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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

151104

December 9, 2015

Date

POSTED CITY SECRETARY
DALLAS, TX

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*pagers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, DECEMBER 9, 2015
ORDER OF BUSINESS**

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

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

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 46

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 47 - 55

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 56 - 70

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

AGENDA
CITY COUNCIL MEETING
DECEMBER 9, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the November 18, 2015 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize **(1)** a Termination Agreement with Banc of America Community Development Corporation for that certain lease of land located south of Dallas Executive Airport entered into on April 23, 2002 by and between the City of Dallas and the City of Dallas Business Development Corporation; and **(2)** the acceptance of a \$25,000 payment from Banc of America Community Development Corporation in lieu of the remaining three hundred sixteen rent payments left on the current lease - Revenue: \$25,000; and Estimated Revenue Foregone: \$195,418 (in rent over three hundred sixteen months)
3. Authorize an early Termination Agreement with Jet Center of Dallas, LLC regarding two of its leases at Dallas Executive Airport to accommodate the Commemorative Air Force for approximately 45,000 square feet of improved land, 7,000 square feet of office space, 11,000 square feet of hangar space, and 10 acres of unimproved land; and to pay Jet Center a termination deposit payment equal to \$1,900,000, which will be credited towards the final termination payment - Financing: Aviation Current Funds
4. Authorize adoption of the Airport Master Plan for Dallas Executive Airport and approval of the recommendations contained therein as a guide in the implementation of future airport development to service forecasted operational demand - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Aviation (Continued)**

Note: Item Nos. 5 and 6 must be considered collectively.

5. Authorize **(1)** a thirty-year lease agreement with a purchase option with Scarborough Maple Manor V, LP for approximately 16.79 acres of land and improvements located at 6333 Denton Drive to be used for Dallas Love Field Airport operations - Financing: Aviation Current Funds (\$3,400,000 estimated) (subject to annual appropriations); and **(2)** a Purchase Option agreement with Scarborough Maple Manor V, LP, granting the City the right to acquire in fee approximately 16.79 acres of land located at 6333 Denton Drive, Dallas, TX 75235 at the end of the thirty-year lease term for and in consideration of the full payment of rents under the Lease and an additional \$10 exercise price, the City may also exercise the option such that it closes before expiration of the full lease term in which event the purchase price shall not exceed \$41,400,995 - Financing: Aviation Current Funds
6. Authorize the assignment of all of Scarborough Maple Manor V, LP's rights, title and interest in the current leases at the property located at 6333 Denton Drive to the City of Dallas through the remainder of their current lease terms - Estimated Annual Revenue: \$1,356,815

Business Development & Procurement Services

7. Authorize a one-year master agreement for the purchase of (1) one hundred fleet vehicles and equipment - Chastang Ford in the amount of \$3,629,204, Southwest International Trucks, Inc. in the amount of \$2,809,369, Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of \$2,224,153, Holt Texas, Ltd. dba Holt Cat in the amount of \$1,302,446, RDO Equipment Company in the amount of \$1,710,940, BTE Body Company, Inc. in the amount of \$925,174, Clark Equipment Company dba Bobcat Company in the amount of \$465,363, Kirby-Smith Machinery, Inc. in the amount of \$78,178, Landmark Equipment, Inc. in the amount of \$73,751 and Darr Equipment in the amount of \$27,395 through Texas Association of School Boards (BuyBoard); (2) one hundred eighty-one fleet vehicles - Sam Pack's Five Star Ford, Ltd. in the amount of \$4,331,599 through Texas Smart Buy; (3) eighty-three Police fleet and equipment - Freedom Dodge in the amount of \$1,764,139, Kinloch Equipment and Supply, Inc. in the amount of \$736,747 and Blueline Rental, LLC in the amount of \$358,365 through the Houston Galveston Area Council; and (4) twenty one fleet vehicles - Freedom Chevrolet in the amount of \$826,491 through the City of Fort Worth Interlocal Agreement - Total not to exceed \$21,263,314 - Financing: Current Funds (\$2,377,502), Water Utilities Current Funds (\$2,208,971), Municipal Lease Agreement Funds (\$15,180,959), 2003 Equipment Acquisition Contractual Obligation Notes (\$5,924), 2004 Equipment Acquisition Contractual Obligation Notes (\$30,771), 2005 Equipment Acquisition Contractual Obligation Notes (\$24,604), 2006 Equipment Acquisition Contractual Obligation Notes (\$679), 2007 Equipment Acquisition Contractual Obligation Notes (\$636,684), 2008 Equipment Acquisition Contractual Obligation Notes (\$7,557), 2010 Equipment Acquisition Contractual Obligation Notes (\$789,663)

