

Handgun Prohibition Notice for Meetings of Government Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues related to the Dallas Police & Fire Pension System.
- Complaint of Crown Castle NG Central LLC against the City of Dallas, Docket No. 45470 before the Public Utility Commission of Texas.
- City of Dallas v. Raleigh Investment Group, L.P., et al., Cause No. CC-13-06290-A.
- Petrina L. Thompson v. Dallas City Attorney's Office, Cause No. DC-16-15685.

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

- Discuss the appointment and terms of employment of the City Manager.

CONSENT ADDENDUM

Aviation

1. Authorize an increase in the janitorial services contract with Member's Building Maintenance, LLC for janitorial and floor maintenance services at Dallas Love Field and satellite facilities - Not to exceed \$1,950,994, from \$8,482,583 to \$10,433,577 - Financing: Aviation Current Funds (subject to annual appropriations)

Business Development & Procurement Services

2. Authorize **(1)** Supplemental Agreement No. 2 to increase and extend the service contract with Member's Building Maintenance, LLC for janitorial services for various Equipment and Building Services, Library, and Police facilities to allow for a transition from the current contractor to the new contractor through March 31, 2017 - Not to exceed \$400,000, from \$3,946,539 to \$4,346,539; and **(2)** a five-year service contract for janitorial services for various Equipment and Building Services, Library, and Police facilities - American Facility Services, Inc. in the amount of \$5,744,884, most advantageous proposer of eight - Total not to exceed \$6,144,884 - Financing: Current Funds (subject to annual appropriations)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

City Attorney's Office

3. Authorize acquisition from DCSJ Edwards, LLC, of approximately 27.51 acres of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$3,819,860 (\$3,800,000, plus closing costs and title expenses not to exceed \$19,860) - Financing: Water Utilities Capital Improvement Funds
4. Authorize Supplemental Agreement No. 1 to the professional services contract with Herrera & Boyle, PLLC for additional legal services in the proceeding styled Complaint of Crown Castle NG Central LLC against the City of Dallas, Docket No. 45470 before the Public Utility Commission of Texas - Not to exceed \$75,000, from \$50,000 to \$125,000 - Financing: Current Funds

Economic Development

5. Authorize the adoption of new Public/Private Partnership Program Guidelines and Criteria for the period of January 1, 2017 through December 31, 2018, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City

Equipment & Building Services

6. Authorize **(1)** a construction services contract with Phoenix 1 Restoration and Construction, Ltd. best value proposer of five, for the Dallas City News Studio located at 1620 First Avenue in Fair Park; and **(2)** an increase in appropriations in the amount of \$5,146,800, from \$5,627,352 to \$10,774,152 in the Public Educational and Governmental Access Fund - Total not to exceed \$5,146,800 - Financing: Public Educational and Governmental Access Funds
7. Authorize an increase to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including the exterior renovation and the interior demolition required for UNT Law School to begin their interior construction scheduled for January 2017 for the Old Municipal Building located at 106 South Harwood Street - Not to exceed \$523,744, from \$13,166,270 to \$13,690,014 - Financing: 1998 Bond Funds (\$105,000) and Public/Private Partnership Funds (\$418,744)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Fair Housing

8. Authorize **(1)** the City of Dallas to serve as lead agency with responsibility to coordinate regional efforts with the U.S. Department of Housing and Urban Development (HUD) and all necessary entities to successfully complete a Regional Assessment of Fair Housing (RAFH); **(2)** a Memorandum of Understanding (MOU) between the City of Dallas and other HUD entitlement jurisdictions participating in the regional effort; **(3)** an Interlocal Agreement with the University of Texas at Arlington (UTA) to provide consulting work associated with development of the RAFH at a cost not to exceed \$734,430 for the base scope of work for the period December 15, 2016 through January 15, 2018; **(4)** an increase in appropriations in the amount of \$490,227, from \$10,235,231 to \$10,725,458 in Management Services budget; and **(5)** the receipt and deposit of revenue in the amount of \$490,227 from participating jurisdictions who have agreed to enter into the Memorandum of Understanding and pay their pro-rata share of the cost of the RAFH (list attached) - Not to exceed \$734,430 - Financing: Current Funds (\$690,227) (partially offset by revenue from participating jurisdictions in the amount of \$490,227) and FY 2016-17 Community Development Block Grant Funds (\$44,203)

