

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 14, 2016

16-1900

VOTING AGENDA MEETING
CITY COUNCIL CHAMBER, CITY HALL
MAYOR MICHAEL S. RAWLINGS, PRESIDING

PRESENT: [15] Rawlings, Alonzo, Wilson, Griggs (*9:09 a.m.), Medrano (*9:09 a.m.), Thomas, Arnold (*9:09 a.m.), Callahan, Young, Clayton, McGough, Kleinman, Greyson (*9:11 a.m.), Gates, Kingston (*9:09 a.m.)

ABSENT: [0]

The meeting was called to order at 9:06 a.m. with a quorum of the city council present.

The invocation was given by Rabbi Daniel Utley of Temple Emanu-El Dallas.

Deputy Mayor Pro Tem Wilson led the pledge of allegiance.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the city council adjourned at 4:24 p.m.

ATTEST: _____
Mayor

City Secretary

Date Approved

The annotated agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

* **Indicates arrival time after meeting called to order/reconvened**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 14, 2016

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 14, 2016

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1901

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

OPEN MICROPHONE – BEGINNING OF MEETING:

SPEAKER: Jonathan Braddick, 635 Turner Ave.
SUBJECT: DART Board hiring

SPEAKER: Jacques Laventure, 300 N. Akard St.
SUBJECT: Wellness incentive in Dallas

SPEAKER: Jenny Brown, 4624 Belclaire Ave., Highland Park, TX
SUBJECT: Senior centers
REPRESENTING: Senior Center Coalition

SPEAKER: James Dunn, 3635 Blue Ridge Blvd.
SUBJECT: Police brutality

SPEAKER: Sharyn Fein, 16206 Red Cedar Trl.
SUBJECT: Modern senior centers
REPRESENTING: Senior Center Coalition

At the request of Mayor Rawlings, the following individual was allowed to address the city council at the beginning of meeting; there was no objection voiced by the city council.

SPEAKER: Richard Sheridan, 3716 Vanette Ln. (handout provided)
SUBJECT: RICO conspiracy

ADDITIONAL – OPEN MICROPHONE:

SPEAKER: Robert Ceccarelli, 1822 Young St.
SUBJECT: Homeless need immediate housing

SPEAKER: Deloris Phillips, 1050 S. State Hwy. 360, Grand Prairie, TX
(handout provided)
SUBJECT: Leading up to Green Oaks

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

16-1901

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OPEN MICROPHONE – END OF MEETING:

SPEAKER: Sherri Lowe, 330 E. Camp Wisdom Rd.
SUBJECT: DPD

SPEAKER: B.M. Randolph, Not Provided
SUBJECT: You picked the wrong one

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1902

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

Corrected on the addendum.

Deputy Mayor Pro Tem Wilson moved to adopt the minutes as presented.

Motion seconded by Councilmember Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1903

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-47 and addendum addition consent agenda items 1-22.

The city secretary announced consent agenda item 4 would be considered as an individual item later in the meeting as it needed to first be briefed in closed session; there was no objection voiced to the request.

Councilmember Young requested consent agenda items 8, 19, 20 and addendum addition consent agenda item 6 be considered as individual items later in the meeting; there was no objection voiced to her request.

Councilmember McGough requested consent agenda items 14 and 26 be considered as individual items later in the meeting; there was no objection voiced to his request.

Mayor Pro Tem Alonzo requested consent agenda item 20 be considered as an individual item later in the meeting; there was no objection voiced to her request.

Councilmember Greyson requested consent agenda item 26 and addendum addition consent agenda item 5 be considered as individual items later in the meeting; there was no objection voiced to her request.

Councilmember Kingston requested consent agenda item 31 and addendum addition consent agenda items 6 and 16 be considered as individual items later in the meeting; there was no objection voiced to his request.

Councilmember Griggs requested addendum addition consent agenda items 1, 2, 6, 8, 10 and 16 be considered as individual items later in the meeting; there was no objection voiced to his request.

Councilmember Kleinman requested addendum addition consent agenda item 18 be considered as an individual item later in the meeting; there was no objection voiced to his request.

Therefore, the consent agenda, consisting of consent agenda items 2, 3, 5-7, 9-13, 15-18, 21-25, 27-30, 32-47 and addendum addition consent agenda items 3, 4, 7, 9, 11-15, 17, 19-22, was presented for consideration.

Councilmember Griggs moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

16-1903

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Shortly following adoption, the city secretary announced she was informed addendum addition consent agenda item 4 was the item to be considered as an individual item and briefed in closed session later in the meeting instead of consent agenda item 4. Therefore, reconsideration of the consent agenda was required.