CONSENT AGENDA (Continued)**Business Development & Procurement Services** (Continued)

8. Authorize a two-year master agreement for furniture, floor covering and related support services with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Spacesaver, Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries - Not to exceed \$4,476,735 - Financing: Current Funds (\$2,219,237), Convention and Event Services Capital Construction Funds (\$1,200,000), 2006 Bond Funds (\$457,499), Central Library Gift and Donation Funds (\$307,499), Water Utilities Current Funds (\$164,500), Building Inspection Current Funds (\$98,000) and Texas Department of State Health Services Grant Funds (\$30,000)
9. Authorize a two-year master agreement for hot mix asphalt and cold patch materials - Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)
10. Authorize a three-year master agreement for cement treated base, rebase, and super slurry - Martin Marietta Materials, LTD, lowest responsible bidder of two - Not to exceed \$3,434,634 - Financing: Current Funds (\$3,415,734) and Water Utilities Current Funds (\$18,900)
11. Authorize a three-year master agreement for the purchase of water meters, detector check valves and parts - Mueller Systems, LLC in the amount of \$8,036,109, Itron, Inc. in the amount of \$6,418,201, Neptune Technology Group, Inc. in the amount of \$5,525,809, National Meter & Automation, Inc. in the amount of \$370,884, HD Supply Waterworks, LTD in the amount of \$322,000, Elster AMCO Water, LLC, in the amount of \$122,168, Sensus USA, Inc. in the amount of \$87,407 and Metron-Farnier, LLC in the amount of \$32,640, lowest responsible bidders of eight - Total not to exceed \$20,915,218 - Financing: Water Utilities Current Funds
12. Authorize the purchase of a tarp deployment system - Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co., lowest responsible bidder of two - Not to exceed \$107,889 - Financing: Sanitation Current Funds

CONSENT AGENDA (Continued)**City Attorney's Office**

13. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Carter Scholer Arnett Hamada & Mockler, PLLC f/k/a Carter Stafford Arnett Hamada & Mockler, PLLC, for additional services necessary in the lawsuits styled Kenneth E. Albert v. City of Dallas, Cause No. 199-00697-94; Anthony Arredondo v. City of Dallas, Cause No. 199-1743-99; David L. Barber v. City of Dallas, Cause No. 199-624-95; David S. Martin v. City of Dallas, Cause No. 1-95-506; George G. Parker v. City of Dallas, Cause No. 1-95-107; Kevin Michael Willis v. City of Dallas, Cause No. 199-200-95; and any other proceedings relating to the subject matter of this litigation - Not to exceed \$375,000, from \$50,000 to \$425,000 - Financing: Current Funds
14. Authorize Supplemental Agreement No. 3 to the professional services contract with Sayles Werbner, P.C. for additional legal services necessary in the lawsuits styled Kenneth E. Albert v. City of Dallas, Cause No. 199-00697-94; Anthony Arredondo v. City of Dallas, Cause No. 199-1743-99; David L. Barber v. City of Dallas, Cause No. 199-624-95; David S. Martin v. City of Dallas, Cause No. 1-95-506; George G. Parker v. City of Dallas, Cause No. 1-95-107; Kevin Michael Willis v. City of Dallas, Cause No. 199-200-95; and any other proceedings relating to the subject matter of this litigation - Not to exceed \$375,000, from \$325,000 to \$700,000 - Financing: Current Funds
15. Authorize Supplemental Agreement No. 12 to the professional services contract with Hankinson, L.L.P. for additional legal services necessary in the lawsuits styled Kenneth E. Albert v. City of Dallas, Cause No. 199-00697-94; Anthony Arredondo v. City of Dallas, Cause No. 199-1743-99; David L. Barber v. City of Dallas, Cause No. 199-624-95; David S. Martin v. City of Dallas, Cause No. 1-95-506; George G. Parker v. City of Dallas, Cause No. 1-95-107; Kevin Michael Willis v. City of Dallas, Cause No. 199-200-95; and any other proceedings relating to the subject matter of this litigation - Not to exceed \$210,000, from \$745,000 to \$955,000 - Financing: Current Funds