Housing/Community Services

9. Authorize an amendment to Resolution No. 08-3056, previously approved on November 10, 2008, for the Loan Agreement between Carpenter's Point, L.P., a Texas limited partnership, and the City of Dallas to: **(1)** allow for refinancing of the developer's first lien loan from \$2.1M to \$3.3M for the Carpenter's Point Senior Apartments project, located at 4645 Dolphin Road, and to maintain the City's subordinated position; **(2)** accept partial payment of \$247,361 in principle and interest toward the City's current loan balance of \$995,479 for the seven and a half year period that has lapsed; and **(3)** amend the terms of the loan to **(a)** a new loan balance of \$745,041; **(b)** include an annual accrued interest payment of \$7,450 paid from available cash flow, due each January 15th, beginning January 15, 2018 through the term of the loan, January 15, 2040; and **(c)** at the time of closing, increase the replacement reserves by \$110,000 from \$140,000 to \$250,000 to be maintained through the life of the loan – Financing: No cost consideration to the City
10. Authorize an amendment to Resolution No. 10-0498, previously approved on February 10, 2010, for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services (Continued)

11. Authorize an amendment to the Loan Agreement between LifeNet Community Behavioral Healthcare, or its wholly owned subsidiary, and the City of Dallas to **(1)** consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; **(2)** allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare; **(3)** amend the Loan Agreement to require certain repairs to the property and amend reserve contributions by the purchaser; and **(4)** authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank or other lender approved by the City - Financing: No cost consideration to the City

Human Resources

12. Authorize **(1)** approval of the proposed plan design changes effective January 1, 2017; **(2)** approval of the proposed health coverage contribution and premium rates; **(3)** a Master Plan Document that includes all of the separate health benefit plans for City employees and their families including the cafeteria plan, health plans, dental and vision plans; and **(4)** a Master Plan Document that includes all of the separate health benefit plans for retirees and their families including the self-insured health plans, insured Medicare Supplement Plans, Medicare Advantage Plans, Prescription Drug Plans, dental and vision - Total cost based on the number of employee/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations)
13. Authorize Supplemental Agreement No. 2 to exercise the first of two one-year renewal options to the service contract with Concentra Health Services, Inc., on behalf of and as agent for Occupational Health Centers of the Southwest, P.A., to continue to operate and manage an on-site medical clinic at City Hall and provide access to Concentra clinics within the Dallas Metroplex for the period January 1, 2017 through December 31, 2017 - Not to exceed \$576,022, from \$4,788,052 to \$5,364,074 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
14. Authorize the City Manager to establish a bank account with an imprest balance of \$2,300,000 for a term of three years, with two one-year renewal options, with JP Morgan Chase Bank, N.A. for financial services needed by Cigna Health and Life Insurance Company for the administration of medical claims - Financing: Employee Benefits Current Funds (subject to annual appropriations)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Mobility and Street Services

15. Authorize a construction contract with Tiseo Paving Company, lowest responsible bidder of four, for the construction of street paving, storm drainage, streetscape, water and wastewater main improvements for Cedardale Road from Lancaster city limit to Bonnie View Road - Not to exceed \$7,698,848 - Financing: General Obligation Commercial Paper Funds (\$3,282,511), 2006 Bond Funds (\$2,967,427), Water Utilities Capital Improvement Funds (\$1,011,582) and Water Utilities Capital Construction Funds (\$437,328)