Councilmember Griggs moved to reconsider the consent agenda to allow for addendum addition consent agenda item 4 to be considered as an individual item later in the meeting and place consent agenda item 4 back on the consent agenda.

Motion seconded by Councilmember Kingston and unanimously adopted.

The consent agenda, consisting of consent agenda items 2-7, 9-13, 15-18, 21-25, 27-30, 32-47 and addendum addition consent agenda items 3, 7, 9, 11-15, 17, 19-22, was presented for consideration.

Councilmember Griggs moved to adopt the consent agenda.

Motion seconded by Councilmember Kingston and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1904

Item 2: Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field - Not to exceed \$112,564 - Financing: Aviation Passenger Facility Charge Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1905

- Item 3: Authorize a sixth amendment to the 1999 lease agreement with MLT Development Co. to provide rent abatement in consideration for City's temporary use of an undeveloped portion of approximately 163,349 square feet of the leased premises as a staging area for the Airfield Pavement Repair Project as well as four subsequent airfield related projects for sixteen months beginning January 1, 2017 at Dallas Love Field - Estimated Revenue Foregone: \$66,619, over the sixteen month period

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1906

Item 4: Authorize a three-year service contract for emergency repair of large concrete pipe - Forterra Pressure Pipe, Inc., most advantageous proposer of two - Not to exceed \$619,905 - Financing: Water Utilities Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1907

Item 5: Authorize **(1)** a four-year service contract for maintenance and support for the integrated billing system software in the amount of \$2,363,902; and **(2)** an acquisition contract for the purchase of additional licenses in the amount of \$387,630 - SAP Public Services, Inc., sole source - Total not to exceed \$2,751,532 - Financing: Water Utilities Current Funds (\$2,363,902) (subject to annual appropriations) and Water Capital Construction Funds (\$387,630)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1908

Item 6: Authorize **(1)** a five-year service contract for parts and repair of hardware for the automated local evaluation in real time system for monitoring of flood incidents in the amount of \$79,500 - HydroLynx Systems, Inc.; and **(2)** a five-year service contract for the operating system software maintenance and support of the automated local evaluation in real time system for monitoring of flood incidents in the amount of \$186,000 - TriLynx Systems, LLC, most advantageous proposers of two - Total not to exceed \$265,500 - Financing: Stormwater Drainage Management Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1909

Item 7: Authorize an acquisition contract for the purchase of hardware, software, and installation for an upgrade to the current Vesta 9-1-1 telephone system infrastructure - AT&T Communications, Inc. through the Houston-Galveston Area Council of Governments - Not to exceed \$1,372,074 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1910

Item 8: Authorize an acquisition contract for the purchase and installation of an emergency backup generator for the Dallas Museum of Art - Facility Solutions Group, most advantageous proposer of two - Not to exceed \$149,177 - Financing: Capital Construction Funds

Councilmember Young requested the item be considered as an individual item later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was presented for consideration.

Councilmember Gates moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1911

Item 9: Authorize the purchase of hardware to conduct searches of the City's intranet and all City owned websites - SADA Systems, Inc. through the General Services Administration - Not to exceed \$67,000 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1912

Item 10: Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Solvay Fluorides, LLC, lowest responsible bidder of five - Not to exceed \$994,000 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1913

Item 11: Authorize a three-year master agreement for plumbing pipe, fittings, fixtures, trim, and parts - Winston Water Cooler LTD in the amount of \$2,407,613, 4-Star Hose & Supply, Inc. in the amount of \$273,295 and HD Supply Waterworks LTD in the amount of \$268,675, lowest responsible bidders of three - Total not to exceed \$2,949,583 - Financing: Current Funds (\$994,378), Water Utilities Current Funds (\$1,734,875), Aviation Current Funds (\$117,027), Convention and Event Services Current Funds (\$79,905), and Stormwater Drainage Management Current Funds (\$23,398)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1914

Item 12: Authorize Supplemental Agreement No. 1 to increase the service contract for employee shuttle services at Love Field - Logisticorp Group, LLC in the amount of \$1,017,100, from \$4,068,423 to \$5,085,523 - Financing: Aviation Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1915

Item 13: Authorize Supplemental Agreement No. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP for additional legal services necessary to the City regarding the Dallas Police and Fire Pension System - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1916

Item 14: Authorize the acceptance of a Smart City technology donation from DallasEC, dba Dallas Innovation Alliance for a period of twelve months -
Financing: No cost consideration to the City

Councilmember McGough requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Gates moved to adopt the item.