Economic Development

16. Authorize an amendment to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to clarify language related to planned improvements as part of creating recreational amenities and entry portals allowing pedestrian and bicycle access into the Trinity River corridor/trail system amending Ordinance No. 23033, previously approved on February 12, 1997, as amended, to reflect this amendment - Financing: No cost consideration to the City
17. Authorize an amendment to the Oak Cliff Gateway TIF District Grant Program to update the program map consistent with the current boundaries of the TIF district and add additional criteria related to grant consideration - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Housing/Community Services**

18. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Properties; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City
19. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City
20. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
21. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City
22. Authorize **(1)** amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street; **(2)** incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal payment and completion guaranty; and **(3)** the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Park & Recreation**

23. Authorize a Project Specific Agreement with Dallas County for trail design and right-of-way acquisition for the remainder of Northaven Trail Phase 1 from Valleydale Drive to White Rock Creek Trail - Financing: No cost consideration to the City
24. Authorize a twenty-two month concession contract with Duane Edward Evans for management and operation of the Fretz Tennis Center located at 6998 Belt Line Road - Estimated Net Annual Revenue: \$30,000
25. Authorize a Design and Development Agreement with Carpenter Park, LLC for **(1)** Design Development documents; and **(2)** removal, storage at a Park and Recreation Department facility, re-design, transportation, fabrication and re-installation of two sculptures for John W. Carpenter Plaza located at 2201 Pacific Avenue - Financing: No cost consideration to the City

Police

26. Authorize **(1)** an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$53,915 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 1, 2015 through September 30, 2016; **(2)** a required City match in the amount of \$14,827 for pension contribution; and **(3)** execution of the grant agreement - Total not to exceed \$68,742 - Financing: Current Funds (\$14,827) and Texas Department of Transportation Grant Funds (\$53,915)

Public Works Department

27. Authorize a contract with Texas Standard Construction Ltd., lowest responsible bidder of two, for the reconstruction of street paving, storm drainage, water and wastewater main improvements for Superior Street from Catherine Street to West Clarendon Drive - Not to exceed \$1,678,671 - Financing: General Obligation Commercial Paper Funds (\$686,545), 2012 Bond Funds (\$457,379), Water Utilities Capital Improvement Funds (\$531,548) and Water Utilities Capital Construction Funds (\$3,199)
28. Authorize Supplemental Agreement No. 1 to the contract with Gensler for design and construction document services for security improvements to the lobby desk area at the Jack Evans Police Headquarters, located at 1400 South Lamar Street, and to perform seven building assessments to identify security enhancements at the Police Substations (list attached) - Not to exceed \$124,338, from \$49,900 to \$174,238 - Financing: 2006 Bond Funds

CONSENT AGENDA (Continued)**Public Works Department** (Continued)

29. Authorize Supplemental Agreement No. 2 to the professional services contract with Parsons Brinckerhoff, Inc. for additional engineering services for Chalk Hill Road from West Davis Street to 800 feet south of the IH 30 eastbound frontage road and Chalk Hill Road from the IH 30 westbound frontage road to Singleton Boulevard - Not to exceed \$94,001, from \$518,648 to \$612,649 - Financing: General Obligation Commercial Paper Funds
30. Authorize the rejection of a single bid received for the removal and replacement of underground fuel storage tanks located at Dallas City Hall and the I.C. Harris Service Center, and the re-advertisement for new bids - Financing: No cost consideration to the City