Office of Cultural Affairs

16. Authorize the continued provision of cultural services to the City by Fair Park-based organizations pending the results of a procurement process for management of Fair Park for Fiscal Year 2016-17 **(1)** an increase in the contract with the Dallas Historical Society for continued cultural programming in an amount not to exceed \$50,586, from \$16,886 to \$67,472, and to extend the term of the contract through September 30, 2017; **(2)** an increase in the contract with DSM Management Group, Inc for continued cultural programming in an amount not to exceed \$217,500, from \$72,500 to \$290,000, and to extend the term of the contract through September 30, 2017; **(3)** an increase in the contract with the Perot Museum of Nature & Science for continued cultural programming in an amount not to exceed \$14,852, from \$770,926 to \$785,778, and to extend the term of the contract through September 30, 2017; and **(4)** an increase in the contract with the Museum of African American Life and Culture for continued cultural programming in an amount not to exceed \$58,050, from \$19,350 to \$77,400, and to extend the term of the contract through September 30, 2017 - Total not to exceed \$340,988, from \$879,662 to \$1,220,650 - Financing: Current Funds

Police

17. Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$38,655 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods, for the period December 9, 2016 through September 30, 2017; **(2)** a required City match in the amount of \$11,017 for pension and additional city contribution of \$561 for FICA; and **(3)** execution of the grant agreement - Total not to exceed \$50,233 - Financing: Current Funds (\$11,578) and Texas Department of Transportation Grant Funds (\$38,655)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

18. Authorize **(1)** acquisition from Golden Venture, LTD., of approximately 21,874 square feet of vacant land located near the intersection of Northaven Road and US Highway 75 for the Northaven Trail Project; **(2)** the receipt and deposit of funds from Dallas County in the amount of \$1,320,000; and **(3)** an increase in appropriations in the amount of \$1,320,000 in the Capital Projects Reimbursement Fund - Not to exceed \$1,320,000 (\$1,310,000, plus closing costs and title expenses not to exceed \$10,000) - Financing: Capital Projects Reimbursement Funds
19. A resolution authorizing the conveyance of two temporary working space easements containing a total of approximately 23,076 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray Hubbard located near the intersection of Lakeview Parkway and Edgewater Drive - Financing: No cost consideration to the City
20. A resolution authorizing the conveyance of two wastewater easements containing a total of approximately 33,399 square feet of land to the City of Rowlett for the construction, maintenance and use of wastewater drainage facilities across City-owned land at Lake Ray Hubbard located near the intersection of Lakeview Parkway and Edgewater Drive - Financing: No cost consideration to the City
21. A resolution authorizing the conveyance of a wastewater easement containing approximately 149,176 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray Hubbard located near the intersection of La Costa Drive and Fuqua Road - Financing: No cost consideration to the City
22. An ordinance abandoning a portion of an alley to Travis Cole Apartments 2012, LP, the abutting owner, containing approximately 2,617 square feet of land, located near the intersection of Hester and Cole Avenues, and authorizing the quitclaim - Revenue: \$251,232, plus the \$20 ordinance publication fee

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

Human Resources

23. Ratify the Meet and Confer Agreement between the City of Dallas and the Dallas Black Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization (formerly the National Latino Peace Officers Association Greater Dallas Chapter), Dallas Fraternal Order of Police Lodge 588, Dallas Police Association, Dallas Hispanic Fire Fighters Association, and the Dallas Fire Fighter Association; and authorize the City Manager to enter into said Meet and Confer Agreement, effective October 1, 2016 through September 30, 2019 - Not to exceed \$89,357,723 - Financing: Current Funds (subject to annual appropriations)

Mayor and City Council

24. Consideration of appointment of T.C. Broadnax to the position of city manager, adoption of a resolution appointing T.C. Broadnax as city manager, approval of the terms of the Agreement of Employment reviewed by city council, and authorize the current city manager to execute an Agreement of Employment for the new city manager.