Motion seconded by Councilmember Kingston.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1917

- Item 15: Authorize an acquisition contract for the purchase, installation and a three-year service contract for Digital Court recorder systems in 12 courtrooms - Business Information Systems Inc., doing business in Texas under the assumed name BIS Digital, Inc. through a cooperative purchasing contract with the State of Texas Department of Information Services - Not to exceed \$109,098 - Financing: Municipal Court Technology Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1918

Item 16: Authorize the nomination of United States Cold Storage (USCS) located at 2225 North Cockrell Hill Road to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1919

- Item 17: Authorize a third amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to remove the requirement to obtain City Council approval prior to: **(1)** assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; **(2)** remove requirement to obtain City Council approval for future assignments; and **(3)** require Director of Office of Economic Development consent for future assignments - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1920

Item 18: Authorize **(1)** the ratification of expenditures for the pre-order of the 2016 flu vaccine from Sanofi Pasteur in the amount of \$58,774; and **(2)** a pre-order for 2017 flu vaccine in an estimated amount of \$62,888 for Dallas Fire-Rescue and Dallas Police Department through the TXSmartBuy - Total not to exceed \$121,662 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1921

Item 19: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

Councilmember Young requested the item be considered as an individual item later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was presented for consideration.

The following individual addressed the city council on the item:

Claudia Fowler, 4531 Solar Ln.

Councilmember Griggs moved to adopt the item.

Motion seconded by Councilmember Kingston.

Following discussion, Councilmember Young moved a substitute motion to defer the item to the January 11, 2017 voting agenda meeting of the city council.

Substitute motion seconded by Deputy Mayor Pro Tem Wilson.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1922

Item 20: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

Mayor Pro Tem Alonzo and Councilmember Young requested the item be considered as an individual item later in the meeting; there was no objection voiced to their request.

Later in the meeting, the item was presented for consideration.

The following individual addressed the city council on the item:

Ronnie Mestas, 3215 Rutz St.

Councilmember Griggs moved to adopt the item.

Motion seconded by Councilmember Kingston.

Following discussion, Councilmember Young moved a substitute motion to defer the item to the January 11, 2017 voting agenda meeting of the city council.

Substitute motion seconded by Mayor Pro Tem Alonzo.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1923

Item 21: 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 houses; **(2)** the sale of 2 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 2 properties that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1924

Item 22: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1925

Item 23: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1926

Item 24: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1927

Item 25: Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1928

Item 26: Authorize the inclusion of the statute of repose in the City of Dallas State Legislative Program for the 85th Session of the Texas Legislature - Financing: No cost consideration to the City

Councilmember McGough and Councilmember Greyson requested the item be considered as an individual item later in the meeting; there was no objection voiced to their request.

Later in the meeting, the item was presented for consideration.

Councilmember Griggs moved to adopt the item.

Motion seconded by Councilmember Kingston.

Following discussion, Councilmember McGough moved to amend the legislative program language to include the following measure:

- The City of Dallas supports legislation that promotes home ownership opportunities.

After discussion ended, Mayor Rawlings called the vote and declared the amended item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1929

Item 27: Authorize a contract with Ark Contracting Services, LLC, lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Group 12-2046 and paving improvements for the intersection of Frankford Road at Kelly Boulevard (list attached) - Not to exceed \$1,673,695 - Financing: 2012 Bond Funds (\$723,645), 2006 Bond Funds (\$240,450), Water Utilities Capital Improvement Funds (\$703,780) and Water Utilities Capital Construction Funds (\$5,820)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1930

Item 28: Authorize a thirty-six month service contract for paving and infrastructure repairs at various locations throughout the city - Johnson Bros. Corporation, a Southland Company, lowest responsible bidder of two - Not to exceed \$94,722,360 - Financing: Street & Alley Improvement Funds (\$17,600,000) and Current Funds (\$77,122,360) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1931

Item 29: Authorize **(1)** cancellation of the Oregon Avenue/Beckley Avenue Connection to I-30 Frontage Road project; **(2)** reprogramming of funds for the new Tyler Street and Polk Street two-way conversion; and **(3)** Supplemental Agreement No. 1 to the professional services contract with Hayden Consultants, Inc. for additional engineering services for the planned Tyler Street and Polk Street between Canty Street and Pembroke Avenue two-way conversion project - Not to exceed \$444,694, from \$49,920 to \$494,614 - Financing: 2006 Bond Funds (\$416,294) and Water Utilities Capital Construction Funds (\$28,400)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1932

Item 30: Authorize Supplemental Agreement No. 1 to the professional services contract with Henry Nguyen Consulting, LLC to provide ongoing software support for the current Capital Management software (Prolog) and implementation support of TRIRIGA, a new enterprise Capital Project Information software - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1933

