

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 9, 2018

18-0670

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

PRESENT: [15] Rawlings, Caraway, Medrano, Griggs, Thomas, Callahan, Narvaez (*9:13 a.m.), Felder, Atkins, Clayton, McGough (*9:12 a.m.), Kleinman, Greyson (*9:12 a.m.), Gates, Kingston (*9:22 a.m.)

ABSENT: [0]

The meeting was called to order at 9:08 a.m. with a quorum of the city council present.

The invocation was given by Father John Sundara of The Church of the Incarnation.

Councilmember Felder led the pledge of allegiance.

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

The meeting recessed at 11:03 a.m. and reconvened to open session at 1:04 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 1:22 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, MAY 9, 2018

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 9, 2018

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0671

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: Trew Deckard, 832 N. Winnetka Ave.
SUBJECT: Open fire burning

SPEAKER: Sam Ramada, 9520 Royal Ln.
SUBJECT: Bid awarded to vendor/BNZ1710

ADDITIONAL – OPEN MICROPHONE:

There were no speakers under this category.

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0672

Item 1: Approval of Minutes of the April 25, 2018 City Council Meeting

Councilmember Callahan moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Caraway and unanimously adopted. (Griggs, Kleinman, Kingston absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0673

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-30. There was no addendum addition consent agenda. Consent agenda item 17 was deleted on the addendum.

Councilmember Kingston requested consent agenda item 6 be considered as an individual item later in the meeting; there was no objection voiced to the request.

Councilmember Atkins requested consent agenda item 12 be considered as an individual item later in the meeting; there was no objection voiced to the request.

Therefore, the consent agenda, consisting of consent agenda items 2-5, 7-11, 13-16 and 18-30 were presented for consideration.

Mayor Pro Tem Caraway moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Thomas.

Mayor Rawlings called a vote and declared the consent agenda adopted on a divided vote with Councilmember Kleinman voting "No." (Griggs, Kingston absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0674

Item 2: Authorize a thirty-six-month contract for the cost share Sidewalk Replacement Program that will include barrier-free ramps and water and wastewater adjustments at various locations throughout the city - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of six - Not to exceed \$4,825,300 - Financing: 2017 Bond Funds (\$3,664,807), 2012 Bond Funds (\$1,063,493), and Water Utilities Capital Construction Funds (\$97,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0675

Item 3: Authorize an increase to the construction services contract with Texas Standard Construction, Ltd., for installing new cast-in-place reinforced concrete box culverts and associated reinforced concrete roadway pavement for Bishop Arts Area Street and Drainage Improvements Project - Not to exceed \$254,408, from \$6,528,099 to \$6,782,507 - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0676

Item 4: Authorize **(1)** the quitclaim of 12 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Estimated Revenue: \$66,000

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0677

Item 5: An ordinance abandoning a portion of a variable width maintenance easement to Timothy E. Head and Julia R. Head, the abutting owners, containing approximately 407 square feet of land, located near the intersection of Hillcrest and Frankford Roads - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30854

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0678

Item 6: An ordinance abandoning two utility easements to Stillwater AP-1 Development, LLC, the abutting owner, containing a total of approximately 9,571 square feet of land, located near the intersection of Milton Street and Amesbury Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee

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

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

Councilmember Kingston moved to adopt the item.

Motion seconded by Mayor Pro Tem Caraway and unanimously adopted. (Griggs absent when vote taken)

Assigned ORDINANCE NO. 30855

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0679

Item 7: Authorize a professional services contract with Brown & Gay Engineers, Inc., most advantageous proposer of seventeen, to provide traffic signal design services for 16 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$441,550 - Financing: 2017 Bond Funds (\$139,550), 2006 Bond Funds (\$140,000) and General Funds (\$162,000) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0680

Item 8: Authorize a professional services contract with LJA Engineering, Inc., most advantageous proposer of seventeen, to provide traffic signal design services for 15 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$382,576 - Financing: 2017 Bond Funds (\$223,576) and General Funds (\$159,000) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0681

Item 9: Authorize a professional services contract with Stantec Consulting Services, Inc., most advantageous proposer of seventeen, to provide traffic signal design services for 15 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$489,470 - Financing: 2017 Bond Funds (\$269,530) and General Funds (\$219,940) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0682

