

**ANNOTATED AGENDA
CITY COUNCIL MEETING
FEBRUARY 10, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:07 A.M. – 3:05 P.M.
[16-0260; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers
[16-0261]

VOTING AGENDA

1. Approval of Minutes of the January 20, 2016 and *January 27, 2016 City Council Meeting
[16-0262; CORRECTED ON THE ADDENDUM; APPROVED AS *AMENDED]

CONSENT AGENDA
[16-0263; APPROVED]

Business Development & Procurement Services

2. Authorize **(1)** an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool; and **(2)** a one-year agreement, with two one-year renewal options, for excess workers' compensation insurance through, and subject to, approval by the executive board of Texas Municipal League Intergovernmental Risk Pool - Not to exceed \$525,000 - Financing: Current Funds (subject to appropriations)
[16-0264; APPROVED]
3. Authorize a three-year service contract for parts, support and upgrades for the Supervisory Control and Data Acquisition System for monitoring and control of flood incidents - HSQ Technology, A Corporation, only proposer - Not to exceed \$293,850 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)
[16-0265; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

4. Authorize a three-year professional services contract, with two one-year renewal options, for sales tax compliance review and recovery services - TexasCityServices, LLC, most advantageous proposer of four - Estimated Net Annual Revenue: \$558,600
[16-0266; APPROVED]
5. Authorize the purchase of one airfield passenger bus for Love Field - Cobus Industries, LP, most advantageous proposer of two - Not to exceed \$398,500 - Financing: Aviation Current Funds
[16-0267; APPROVED]
6. Authorize a three-year master agreement for waste and recycling collection roll carts - Toter, LLC through the Houston-Galveston Area Council of Governments - Not to exceed \$3,683,408 - Financing: Sanitation Current Funds
[16-0268; APPROVED]
7. Authorize a three-year master agreement for electrical supplies - Crawford Electric Supply Co., lowest responsible bidder of six - Not to exceed \$7,618,837 - Financing: Current Funds (\$3,396,203), Water Utilities Current Funds (\$3,833,547), Aviation Current Funds (\$198,839) and Stormwater Drainage Management Current Funds (\$190,248)
[16-0269; APPROVED]
8. Authorize supplemental agreement no. 5 to exercise the second one-year renewal option of the service contract with Austin Ribbon & Computer Supplies, Inc. for the lease or purchase of desktop computers, computer related equipment, accessories and various managed services - Not to exceed \$3,406,977, from \$34,798,253 to \$38,205,230 - Financing: Current Funds (subject to appropriations)
[16-0270; APPROVED]

Housing/Community Services

9. Authorize **(1)** the sale of property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and **(2)** the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property, owed by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 - Financing: No cost consideration to the City
[16-0271; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

10. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
[16-0272; APPROVED]
11. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; **(2)** the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City - Financing: No cost consideration to the City
[16-0273; APPROVED]
12. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
[16-0274; APPROVED]
13. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
[16-0275; APPROVED]
14. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, 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
[16-0276; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

15. 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 an affordable house; and **(2)** the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) - Financing: No cost consideration to the City
[16-0277; APPROVED]

16. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction 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 Optimum Real Estate and Construction 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
[16-0278; APPROVED]

17. Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 - Financing: No cost consideration to the City
[16-0279; APPROVED]

18. Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$770,362 - Financing: Texas Department of State Health Services Grant Funds
[16-0280; APPROVED AS AN INDIVIDUAL ITEM]

19. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$227,025 - Financing: Texas Department of State Health Services Grant Funds
[16-0281; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

20. Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$290,315 - Financing: Texas Department of State Health Services Grant Funds
[16-0282; APPROVED]

Intergovernmental Services

21. An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2015-11-224, amendments to Construction and Fire Prevention Standards Resolutions and Codes to: **(1)** change the name of the Board's department of purview; and **(2)** adopt the 2014 National Electrical Code and certain 2015 series model Codes published by the International Code Council, Inc. - Financing: No cost consideration to the City
[16-0283; APPROVED; ORDINANCE 30012]

Office of Financial Services

22. Authorize an extension through September 30, 2016 for Community Development Block Grant funded projects which have not met the twelve-month obligation or twenty-four month expenditure requirement - Financing: No cost consideration to the City
[16-0284; APPROVED AS AN INDIVIDUAL ITEM]

Park & Recreation

23. Authorize a twenty-year development and maintenance agreement, with two five-year renewal options, with QuikTrip Corporation (QuikTrip), for the purpose of designing, constructing, and maintaining a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive - Financing: No cost consideration to the City
[16-0285; DEFERRED UNTIL APRIL 27, 2016 BY COUNCILMEMBER GATES]
24. Authorize a public hearing to be held on March 23, 2016, to receive comments on the proposed use of a portion of the Elm Fork Greenbelt located at 10400 Wildwood Drive, totaling approximately 296,757 square feet of land, by the Texas Department of Transportation for the construction of improvements to State Highway Loop 12/Walton Walker Boulevard - Financing: No cost consideration to the City
[16-0286; APPROVED]

CONSENT AGENDA (Continued)

Park & Recreation (Continued)