Item 31: Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed \$394,098 - Financing: Current Funds

Councilmember Kingston requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Greyson moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1934

Item 32: Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2017 through December 31, 2017 - Not to exceed \$58,949 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1935

Item 33: Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2016 through September 30, 2017 - Not to exceed \$145,862 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1936

Item 34: Authorize Amendment No. 1 to the Interlocal Agreement with Dallas County for the purpose of environmental testing, design, and remediation of the Chalk Hill Trail located at Chalk Hill Road to South Westmoreland Road - Not to exceed \$320,000, from \$100,000 to \$420,000 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1937

Item 35: Authorize a public hearing to be held on January 11, 2017 to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 878.89 square feet of land at Federal Plaza located at 1900 Federal Street - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1938

Item 36: An ordinance abandoning a sanitary sewer easement and a water easement to West Commerce Investments LLC, the abutting owner, containing a total of approximately 1,555 square feet of land, located near the intersection of Commerce and Beatrice Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30270

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1939

Item 37: An ordinance abandoning two sanitary sewer easements and one floodway easement to Platinum Storage Maple, LLC, the abutting owner, containing a total of approximately 11,722 square feet of land, located near the intersection of Maple Avenue and Butler Street, and providing for the dedication of approximately 10,147 square feet for a needed drainage, water, wastewater and detention area easement - Revenue: \$24,334, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30271

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1940

Item 38: An ordinance amending Ordinance No. 29383, amended by Ordinance No. 30094, previously approved on May 25, 2016, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat from two years to 39 months and alter dedication requirements - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30272

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1941

Item 39: Authorize acquisition from Veterans Land Board of the State of Texas and King E. Rhodes, of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, located on East Wheatland Road near its intersection with Lancaster Road for the Wheatland Road Improvement Project - Not to exceed \$92,176 (\$88,176 plus closing costs and title expenses not to exceed \$4,000) - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1942

Texas Water Development Board

Note: Item Nos. 40 and 41
must be considered collectively.

Item 40: Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Drinking Water State Revolving Fund in an amount up to \$220,000,000 to fund the engineering and construction of Dallas Water Utilities' water main replacement program for the next five years - Financing: This action has no cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1943

Texas Water Development Board

Note: Item Nos. 40 and 41
must be considered collectively.

Item 41: Authorize a loan application to the Texas Water Development Board for low cost financial assistance through the Clean Water State Revolving Fund in an amount up to \$110,000,000 to fund the engineering and construction of Dallas Water Utilities' wastewater main replacement program for the next five years - Financing: This action has no cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1944

Item 42: Authorize **(1)** a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for protection-in-place of an existing 36-inch water main and appurtenance adjustments in FM 544 in Denton County between FM 2281 of Josey Lane; and **(2)** the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of construction, inspection, and project management costs for the project - Revenue: \$309,946

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1945

Item 43: Authorize a service contract with Raftelis Financial Consultants, Inc. to conduct a comprehensive retail water and wastewater cost of service and rate development study - Not to exceed \$399,320 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1946

Item 44: Authorize engineering services contracts with four consulting firms to provide design services for the replacement and rehabilitation of water and wastewater mains at 109 locations (lists attached) - Huitt-Zollars, Inc., in the amount of \$1,218,823, APM & Associates, Inc., in the amount of \$1,454,527, Gresham Smith and Partners, in the amount of \$2,180,475, and Burgess & Niple, Inc., in the amount of \$2,754,802 - Total not to exceed \$7,608,627 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1947

Item 45: Authorize a thirty-year contract with the City of Lewisville to continue providing untreated water supply, from December 17, 2016 through December 16, 2046 - Estimated Annual Revenue: \$1,557,640

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1948

Item 46: Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and a Zebra Mussel sampling study and water quality study on each of the reservoirs in Dallas' water supply system from November 1, 2016 through September 30, 2017 - Not to exceed \$688,150 - Financing: Water Utilities Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1949

Item 47: Authorize an increase in the contract with Webber, LLC for additional paving work associated with the installation of water and wastewater mains at five locations (list attached) - Not to exceed \$1,279,420, from \$12,900,221 to \$14,179,641 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1950

Item 48: 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)

The city secretary distributed a report showing nominations received for the 2015-2017 board term, ending September 30, 2017, and noted the report indicated all nominees met qualifications for service.

Mayor Pro Tem Alonzo moved to appoint the following:

- Wanda Johnson to the Automated Red Light Enforcement Commission; and
- Andrea M. Clark to the Judicial Nominating Commission.

Motion seconded by Councilmember McGough and unanimously adopted. (Clayton absent when vote taken)

[Information on each newly-appointed member is located in the file shown next to the name of the board.]