Street Services

31. Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$642,000 - Financing: General Obligation Commercial Paper Funds (\$428,000), Street Assessment Funds (\$197,000) and Sanitation Current Funds (\$17,000)
32. Authorize **(1)** Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously authorized on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections (list attached); and **(2)** an increase in the required local match in the amount of \$12,000 - Not to exceed \$12,000 - Financing: Street Assessment Funds

Sustainable Development and Construction

33. Authorize a five-year extension of the license agreement with AIDS Arms, Inc., for approximately 19,876 square feet of City-owned land located at 210 Sunset Avenue for the use of 30 parking spaces for the period December 15, 2015 through December 14, 2020 - Annual Revenue: \$8,400
34. Authorize a ten-year lease agreement with Columbia Colson Corporation for approximately 5,500 square feet of office space located at 2910 Broadway Boulevard, Garland, Texas to be used as a Women, Infants and Children Clinic for the period January 1, 2016 through December 31, 2025 - Not to exceed \$1,079,376 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
35. Authorize an amendment to the ten-year lease agreement with Marcer Investments, LLC to make rental payments for the use of approximately 1,600 square feet of office space located at 6925 Lake June Road for the Women, Infants, and Children Clinic for the period October 1, 2014 through July 31, 2015 - Not to exceed \$35,560 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

36. An ordinance abandoning portions of Alpine Street and Owenwood Avenue to Southern Foods Group, LLC, the abutting owner, containing a total of approximately 76,840 square feet of land, located near the intersection of Dolphin Road and Spurlock Street, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
37. An ordinance abandoning a portion of an alley to Benedetto Revocable Trust and Lillian Rose Lampo Catalina, John Anthony Lampo, Jr. and Peter Gerard Lampo, the abutting owners, containing approximately 1,412 square feet of land, located near the intersection of Munger Avenue and Johnson Place, and authorizing the quitclaim - Revenue: \$17,650, plus the \$20 ordinance publication fee
38. An ordinance abandoning a portion of an alley to City of Dallas, the abutting owner, containing approximately 7,693 square feet of land, located near the intersection of Hillcrest Road and Aberdeen Avenue, and authorizing the quitclaim - Revenue: \$161,553, plus the \$20 ordinance publication fee
39. An ordinance abandoning a water easement and fire lane easement to Kroger Texas L.P., the abutting owner, containing a total of approximately 1,908 square feet of land, located near the intersection of Midway and Frankford Roads - Revenue: \$5,400, plus the \$20 ordinance publication fee
40. An ordinance abandoning two water easements to Old Dominion Freight Line, Inc. the abutting owner, containing a total of approximately 8,619 square feet of land, located near the intersection of Duncanville Road and Keist Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee
41. An ordinance abandoning a drainage easement to Logic Land, LTD, the abutting owner, containing approximately 1,393 square feet of land, located near the intersection of Cypress Waters Boulevard and Saintsbury Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
42. An ordinance abandoning a drainage easement to TG Flats, LP, the abutting owner, containing approximately 224 square feet of land, located near the intersection of Singleton Boulevard and Borger Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
43. An ordinance abandoning a portion of a sanitary sewer easement to City of Dallas, the abutting owner, containing approximately 7,426 square feet of land, located near the intersection of Bruton and St. Augustine Roads, and providing for the dedication of approximately 13,500 square feet for a needed water and wastewater easement - Revenue: \$5,400, plus the \$20 ordinance publication fee

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

44. An ordinance abandoning a portion of a utility easement to Intercity Investment Properties, Inc., the abutting owner, containing approximately 13,467 square feet of land, located near the intersection of Edgemere Road and Bandera Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee
45. An ordinance amending Ordinance No. 29441, previously approved on September 10, 2014, which abandoned aerial rights to Hunt Dallas Office, L.P., the abutting owner containing approximately 316 square feet of land, to extend the building deadline from 18 months to five years, located near the intersection of North Akard Street and Munger Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee

Water Utilities

46. Authorize a five-year contract, with four, five-year renewal options, with the United States of America acting through the U.S. Army Corps of Engineers to continue providing untreated water, from December 9, 2015 through December 8, 2020 - Estimated Annual Revenue: \$6,790

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

47. 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)

