

**ANNOTATED AGENDA
CITY COUNCIL MEETING
DECEMBER 9, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A.M. – 2:17 P.M.
[15-2190; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers
[15-2191]

VOTING AGENDA

1. Approval of Minutes of the November 18, 2015 City Council Meeting
[15-2192; APPROVED]

CONSENT AGENDA
[15-2193; APPROVED]

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)
[15-2194; APPROVED]
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
[15-2195; APPROVED AS AN INDIVIDUAL ITEM]
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
[15-2196; APPROVED WITH DIRECTIONS TO STAFF]

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
[15-2197; APPROVED]

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
[15-2198; APPROVED]

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),

[Continue on next page]

Business Development & Procurement Services (Continued)

CONSENT AGENDA (Continued)

7. (Continued)

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)

[15-2199; APPROVED]

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)

[15-2200; APPROVED]

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)

[15-2201; APPROVED]

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)

[15-2202; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

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
[15-2203; APPROVED]

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
[15-2204; APPROVED]

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
[15-2205; APPROVED]

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
[15-2206; APPROVED]

CONSENT AGENDA (Continued)

City Attorney's Office (Continued)

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
[15-2207; APPROVED]

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
[15-2208; APPROVED; ORDINANCE 29943]
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
[15-2209; APPROVED]

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
[15-2210; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

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
[15-2211; APPROVED]

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
[15-2212; APPROVED]

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
[15-2213; APPROVED]

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
[15-2214; APPROVED AS AN INDIVIDUAL ITEM]

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 south of Valleydale Drive to White Rock Creek Trail - Financing: No cost consideration to the City
[15-2215; CORRECTED ON ADDENDUM; APPROVED]
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
[15-2216; APPROVED]
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
[15-2217; APPROVED]

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)
[15-2218; APPROVED]

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)
[15-2219; APPROVED]

CONSENT AGENDA (Continued)

Public Works Department (Continued)

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
[15-2220; APPROVED]
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
[15-2221; APPROVED]
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
[15-2222; APPROVED]

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)
[15-2223; APPROVED]
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
[15-2224; APPROVED]

CONSENT AGENDA (Continued)

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
[15-2225; APPROVED]
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)
[15-2226; APPROVED]
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)
[15-2227; APPROVED]
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
[15-2228; APPROVED; ORDINANCE 29944]
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
[15-2229; APPROVED; ORDINANCE 29945]
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
[15-2230; APPROVED; ORDINANCE 29946]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

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
[15-2231; APPROVED; ORDINANCE 29947]
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
[15-2232; APPROVED; ORDINANCE 29948]
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
[15-2233; APPROVED; ORDINANCE 29949]
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
[15-2234; APPROVED; ORDINANCE 29950]
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
[15-2235; APPROVED; ORDINANCE 29951]
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
[15-2236; HELD INDEFINITELY BY COUNCILMEMBER GATES]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

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
[15-2237; APPROVED; ORDINANCE 29952]

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
[15-2238; APPROVED]

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)
[15-2239; DISCUSSED IN PART IN EXECUTIVE SESSION (SECTION 551.074 T.O.M.A. - PERSONNEL); FULL COUNCIL AND INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

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
[15-2240; APPROVED; ORDINANCE 29953]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

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
[15-2241; DISCUSSED IN EXECUTIVE SESSION (SECTION 551.071 T.O.M.A. – ATTORNEY BRIEFINGS); APPROVED AS AMENDED]
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)
[15-2242; APPROVED]

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
[15-2243; APPROVED AS AMENDED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

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

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

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)
[15-2244; APPROVED AS AMENDED]
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
[15-2245; APPROVED AS AMENDED]
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
[15-2246; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

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)
[15-2247; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[15-2248; APPROVED]

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)
[15-2249; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29954]
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)
[15-2250; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29955]

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)
[15-2251; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29956]
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)
[15-2252; HEARING OPEN; DEFERRED UNTIL JANUARY 13, 2015 BY MAYOR PRO TEM ALONZO]
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)
[15-2253; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29957]
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)
[15-2254; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29958 AND 29959]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

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

[15-2255; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29960]

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)

[15-2256; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29961]

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

[15-2257; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29962]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL (Continued)

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

[15-2258; HEARING CLOSED; STAFF RECOMMENDATION FOLLOWED; ORDINANCE 29963]

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

[15-2259; HEARING CLOSED; APPROVED]

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
[15-2260; HEARING CLOSED; APPROVED]

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
[15-2261; HEARING CLOSED; APPROVED; ORDINANCE 29964]

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
[15-2262; HEARING CLOSED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

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
[15-2263; HEARING CLOSED; APPROVED]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
DECEMBER 9, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A.M. – 2:17 P.M.**

ADDITIONS:

Closed Session
[15-2264; HELD]

Personnel (Sec. 551.074 T.O.M.A.)
- Personnel issues involving City Attorney.
[DISCUSSED]

Addition:

Personnel (Sec. 551.074 T.O.M.A.)
- Board and Commission Appointments as described on agenda, including:

- Michael Lugo, Martin Luther King Jr. Community Center Board
- Maurice A. West, Community Development Commission