16-7101	ARC	AUTOMATED	RED	LIGHT	ENFORCEMENT
		COMMISSION			
16-7102	JNC	JUDICIAL NOMINATING COMMISSION			

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1951

Item 49: An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,002 17,023 square feet of land needed for an easement - Revenue: \$975,068, plus the \$20 ordinance publication fee

Councilmember Clayton moved to adopt the item.

Motion seconded by Councilmember Griggs and unanimously adopted.

Assigned ORDINANCE NO. 30273

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1952

Item 50: Authorize an amendment to Resolution No. 14-2140, previously approved on December 10, 2014, to increase the Chapter 380 grant agreement amount by \$20,000 to partially offset the \$40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas - Not to exceed \$20,000 - Financing: 2012 Bond Funds (subject to appropriations)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Deputy Mayor Pro Tem Wilson moved to adopt the item.

Motion seconded by Mayor Pro Tem Alonzo and Councilmember Callahan.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1953

Trammell Crow Cedardale Distribution Center

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

Item 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)

Corrected on the addendum.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Deputy Mayor Pro Tem Wilson moved to adopt the item.

Motion seconded by Mayor Pro Tem Alonzo and Councilmember Callahan.

After discussion ended, Mayor Rawlings called the vote and declared the item adopted on a divided vote with Councilmember Greyson voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1954

Trammell Crow Cedardale Distribution Center

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

Item 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)

Corrected on the addendum.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Deputy Mayor Pro Tem Wilson moved to adopt the item.

Motion seconded by Mayor Pro Tem Alonzo and Councilmember Callahan.

After discussion ended, Mayor Rawlings called the vote and declared the item adopted on a divided vote with Councilmember Greyson voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1955

Item 53: Authorize a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P., to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed \$3,500,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) and establish minimum investment, occupancy, and employment requirements as a condition of grant payment - Not to exceed \$3,500,000 - Financing: Sports Arena TIF District Funds (subject to appropriations)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Callahan moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1956

Item 54: Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of 13 episodes of the second season of USA Network's television series "Queen of the South" - Not to exceed \$200,000 - Financing: Public/Private Partnership Funds

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Callahan moved to adopt the item.

Motion seconded by Mayor Pro Tem Alonzo and Councilmember Medrano.

Mayor Rawlings called the vote and declared the item adopted on a divided vote with Councilmember Kleinman voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1957

Item 55: Authorize PetroCorrigan Towers, LP's proposed assignment of TIF subsidies, described in its amended development agreement with the City, to a Wisconsin Public Finance Authority as security and the sole recourse for bonds issued pursuant to Wisconsin law for the purpose of financing the Tower Petroleum building (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) redevelopment project - Financing: No cost consideration to the City

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Callahan moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Kingston and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1958

Item: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

Corrected on the addendum.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Callahan moved to adopt the item.

Motion seconded by Councilmember Arnold and Councilmember Young and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1959

Item 57: Authorize an ordinance to: **(1)** amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; **(2)** approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and **(3)** make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Kingston moved to adopt the item.

Motion seconded by Councilmember Griggs and Councilmember Young and unanimously adopted.

Assigned ORDINANCE NO. 30274

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1960

Item 58: Authorize an historic preservation tax exemption for the Allen Building at 1700 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$18,730 (Estimated revenue foregone over ten years is \$187,295)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Kingston moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1961

The consent zoning docket consisted of agenda items 59-68.

Agenda item 59: Zoning Case Z156-263(JM)
Agenda item 60: Zoning Case Z156-275(OTH)
Agenda item 61: Zoning Case Z156-282(WE)
Agenda item 62: Zoning Case Z156-284(JM)
Agenda item 63: Zoning Case Z156-311(OTH)
Agenda item 64: Zoning Case Z156-312(WE)
Agenda item 65: Zoning Case Z156-322(JM)
Agenda item 66: Zoning Case Z156-329(OTH)
Agenda item 67: Zoning Case Z156-330(OTH)
Agenda item 68: Zoning Case Z156-339(JM)

Consent zoning agenda items 59-61 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

Agenda item 62: Zoning Case Z156-284(JM)
Agenda item 63: Zoning Case Z156-311(OTH)
Agenda item 64: Zoning Case Z156-312(WE)
Agenda item 65: Zoning Case Z156-322(JM)
Agenda item 66: Zoning Case Z156-329(OTH)
Agenda item 67: Zoning Case Z156-330(OTH)
Agenda item 68: Zoning Case Z156-339(JM)

In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

No one appeared in opposition to or in favor of the city plan commission's recommendations.