Sustainable Development and Construction

48. An ordinance amending Article XI of the Dallas Development Code, including tax exemptions, conservation easements, and transfer of development rights - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

49. Authorize a Chapter 380 economic development grant agreement with OneSource Virtual, Inc., in an amount not to exceed \$800,000 for the relocation and expansion of its U.S. headquarters to a new office facility at 9001 Cypress Waters Boulevard, in Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$800,000 - Financing: Public/Private Partnership Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**DESIGNATED PUBLIC SUBSIDY MATTERS** (Continued)**Economic Development** (Continued)

50. Authorize a real property tax abatement agreement with US Real Estate Limited Partnership, granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new industrial/warehouse facility located south of IH-20, on the northwestern corner of Old Hickory Trail and its intersection with Autobahn Drive within the Southfield Park 35 Industrial park in Dallas, Texas within a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$14,346; ten-year revenue estimated at \$143,460 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,291,140)

Note: Item Nos. 51, 52 and 53 must be considered collectively.

DPF TX I Bonnie View, L.L.C.

51. * Authorize rescission of Resolution Nos. 14-1052 and 14-1053, previously approved on June 25, 2014, which authorized a ten-year tax abatement agreement in the amount of 90 percent of the taxes on added value to the real property and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,760,000 respectively, with DLH Master Land Holding, LLC associated with a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas - Financing: No cost consideration to the City
52. * Authorize a real property tax abatement agreement with DPF TX I Bonnie View, L.L.C., for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for development of a proposed new commercial distribution facility located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$15,143; ten-year revenue estimated at \$151,430 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,362,870)
53. * Authorize a Chapter 380 economic development grant agreement with DPF TX I Bonnie View, L.L.C., for necessary assistance with public infrastructure and other land development costs for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program - Not to exceed \$1,300,000 - Financing: 2012 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

54. Authorize an amendment to the TIF development agreement with Bishop Arts LLC, previously approved on December 10, 2014, by Resolution No. 14-2180, as amended to **(1)** increase the Bishop Arts Phase I development agreement by \$25,000 for additional project costs that benefit the Oak Cliff Gateway TIF District to be used towards the cost of a parking consultant study to ensure that adequate parking will be available to support the economic activity in the area and will be payable upon completion of the study and any related conditions; and **(2)** extend project deadlines for Phase I by six months - Not to exceed \$25,000 - Financing: Oak Cliff Gateway TIF District Funds

Housing/Community Services

55. Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres Construction - Total not to exceed \$103,000 - Financing: 2012-13 Community Development Block Grant Reprogramming Funds (\$94,389) and 2013-14 Community Development Block Grant Funds (\$8,611)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

56. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales and service on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay on the west corner of Olive Street and Live Oak Street
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-334(SM)
57. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bail bond office on property zoned Mixmaster Riverfront Subarea, Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southwest corner of Rock Island Street and South Riverfront Boulevard
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions
Z145-338(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction** (Continued)**ZONING CASES - CONSENT** (Continued)

58. A public hearing to receive comments regarding an application for and an ordinance granting an R-10(A) Single Family District on property zoned an A(A) Agricultural District, southwest of the intersection of South St. Augustine Road and Middlefield Road
Recommendation of Staff and CPC: Approval
Z145-345(AF)
59. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an IR Industrial Research District along the north line of West Commerce Street, west of Chappell Street
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z145-348(AF)
60. 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 Monitor Street, west of Wycliff Avenue
Recommendation of Staff and CPC: Approval
Z145-349(AF)
61. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an adult day care facility and an ordinance granting the repeal of Specific Use Permit No. 1161 for a community service center on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for an institutional use on the southwest corner of Samuell Boulevard and Hunnicut Road
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Z145-354(SM)

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

62. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1771 for a vehicle display, sales and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions
Z145-304(AF)

Note: This item was considered by the City Council at a public hearing on October 28, 2015, and was deferred until December 9, 2015

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**DESIGNATED ZONING CASES - INDIVIDUAL

63. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to a development plan on property zoned Subarea 1 of Planned Development District No. 883 on property at the terminus of Jeane Street, west of Pemberton Hill Road, and north of Great Trinity Forest Way
Recommendation of Staff and CPC: Approval
Z145-346(DL)

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

64. A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 812 and the creation of a new tract for mixed uses on property zoned an R-5(A) Single Family District and a CR Community Retail District at the southeast corner of East 11th Street and Fran Way
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z145-247(AF)
Note: This item was considered by the City Council at public hearings on October 14, 2015 and November 10, 2015, and was deferred until December 9, 2015
65. A public hearing to receive comments regarding an application for and an ordinance granting the removal of the D-1 Liquor Control Overlay on property zoned an RR Regional Retail District with consideration being given to a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the northeast corner of Samuell Boulevard and South Buckner Boulevard
Recommendation of Staff: Denial of a D-1 Liquor Control 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
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; and denial of a Specific Use Permit
Z145-325(OTH)
Note: This item was considered by the City Council at a public hearing on November 10, 2015, and was deferred until December 9, 2015

FLOODPLAIN APPLICATIONS

Trinity Watershed Management

66. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately .37 acres of the current 1.33 acres of land, located at 4133 Shorecrest Drive within the floodplain of Bachman Branch, Fill Permit 15-04 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**MISCELLANEOUS HEARINGS****Housing/Community Services**

67. A public hearing to receive comments on the proposed sale of four unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$4,000

Office of Environmental Quality

68. 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 Jones-Blair Company, LLC, located near the intersection of Denton Drive and Empire Central and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Jones-Blair Company, 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

Police

69. A public hearing to receive comments on the reinstatement of the Dallas juvenile curfew ordinance, which provides daytime and nighttime curfew hours for minors - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS**Housing/Community Services**

70. A public hearing to receive comments on **(1)** Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; **(2)** adoption of Substantial Amendment No. 4; and **(3)** an increase in appropriations in the amount of \$350,000, from \$4,000,000 to \$4,350,000 to be used for similar eligible activities - Financing: No cost consideration to the City

December 9, 2015

15

**Land Bank (DHADC) Sale of Lots to
AAA Properties
Agenda Item # 18**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 2926 Alabama | 54Z | 4 | \$12,933.39 |
| 2. 2939 Alabama | 54Z | 4 | \$16,003.77 |

**Land Bank (DHADC) Sale of Lots to
G&G Restoration Solutions LLC
Agenda Item # 19**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 1923 Canada | 44E | 6 | \$ 9,424.96 |
| 2. 2705 Cleveland | 45Z | 7 | \$ 6,652.92 |
| 3. 3918 Copeland | 46V | 7 | \$10,345.17 |
| 4. 1103 Church | 55A | 4 | \$20,789.17 |

**Land Bank (DHADC) Sale of Lots to
KW New Vision Properties and Land, Inc.
Agenda Item # 20**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 2722 Alabama | 54V | 4 | \$15,427.01 |
| 2. 811 Martinique | 46D | 2 | \$ 6,177.53 |
| 3. 2927 Alaska | 55W | 4 | \$ 6,070.76 |

**Land Bank (DHADC) Sale of Lots to
Lakee Group LLC
Agenda Item # 21**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 608 Graham | 46G | 2 | \$13,170.59 |
| 2. 5102 Terry | 46G | 2 | \$14,962.93 |
| 3. 627 Jonelle | 57R | 5 | \$ 9,222.45 |
| 4. 2610 Britton | 55T | 4 | \$ 6,456.95 |

Security Improvements to Police Department Facilities
Agenda Item # 28

| <u>Station</u> | <u>Address</u> | <u>Council District</u> | <u>Mapsco</u> |
|------------------------------|------------------------|--------------------------------|----------------------|
| Jack Evans DPD Headquarters | 1400 S Lamar St. | 2 | 45U |
| North Central Police Station | 6969 McCallum Blvd. | 12 | 5M |
| Northeast Police Station | 9915 E Northwest Hwy. | 10 | 27Z |
| Northwest Police Station | 9801 Harry Hines Blvd. | 6 | 33B |
| Southwest Police Station | 4230 W Illinois Ave. | 3 | 53S |
| Southeast Police Station | 725 N Jim Miller Rd. | 5 | 58N |
| Central Police Station | 334 S Hall St. | 2 | 46J |
| South Central Police Station | 1999 E Camp Wisdom Rd. | 8 | 65V |