[DISCUSSED]

Attorney Briefings (Sec. 551.071 T.O.M.A.)
- Legal Matters relating to Agenda Item 49 (Chapter 380 economic development grant agreement with OneSource Virtual, Inc.)
[BRIEFED]

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize a three-year service contract and policy, with two one-year renewal options, to provide **(1)** City paid basic life insurance for \$1.75 per employee per month - Estimated cost \$777,924; and **(2)** elective employee paid supplemental group term life, elective dependent life and accidental death and dismemberment insurance coverage - Estimated cost \$7,712,915 (to be fully reimbursed by participating employees) - Standard Insurance Company, most advantageous proposer of three - Total not to exceed \$8,490,839 - Financing: Current Funds (subject to annual appropriations)
[15-2265; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Business Development & Procurement Services (Continued)

2. Authorize a six-year service contract for elevator and escalator maintenance and repair at various city facilities - Southwest Elevator Company dba Oracle Elevator Company of Texas, lowest responsible bidder of five - Not to exceed \$4,242,931 - Financing: Current Funds (subject to annual appropriations)
[15-2266; APPROVED]

City Attorney's Office

3. Authorize settlement of a claim filed by Steven Piano, Claim No. 15475033 - Not to exceed \$29,369 - Financing: Current Funds
[15-2267; APPROVED]

Code Compliance

4. An ordinance authorizing an amendment to Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code to provide construction workers with a ten-minute rest break for every four hours; providing for signs explaining rest break requirements on construction sites; providing a criminal penalty; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
[15-2268; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 29965]

Intergovernmental Services

5. Authorize approval by the City of Dallas of the proposed tax abatement agreement between American Airlines and Tarrant County for construction of American Airline's new corporate headquarters and related uses on DFW Airport property - Financing: No cost consideration to the City
[15-2269; APPROVED]

Park & Recreation

6. Authorize application for an Environmental Solutions for Communities Grant in the amount of \$50,000 from Wells Fargo and the National Fish and Wildlife Foundation for the Dam Safety and Shoreline Erosion Control project at Kidd Springs Park - Financing: This action has no cost consideration to the City
[15-2270; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Park & Recreation (Continued)

7. Authorize a professional services contract with Kimley-Horn and Associates, Inc. for schematic design through construction administration services of the Phase I Aquatics Master Plan - 2015 Update to include six aquatic facilities to be constructed at: Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Beltline Road, Kidd Springs Park located at 700 West Canty Street, Lake Highlands North Park located at 9344 Church Road, Samuell-Grand Park located at 6200 East Grand Avenue, and Tietze Park located at 2700 Skillman Street - Not to exceed \$3,307,500 - Financing: Elgin B. Robertson Land Sale Funds
[15-2271; APPROVED]

Public Works Department

**State of Texas Energy Conservation
Office LoanSTAR Fund**

Note: Addendum Item Nos. 8 and 9 must be considered collectively.

8. * Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Fund in the amount of \$5,723,363, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; **(2)** the establishment of appropriations in the amount of \$5,723,363 in the State Energy Conservation Office LoanSTAR III Fund; **(3)** Supplemental Agreement No. 1 to the contract with Metco Engineering for **(a)** construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$5,723,363 (list attached) and **(b)** measurement and verification of the guaranteed savings for a period not to exceed ten years, in an amount not to exceed \$150,000 to be paid from electric and natural gas savings; and **(4)** the acceptance and deposit of rebates from Oncor Electric Delivery in the Oncor Rebate Fund - Total not to exceed \$5,873,363 - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$5,723,363) and Current Funds (\$150,000) (subject to annual appropriations)
[15-2272; APPROVED]
9. * Authorize repayment of the loan, in the amount of \$5,723,363 over a ten year period, plus interest in the amount of \$480,000, from the State of Texas Energy Conservation Office Loan Repayment Fund using savings in the City's annual electricity and natural gas budgets - Not to exceed \$6,203,363 - Financing: Current Funds (subject to annual appropriations)
[15-2273; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department (Continued)

10. Authorize a net increase in the contract with Tiseo Paving Company for additional and deductive work associated with the excavation of trash and debris in abandoned basement structures discovered during construction along Cesar Chavez Boulevard between Commerce Street and Pacific Avenue and replacement with select fill material suitable for a roadway base - Not to exceed \$290,206, from \$15,282,670 to \$15,572,876 - Financing: 2012 Bond Funds
[15-2274; APPROVED]

11. An ordinance amending Chapter 43, Article VIII of the Dallas City Code, relating to improvements in public right-of-way by **(1)** amending registration requirements; **(2)** modifying the permit application requirements; **(3)** amending trench and backfill requirements; **(4)** providing additional signage requirements for vehicles and equipment in the right-of-way; **(5)** providing additional notification requirements; and **(6)** making conforming changes - Financing: No cost consideration to the City
[15-2275; HELD UNDER ADVISEMENT UNTIL JANUARY 27, 2016 BY COUNCILMEMBER KINGSTON]

CORRECTION:

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 south of Valleydale Drive to White Rock Creek Trail - Financing: No cost consideration to the City
[15-2215]