Councilmember Kingston moved to close the public hearings, accept the recommendations of the city plan commission on the consent zoning cases and pass the ordinances.

Motion seconded by Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1962

Item 59: Zoning Case Z156-263(JM)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for local utilities use (water pump station) on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane.

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions.

Mayor Pro Tem Alonzo requested the item be removed from the consent zoning docket to be considered as an individual hearing later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was presented for consideration.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Mayor Pro Tem Alonzo moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Wilson.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted.

Assigned ORDINANCE NO. 30275

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1963

Item 60: Zoning Case Z156-275(OTH)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.

Recommendation of Staff and CPC: Approval, subject to a conceptual plan, revised Tract 1 development/landscape plan, Tract 2 development plan; typical street sections exhibit, and revised conditions.

Councilmember Medrano requested the item be removed from the consent zoning docket to be considered as an individual hearing later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission subject to the revised development plan with the following changes:

- The visibility triangles be 10 feet by 10 feet for interior intersections of shared access easement drives;
- A minimum of six feet must be provided by plat between any and each group of single-family structures with no more than eight single-family structures per group;

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted as amended.

Assigned ORDINANCE NO. 30276

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1964

Item 61: Zoning Case Z156-282(WE)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

Councilmember Young requested the item be removed from the consent zoning docket to be considered as an individual hearing later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was presented for consideration.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Young moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- The Special Use Permit is for a two-year period with no automatic renewals

and pass the ordinance.

Motion seconded by Councilmember Medrano and unanimously adopted as amended.

Assigned ORDINANCE NO. 30277

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1965

Item 62: Zoning Case Z156-284(JM)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road.

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30278

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1966

Item 63: Zoning Case Z156-311(OTH)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District and D(A) Duplex District, on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive and Meandering Way.

Recommendation of Staff and CPC: Approval, subject to a development/landscape plan, a traffic management plan, and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30279

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1967

Item 64: Zoning Case Z156-312(WE)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane.

Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, traffic management plan, and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30280

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1968

Item 65: Zoning Case Z156-322(JM)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1810 for a metal salvage facility use on property zoned Planned Development District No. 846 in an area generally bounded by Ruder Street, on both sides of Progressive Drive, and Chippewa Drive.

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30281

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1969

Item 66: Zoning Case Z156-329(OTH)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, traffic management plan, and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30282

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1970

Item 67: Zoning Case Z156-330(OTH)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316 on the south side of West Jefferson Boulevard, west of South Zang Boulevard.

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.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30283

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1971

Item 68: Zoning Case Z156-339(JM)

The consent zoning docket, consisting of agenda items 62-68, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533-D-1, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the east line of North Jim Miller Road, north of C.F. Hawn Freeway.

Recommendation of Staff and CPC: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30284

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1972

ZONING CASES - INDIVIDUAL

Item 69: Zoning Case Z156-288(SH)

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road.

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted.

Assigned ORDINANCE NO. 30285

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1973

ZONING CASES - INDIVIDUAL

Item 70: Zoning Case Z156-331(AR)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with deed restrictions, on the north side of Mañana Drive, west of Newkirk Street.

Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions.

Prior to the item being read into the record, Mayor Pro Tem Alonzo moved to continue the public hearing and defer the item to the January 11, 2017 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1974

BENEFIT ASSESSMENT HEARING

Item 71: A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements for Goodnight Lane from Joe Field Road to Royal Lane; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed \$3,674,834 - Financing: General Obligation Commercial Paper Funds (\$3,034,249), Water Utilities Capital Construction Funds (\$48,722) and Water Utilities Capital Improvement Funds (\$591,863)

No one addressed the city council on the item.

Mayor Pro Tem Alonzo moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Kleinman and unanimously adopted.

Assigned ORDINANCE NO. 30286

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1975

THOROUGHFARE PLAN AMENDMENTS

Item 72: A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classifications of: **(1)** McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-feet of right-of-way; **(2)** Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; **(3)** Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet of right-of-way; and **(4)** Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-feet to 80-feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

The following individuals appeared in favor of the item:

- Katy Slade, 5328 Waneta Dr., representing Gables & Uptown Dallas
- Patrick Kennedy, 413 Melba St., representing Uptown Dallas, Inc. (video presentation)
- Nolan Marshall III, 3739 McKinney, representing Uptown Dallas, Inc.
- Neal Sleeper, 3324 Blackburn St.
- Brenda Marks, 3925 Gilbert Ave., representing Oak Lawn Committee
- Cricket Griffin, 2300 Wolf St.
- Brian Ratner, 3355 Blackburn St., representing Uptown PID
- Joseph Pitchford, 7422 Midbury Dr., representing Crescent Real Estate

The following individuals appeared in opposition to the item:

- John Hamilton, 4409 Cole Ave.
- Sam Cathey, 4021 Cole Ave.
- John Altier, 3208 Elizabeth St.