Kimley-Horn and Associates, Inc. Traffic Signal Design
Agenda Item # 31

Group A) 2014 USDOT- HFA HSIP 10 Intersections:

2014 HSIP Submittal for 2017 Let:

| <u>Street</u> | <u>Cross Street</u> | <u>Council District</u> |
|----------------------|----------------------------|--------------------------------|
| Bruton Road | Second Avenue | 5, 7 |
| Forest Lane | Audelia Road | 10 |
| Marsh Lane | Rosemeade Parkway | 12 |
| Plano Road | Miller Road | 10 |
| Royal Lane | Skillman Street | 10 |

2014 HSIP Submittal for 2018 Let:

| <u>Street</u> | <u>Cross Street</u> | <u>Council District</u> |
|----------------------|----------------------------|--------------------------------|
| Royal Lane | Abrams Road | 10 |
| Skillman Street | Walnut Hill Lane | 10 |
| Skillman Street | Lovers Lane | 9, 14 |
| Walnut Hill Lane | Abrams Road | 10 |
| Webb Chapel Road | Larga Drive | 2, 6 |

Group B) Six (6) Identified Warranted Traffic Signals and 16 To Be Determined:

| <u>Street</u> | <u>Cross Street</u> | <u>Council District</u> |
|--------------------------------|-----------------------------------|--------------------------------|
| Cockrell Hill Road | Adler Drive | 3, 6 |
| Cockrell Hill Road | Pinnacle Point Drive | 3, 6 |
| Forest Lane | Metric Drive/ Forestgate Drive | 10 |
| Cole Avenue | Lemmon Avenue (West) | 14 |
| Great Trinity Forest (Loop 12) | Murdock Road | 8 |
| *Simpson Stuart Road | SH 310 (South Central Expressway) | 8 |

** The intersection of Simpson Stuart Road and SH 310 (South Central Expressway) will be funded by the City of Dallas Sanitation Department.*

**Supplemental Agreement No. 1 to the design contract with
Kimley-Horn and Associates, Inc.
Agenda Item # 32**

HSIP 2013 Intersections

| <u>Street</u> | <u>Cross Street</u> | <u>Council District</u> |
|----------------------|----------------------------|--------------------------------|
| Bruton Road | St. Augustine Drive | 5, 7 |
| Bruton Road | Prairie Creek Road | 5, 7 |
| Bruton Road | Masters Drive | 5, 7 |

HSIP 2014 Intersections

| <u>Street</u> | <u>Cross Street</u> | <u>Council District</u> |
|----------------------|----------------------------|--------------------------------|
| Hampton Road | Clarendon Drive | 1 |
| Hampton Road | Illinois Avenue | 1, 3, 4 |
| Hillcrest Road | Alpha Road | 11 |

Tax Foreclosure and Seizure Property Resale
Agenda Item # 67

| <u>Parcel No.</u> | <u>Address</u> | <u>Non-Profit Organization</u> | <u>Mapsco</u> | <u>DCAD Amount</u> | <u>Sale Amount</u> | <u>Vac/ Imp</u> | <u>Zoning</u> |
|-------------------|----------------|--|---------------|--------------------|--------------------|-----------------|---------------|
| 1. | 4648 Stokes | Dallas Neighborhood Alliance for Habitat, Inc. | 56V | \$2,000 | \$1,000.00 | V | R-5(A) |
| 2. | 4516 Luzon | Dallas Neighborhood Alliance for Habitat, Inc. | 56Z | \$2,000 | \$1,000.00 | V | CS |
| 3. | 3627 Spring | Dallas Neighborhood Alliance for Habitat, Inc. | 46V | \$3,250 | \$1,000.00 | V | PD-595 |
| 4. | 3619 Spring | Dallas Neighborhood Alliance for Habitat, Inc. | 46V | \$3,750 | \$1,000.00 | V | PD-595 |

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.