25. Authorize a public hearing to be held on March 23, 2016, to receive comments on the proposed use of a portion of the Elm Fork Greenbelt located at 3123 Proctor Street, totaling approximately 67,592 square feet of land, by the Texas Department of Transportation for construction of improvements to State Highway 183/John W. Carpenter Freeway - Financing: No cost consideration to the City
[16-0287; APPROVED]

Sustainable Development and Construction

26. Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
[16-0288; APPROVED]
27. An ordinance granting a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets - Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee
[16-0289; APPROVED; ORDINANCE 30013]

Trinity Watershed Management

28. Authorize professional services contracts with five consulting firms for the engineering design of twenty-six erosion control improvement projects (list attached) - Not to exceed \$990,043 - Financing: 2012 Bond Funds (\$664,496), General Obligation Commercial Paper Funds (\$87,375) and Water Utilities Capital Construction Funds (\$238,172)
[16-0290; APPROVED AS AN INDIVIDUAL ITEM]

Water Utilities

29. Authorize an increase in the contract with Oscar Renda Contracting, Inc. for additional work necessary to complete the headworks and chemical improvements as part of the Eastside Water Treatment Plant expansion to 540 million gallons per day - Not to exceed \$513,000, from \$45,870,450 to \$46,383,450 - Financing: Water Utilities Capital Improvement Funds
[16-0291; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

30. 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)
[16-0292; INDIVIDUAL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

31. Authorize a real property tax abatement agreement with ATC Realty Investments, LLC and/or its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement estimated at \$430,384)
[16-0293; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT
[16-0294; APPROVED]

32. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an RR Regional Retail District on the northwest corner of East R. L. Thornton Freeway and Ferguson 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, traffic management plan, and conditions
Z145-327(SM)
[16-0295; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30014]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

33. A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subdistrict for GR General Retail Subdistrict and commercial print shop uses on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Bowser Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-116(LHS)
[16-0296; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30015]
34. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict (Tract 1) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of South Harwood Street and Coombs Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z156-122(LHS)
[16-0297; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30016]
35. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1619 for an industrial (inside) use not potentially incompatible limited to a facility for the processing, fabrication, assembly, or disassembly of parts associated with transmission and gear components on property zoned Subdistrict 1B in Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the southeast corner of West Commerce Street and Sylvan Avenue
Recommendation of Staff and CPC: Approval for a ten-year period, subject to conditions
Z156-125(OTH)
[16-0298; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30017]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

36. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1439 for a child-care facility on property zoned an MF-2(A) Multifamily District on the south corner of Highland Road and Hunnicut Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z156-132(OTH)
[16-0299; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30018]

MISCELLANEOUS HEARINGS

Park & Recreation

37. A public hearing to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation; and at the close of the public hearing, consideration of a resolution authorizing the use - Financing: No cost consideration to the City
[16-0300; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL APRIL 27, 2016 BY COUNCILMEMBER GATES]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 10, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:07 A.M. – 3:05 P.M.
[16-0260; HELD]**

ADDITIONS:

Closed Session
[16-0301; HELD]

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

- Discuss the qualifications, criteria, and selection for the position of the city attorney.
[DISCUSSED]

CONSENT ADDENDUM

Housing/Community Services

1. Authorize an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016 - Financing: No cost consideration to the City
[16-0302; APPROVED]

Sustainable Development and Construction

2. A resolution authorizing the conveyance of approximately 470 square feet of land for a public mass transit easement across City-owned land to Dallas Area Rapid Transit, located near the intersection of Hampshire Road and Wagon Wheels Trail - Revenue: \$1,000
[16-0303; APPROVED]
3. A resolution authorizing the conveyance of approximately 15,574 square feet of land for a public mass transit easement across City-owned land to Dallas Area Rapid Transit, located near the intersection of Hampshire Road and Wagon Wheels Trail - Revenue: \$4,073
[16-0304; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction (Continued)

4. An ordinance abandoning a drainage easement to LMI Park Central Two, LLC, the abutting owner, containing approximately 5,175 square feet of land, located near the intersection of Banner and Merritt Drives, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
[16-0305; APPROVED; ORDINANCE 30019]
5. An ordinance abandoning a portion of an alley to Deep Ellum Brewing Company, LLC, the abutting owner, containing approximately 3,450 square feet of land, located near the intersection of St. Louis Street and Malcolm X Boulevard, and authorizing the quitclaim - Revenue: \$83,000, plus the \$20 ordinance publication fee
[16-0306; APPROVED; ORDINANCE 30020]

ITEMS FOR INDIVIDUAL CONSIDERATION

Business Development & Procurement Services

6. Execute the casting of lots to identify the recommended vendor resulting from tie bids on lines 17, 18, 19, 20, 22, 23, 24, 73, 74, 75, 76, 77, 79 and 139 for bid BA1602 for a three-year master agreement for the purchase of granulated and liquid fertilizers - Winfield Solutions LLC, BWI Dallas/Ft. Worth, Harrell's LLC and Helena Chemical Company - Financing: This action has no cost consideration to the City
[16-0307; APPROVED]

Mayor and City Council

7. A resolution regarding a proposed contract with Three Expo Events, LLC for a three-day expo at the Dallas Convention Center - Financing: No cost consideration to the City
[16-0308; APPROVED (NO CONTRACT EXECUTION)]

CORRECTION:

VOTING AGENDA

1. Approval of Minutes of the January 20, 2016 and January 27, 2016 City Council Meeting
[16-0262]