Councilmember Kingston moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Griggs.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted. (Young absent when vote taken)

Assigned ORDINANCE NO. 30287

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1976

MISCELLANEOUS HEARINGS

Item 73: 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 the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, located near the intersection of Harry Hines Boulevard and Inwood Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the Board of Regents of the University of Texas System on behalf of the University of Texas Southwestern Medical Center, 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

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individual addressed the city council on the item:

Sonja Williams, 6471 Axton Ln., registered professional geoscientist

Councilmember Medrano moved to close the public hearing and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted. (Young absent when vote taken)

Assigned ORDINANCE NO. 30288

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1977

MISCELLANEOUS HEARINGS

Item 74: A public hearing to receive comments on the proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants; and at the close of the public hearing, consideration of approval of proposed changes to the City of Dallas Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Griggs moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Young absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1978

MISCELLANEOUS HEARINGS

Item 75: A public hearing to receive comments regarding consideration of a resolution to adopt the Greater Casa View Area Plan to define issues, goals and recommendations related to urban design, planning, parking and guidance for future land development; this Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Garland Road to the west, Interstate 635 to the north, La Prada Drive, Oates Drive, and Ferguson Road to the east, and Peavy Road and Buckner Road to the south - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

- Amanda Buckley, 9627 E. Lake Highlands Dr., representing Greater Casa View Alliance
- Mike Nurre, 2611 Millmar Dr., representing Greater Casa View Alliance

Councilmember Clayton moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Young absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1979

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.
 - Addendum Item #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
- 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.
 - Addendum Item #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.

At 12:20 p.m., Mayor Rawlings announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

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.
 - Addendum Item #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
- 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.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

16-1979

Page 2

Closed Session (Continued)

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

- Discuss the appointment and terms of employment of the City Manager.
Addendum Item #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.

Mayor Rawlings reconvened the city council meeting after the closed session at 2:00 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1980

Addendum Addition 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)

Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Kleinman moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1981

Addendum Addition 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)

Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Gates moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1982

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1983

Addendum Addition 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

The city secretary announced addendum addition consent agenda item 4 would be considered as an individual item later in the meeting as it needed to first be briefed in closed session; there was no objection voiced to the request.

*At 12:20 p.m., Mayor Rawlings announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss this item under Attorney Briefings (Sec. 551.071 Texas Open Meetings Act).

Mayor Rawlings reconvened to open session at 2:00 p.m.

The item was presented for consideration.

Councilmember Kingston moved to adopt the item.

Motion seconded by Mayor Pro Tem Wilson and unanimously adopted.

***Note:** Other items discussed during closed session were as duly posted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1984

Addendum Addition 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

Councilmember Greyson requested the item be considered as an individual item later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was presented for consideration.

Councilmember Callahan moved to adopt the item.

Motion seconded by Councilmember Clayton.

Mayor Rawlings called the vote and declared the item adopted on a divided vote with Councilmember Greyson voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1985

Addendum Addition 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

Councilmember Kingston, Councilmember Young and Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to their request.

Later in the meeting, the item was presented for consideration.

Councilmember Greyson moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson.

After discussion ended, Mayor Rawlings called the vote and declared the item adopted on a divided vote with Councilmembers Griggs, Clayton and Kingston voting “No.”

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1986

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1987

Addendum Addition 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)

Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Griggs moved to adopt the item.

Motion seconded by Councilmember Kingston.

After discussion ended, Mayor Rawlings called the vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1988

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1989

Addendum Addition 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

Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

The following individual addressed the city council on the item:

Demetria McCain, 3301 Elm St.

Councilmember Griggs moved to adopt the item with the following change:

Attachment A, Item 2, amend the definition of “High Opportunity Areas” by changing the poverty rate in bullet one from 15% to 20%.

Motion seconded by Councilmember Kingston.

Councilmember Arnold proposed deferral of the item.

During discussion, Councilmember Young moved a substitute motion to defer the item to the January 11, 2017 voting agenda meeting of the city council.

Substitute motion seconded by Councilmember Arnold.