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - INDIVIDUAL

25. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District with Historic Overlay No. 63 (David Crockett Elementary School) on the southwest side of North Carroll Avenue, southeast of Worth Street
Recommendation of Staff: Approval, subject to a revised development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a revised development plan and conditions
Z156-267(SM)

CORRECTIONS:

VOTING AGENDA

1. Approval of Minutes of the November 15, 2016 City Council Meeting, November 22, 2016 and November 28, 2016 Special Called Meetings

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 14, 2016**

CORRECTIONS: (Continued)

Economic Development

Trammell Crow Cedardale Distribution Center

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

51. * Authorize a real property tax abatement with Cedardale Phase I, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase one of the Trammell Crow Cedardale Distribution Center, the first phase (consisting of approximately 50.55 acres) of a proposed two phase speculative commercial/industrial distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City Revenue: First year revenue estimated at \$8,593; ten-year revenue estimated at \$85,932; (Estimated revenue foregone for a ten-year new business personal property abatement estimated at \$773,388)
52. * Authorize a real property tax abatement with Cedardale Phase II, LLC for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for phase two of the Trammell Crow Cedardale Distribution Center, the second phase (consisting of approximately 56 acres) of a proposed two phase speculative commercial/industrial/warehouse distribution development located on approximately 106 acres in the aggregate in the 3300-3900 blocks of Cedardale Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Financing: No cost consideration to the City Revenue: First year revenue estimated at \$12,889; ten-year revenue estimated at \$128,898; (Estimated revenue foregone for a ten-year new business personal property abatement estimated at \$1,160,082)
56. Authorize an amendment to Resolution No. 16-0102, previously approved on January 13, 2016, to increase the Chapter 380 economic development grant agreement dated April 27, 2016 between the City of Dallas and City Wide Community Development Corporation from \$350,000 to \$1,175,000 to partially absorb an increase of \$496,000 for construction of a commercial office/retail building (1) Supplemental Agreement No. 1, to the Conditional Grant Agreement with City Wide Community Development Corporation, executed April 27, 2016, to secure development of a commercial office/retail building in the Lancaster Corridor; the proposed Supplemental Agreement will increase the City's grant amount by \$350,000, from \$825,000 to \$1,175,000 and as consideration, the City will receive 50% of all net cash proceeds, up to a maximum amount of \$350,000, in the event of a sale or refinance of the project; the City's interest is secured by a second mortgage on the property, located at 3111 - 3115 South Lancaster Road in Dallas, Texas, which will be subordinate to Legacy Texas first lien; and (2) extension of the project completion date by 6 months, from March 31, 2017 to September 30, 2017 - Not to exceed \$350,000 - Financing: 2012 Bond Funds

Regional Assessment of Fair Housing Study
Addendum Item #8

<u>Organization</u>	<u>Revenue Amount</u>
City of Plano	\$ 6,961.00
City of Garland	\$ 10,844.00
City of McKinney	\$ 4,231.00
City of Denton	\$ 5,278.00
City of Frisco	\$ 2,793.00
City of Irving	\$ 11,769.00
Dallas Housing Authority	\$ 150,000.00
Dallas County Housing Authority	\$ 80,750.00
Fort Worth Housing Authority	\$ 92,993.00
Plano Housing Authority	\$ 18,213.00
Garland Housing Authority	\$ 32,171.00
McKinney Housing Authority	\$ 5,074.00
Denton Housing Authority	\$ 31,583.00
Frisco Housing Authority	\$ 1,008.00
Greenville Housing Authority	\$ 16,017.00
Waxahachie Housing Authority	\$ 4,830.00
Cleburne Housing Authority	\$ 5,716.00
Ferris Housing Authority	\$ 1,419.00
Grandview Housing Authority	\$ 1,737.00
Ennis Housing Authority	\$ 4,997.00
Royce City Housing Authority	\$ 1,843.00
Total	\$ 490,227.00