas Love Field; and **(3)** eliminate the decal fee for vehicles operating at Dallas Love Field that are permitted by the City - Estimated Annual Foregone Revenue: \$15,000

Business Development & Procurement Services

2. Authorize **(1)** an acquisition contract for the purchase and implementation of noise monitoring terminals at Dallas Executive Airport in the amount of \$104,934; and **(2)** a three-year service contract for maintenance and support of the noise monitoring terminals in the amount of \$9,968 - Exelis, Inc., most advantageous proposer of three - Total not to exceed \$114,902 - Financing: Aviation Current Funds (subject to annual appropriations)
3. Authorize a three-year master agreement for water meter access hatches, probing rods and socket tees - USF Fabrication, Inc. in the amount of \$755,434 and i2r Solutions USA, LLC in the amount of \$22,998, lowest responsible bidders of three - Total not to exceed \$778,432 - Financing: Water Utilities Current Funds

**ADDENDUM
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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Office of Financial Services

4. Authorize **(1)** preliminary adoption of the FY 2015-16 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$24,261,552 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,457,745; **(b)** HOME Investment Partnerships Program in the amount of \$3,956,627; **(c)** Housing Opportunities for Persons with AIDS in the amount of \$5,637,374; **(d)** Emergency Solutions Grant in the amount of \$1,209,806; and **(e)** estimated Program Income in the amount of \$1,050,000; **(2)** preliminary adoption of the FY 2014-15 Reprogramming Budget in the amount of \$1,410,006; and **(3)** a public hearing to be held on May 27, 2015 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

Police

5. Authorize an application for the Commercial Auto Theft Interdiction Squad/23 grant from the Texas Automobile Burglary & Theft Prevention Authority in the amount of \$796,983 to provide a specialized proactive automobile burglary and theft program, for the period September 1, 2015 through August 31, 2016; a local match and an in-kind contribution will be provided as required by the Dallas Police Department if grant is awarded - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

Public Works Department

6. Authorize an engineering services contract with HNTB Corporation for design services necessary for the Runway 18-36 Conversion Project at Dallas Love Field - Not to exceed \$236,929 - Financing: Aviation Capital Construction Funds
7. Authorize an Interlocal Agreement with and payment to the Town of Highland Park for the City's share of project costs for the reconstruction of approximately 65-feet of deteriorated pavement on Mockingbird Lane east of the city limits - Not to exceed \$40,327 - Financing: Current Funds

**ADDENDUM
CITY COUNCIL MEETING
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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

8. An ordinance abandoning a portion of Harwood Street to DF Market 2, LLC, the abutting owner, containing a total of 800 square feet of land, located near the intersection of Harwood and Taylor Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
9. An ordinance abandoning portions of Taylor Street to DF Market 2, LLC, the abutting owner, containing a total of approximately 2,039 square feet of land, located near the intersection of Harwood and Taylor Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
10. An ordinance abandoning a portion of Pearl Expressway to FM Harvest, Ltd., the abutting owner, containing a total of approximately 419 square feet of land, located near the intersection of Pearl Expressway and Taylor Street, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
11. An ordinance abandoning portions of an alley to Pedro Montoya, Taqueria Pedritos, Inc., and NEM Properties, LLC, the abutting owners, containing a total of approximately 3,038 square feet of land, located near the intersection of Capitol and Fitzhugh Avenues, authorizing the quitclaim and providing for the dedication of approximately 3,888 square feet for an alley easement - Revenue: \$98,432, plus the \$20 ordinance publication fee

ITEMS FOR INDIVIDUAL CONSIDERATION

Trinity Watershed Management

12. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Ami P. Shah, of a subsurface easement under approximately 491 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 \$3,517 (\$1,817 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

13. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from AT&T Communications of the Southwest, Inc., of a subsurface easement under approximately 10,167 square feet of land located on Haskell Avenue at its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$37,568 (\$34,568 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Theological Seminary, of a subsurface easement under approximately 9,973 square feet of land located on Live Oak Street at its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$36,408 (\$33,908 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from John Briggs, of a subsurface easement under approximately 1,148 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 \$6,048 (\$4,248 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Lashey Dawkins, of a subsurface easement under approximately 503 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 \$3,561 (\$1,861 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds
17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Riverfront Properties LP, of a subsurface easement under approximately 3,756 square feet of land located on Swiss Avenue near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$14,770 (\$12,770 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

**ADDENDUM
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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Ronald G. Anglin, of a subsurface easement under approximately 247 square feet of land located on San Jacinto Street near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,514 (\$914 plus closing costs and title expenses not to exceed \$1,600) - Financing: 2006 Bond Funds
19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Southwestern Bell Telephone Company, of a subsurface easement under approximately 5,814 square feet of land located on Apple Street near its intersection with Bryan Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$22,349 (\$20,349 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

20. Authorize additional amendments to the second Chapter 380 grant agreement ("Grant II") with Bishop Arts LLC, previously approved on December 10, 2014, by Resolution Nos. 14-2180 and 14-2181 and amended on February 25, 2015, by Resolution No. 15-0411, to: **(1)** reduce the City's second lien position on its deed of trust securing the Mixed Income Housing Guidelines to a more junior lien position behind all construction loans for the project; **(2)** clarify that the City's lien will be recorded concurrently with the Grant II disbursement and after \$30 million in construction costs have been spent; **(3)** require the developer to record deed restrictions securing the Mixed Income Housing Guidelines if, after the Grant II funds have been disbursed, the City finds that the City's lien position is further subordinated to mechanics and materialmen liens or any liens other than liens for construction loans and developer, after a 30-day notice and opportunity to cure period, has not cured such liens; and **(4)** provide for meaningful and effective enforcement action in the Grant II Agreement - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services

21. Authorize **(1)** preliminary adoption of Substantial Amendment No. 2 to the FY 2014-15 Action Plan to **(a)** establish a Reconstruction activity and reallocate \$1,020,000 from the Housing Development Loan Program activity to the Reconstruction Program; and **(b)** reallocate \$1,642,626 from the Residential Development Loan Program to the Major Systems Repair Program; and **(2)** a public hearing to be held on May 27, 2015, to receive comments on the proposed use of funds - Financing: No cost consideration to the City

22. Authorize **(1)** a conditional grant agreement with NP Community Development Corporation dba Heroes House to pay for a portion of the rehabilitation costs; and **(2)** transfer of the property to NP Community Development Corporation dba Heroes House located at 2120 52nd Street - Not to exceed \$450,000 - Financing: 2012 Bond Funds

CORRECTION:

Economic Development

TOD TIF District

Note: Item Nos. 30 and 31
must be considered collectively.

30. * Authorize a development agreement with CCH Alamo, LP in an amount not to exceed \$1,405,000, payable from future TOD TIF District funds in consideration of the development of the Alamo Draffhouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$1,405,000 - Financing: TOD TIF District Funds (subject to appropriations)

31. * Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$450,000 with CCH Alamo, LP related to the development of the Alamo Draffhouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$450,000 - Financing: 2012 Bond Funds (subject to appropriations)

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DELETIONS:

Public Works Department

Street Reconstruction Group 12-635

Note: Item Nos. 12 and 13
must be considered collectively.

12. * Authorize a contract with Jeske Construction Company, lowest responsible bidder of six, for the reconstruction of street paving, drainage, water and wastewater main improvements for Street Reconstruction Group 12-635 (list attached) - Not to exceed \$3,745,689 - Financing: General Obligation Commercial Paper Funds (\$2,223,442), 2006 Bond Funds (\$603,185), Water Utilities Capital Improvement Funds (\$782,672) and Water Utilities Capital Construction Funds (\$136,390)

13. * Authorize a professional services contract with Kleinfelder Central, Inc., to provide construction material testing for the Street Reconstruction Group 12-635 project - Not to exceed \$71,861 - Financing: General Obligation Commercial Paper Funds (\$4,035), 2006 Bond Funds (\$28,245) and 2012 Bond Funds (\$39,581)