Following discussion, Mayor Rawlings called a record vote on Councilmember Young’s substitute motion to defer the item to the January 11, 2017 voting agenda meeting of the city council:

Voting Yes: [4] Medrano, Thomas, Arnold, Young

Voting No: [11] Rawlings, Alonzo, Wilson, Griggs, Callahan, Clayton, McGough, Kleinman, Greyson, Gates, Kingston

The city secretary declared the substitute motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

16-1989

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Mayor Rawlings called a record vote on Councilmember Griggs's original amending motion:

Voting Yes: [12] Rawlings, Alonzo, Wilson, Griggs, Medrano, Callahan,
Clayton, McGough, Kleinman, Greyson, Gates,
Kingston

Voting No: [3] Thomas, Arnold, Young

The city secretary declared the amending motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1990

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1991

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1992

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1993

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1994

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1995

Addendum Addition 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

Councilmember Kingston and Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to their request.

Later in the meeting, the item was presented for consideration.

Mayor Pro Tem Alonzo moved to adopt the item.

Motion seconded by Councilmember Young.

Mayor Pro Tem Alonzo requested a record vote.

Councilmember Kingston moved a substitute motion to delete the following:

- Section (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;

and approve the item as amended.

Substitute motion seconded by Councilmember Griggs.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

16-1995

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During discussion, Mayor Rawlings announced the item would be held to later in the meeting to allow the city auditor to arrive and answer questions raised; there was no objection voiced by the city council.

Later in the meeting, discussion on the item continued with the city auditor addressing the city council on questions raised.

After discussion ended, Mayor Rawlings called for a record vote on Councilmember Kingston's substitute motion to adopt the item as amended:

Voting Yes: [3] Griggs, Thomas, Kingston

Voting No: [12] Rawlings, Alonzo, Wilson, Medrano, Arnold, Callahan,
Young, Clayton, McGough, Kleinman, Greyson, Gates

The city secretary declared the substitute motion failed.

Mayor Rawlings called the vote on Mayor Pro Tem Alonzo's original motion to adopt the item as presented:

Voting Yes: [13] Rawlings, Alonzo, Wilson, Medrano, Thomas, Arnold,
Callahan, Young, Clayton, McGough, Kleinman,
Greyson, Gates

Voting No: [2] Griggs, Kingston

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1996

Addendum Addition 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1997

Addendum Addition 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

Councilmember Kleinman requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was presented for consideration.

Councilmember Kleinman moved to adopt the item with the following amendments to the resolution:

- Amend the Purchase Amount to \$2,100,000; and Closing Costs and Title Expenses not to exceed \$100,000; therefore the Authorized Amount shall be \$2,200,000;
- Insert a new Section 6 and renumber the remaining sections of the resolution;
- The new Section 6 shall read: "That the Project is subject to funding under the Project Specific Agreement ("PSA") with Dallas County for the Northaven Trail (Multi-use Pathway) Phase 1 from South of Valleydale Drive to White Rock Creek Trail, MCIP Project 10221, which PSA shall be amended by both City and County to provide for an increase of \$600,000, to be shared equally, for total acquisition expenses not to exceed \$2,200,000;
- Section 6 shall be amended to authorize the Chief Financial Officer to deposit funds from Dallas County in an amount not to exceed \$1,900,000; and provide for the payment by the City from the 2006 Bond Funds an amount not to exceed \$300,000;
- Section 7 shall be amended to increase the appropriations in the Capital Projects Reimbursement Fund to \$2,200,000; and
- Section 8 shall be amended to increase the purchase amount, closing costs and title expenses to an amount not to exceed \$2,200,000.

After discussion ended, Mayor Rawlings called the vote and declared the amended item unanimously adopted. (Clayton absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1998

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-1999

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-2000

Addendum Addition 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-2001

Addendum Addition 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30289

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-2002

Addendum Addition 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)

Councilmember Medrano moved to adopt the item.

Motion seconded by Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-2003

Addendum Addition 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.

*At 12:20 p.m., Mayor Rawlings announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss this item under Personnel (Sec. 551.074 Texas Open Meetings Act).

Mayor Rawlings reconvened to open session at 2:00 p.m.

The item was presented for consideration.

Deputy Mayor Pro Tem Wilson moved to adopt the item.

Motion seconded by Councilmember Young and unanimously adopted.

***Note:** Other items discussed during closed session were as duly posted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 14, 2016

16-2004

ZONING CASES - INDIVIDUAL

Addendum Addition 25: Z156-267(SM)

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.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission subject to the revised development plan with the following changes:

- New fences within 124 feet of Alcalde Street along the northwest property line need not be made of solid screening materials;
- Off-street parking may be located in the front yard;
- Screening provisions for off-street parking in Section 51A-4.301(f) do not apply in this district;

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted as amended.

Assigned ORDINANCE NO. 30290

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 14, 2016

EXHIBIT C