Item 10: Authorize **(1)** the receipt and deposit of funds in an amount not to exceed \$175,677 from AT&T, Inc. for certain material and labor costs associated with removal of existing traffic signals and replacing them with new signals at 8 intersections surrounding the proposed AT&T Discovery Plaza; and **(2)** an increase in appropriations in an amount not to exceed \$175,677 in the Capital Projects Reimbursement Fund - Not to exceed \$175,677 - Financing: Capital Projects Reimbursement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0683

Item 11: Authorize **(1)** a request to the Texas Department of Transportation to remove a portion of the S.M. Wright Freeway (SH 310/US 175) from C.F. Hawn Freeway (US 175) to Interstate Highway (IH) 45 from the State Highway System; and **(2)** upon construction completion the City of Dallas to assume responsibility for operation and maintenance of a portion of the S.M. Wright Freeway (SH 310/US 175) from C.F. Hawn Freeway (US 175) to IH-45 - Financing: This item has no cost consideration to the City (see Fiscal Information for potential future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0684

Item 12: Authorize the first amendment to the conditional grant agreement for development of 35 single-family homes, previously approved by Resolution No. 16-0840 on May 25, 2016, with Bosco Investments, Ltd. for the Sandyland Estates Project to (1) extend the Bond conditional grant agreement completion date from May 25, 2018 to November 30, 2019; and (2) amend the agreement to include performance thresholds and requirements - Financing: No cost consideration to the City

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

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

Councilmember Atkins moved to adopt the item with the following changes:

Section 1 [Resolution] to read as follows:

- That the City Manager is hereby authorized to sign (1) the assignment and assumption agreement transferring obligation from Bosco Investments, Ltd. (“Bosco”) to the new owner, SL35, LLC, an affiliate of Bosco, for development of 35 single-family homes, for the Sandyland Estates Project and (2) the first amendment to the conditional grant agreement with SL35, LLC to extend the Bond conditional grant agreement completion date from May 25, 2018 to November 30, 2019, and amend the agreement to include performance thresholds and requirements; and

Section 2 [Resolution] to replace all references:

- To Bosco Investments, Ltd. with SL35, LLC.

Motion seconded by Mayor Pro Tem Caraway.

Mayor Rawlings called a vote and declared the item amended on a divided vote with Councilmember Kleinman voting “No.” (Griggs absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0685

Item 13: Authorize the first amendment to the conditional grant agreement for the construction of 18 single-family homes, previously approved by Resolution No. 16-0845 on May 25, 2016, with Dallas Area Habitat for Humanity for the Joppa Neighborhood Project to **(1)** extend the 2012 General Obligation Bond conditional grant agreement completion date from May 25, 2018 to November 30, 2018; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0686

Item 14: Authorize the first amendment to the loan agreement for development of 10 single-family homes, previously approved by Resolution No. 16-0849 on May 25, 2016, with South Dallas Fair Park/Innercity Community Development Corporation for the Frank Street Project to **(1)** extend the HOME and NSP loan agreement completion date from May 25, 2018 to February 28, 2019; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0687

Item 15: Authorize the first amendment to the loan agreement for the development of 14 single-family homes for La Estrella Project, previously approved by Resolution No. 16-0850 on May 25, 2016, with Notre Dame Place, Inc. to **(1)** extend the loan agreement completion date from May 25, 2018 to November 30, 2018; and **(2)** amend the agreement to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0688

Item 16: Authorize the second amendment to the loan agreement for development of 5 rental units for seniors, previously approved by Resolution No. 15-0779 on April 22, 2015, with East Dallas Community Organization for the Bexar Street Senior Project to **(1)** extend the HOME and Community Development Block Grant loan agreement completion date from February 22, 2018 to November 30, 2018; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0689

Item 17: Authorize the second amendment to the conditional grant agreement for the construction of 40 single-family homes, previously approved by Resolution No. 16-0841 on May 25, 2016, with Camden Homes at Shady Oaks, LLC for the Shady Oaks Project to **(1)** extend the conditional grant agreement completion date from May 25, 2018 to November 28, 2018; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0690

Item 18: Authorize the third amendment to the loan agreement for 11 single-family homes, previously approved by Resolution No. 15-1080 on June 10, 2015, with South Dallas Fair Park/Innercity Community Development Corporation for the Scattered Sites Project to **(1)** extend the HOME loan agreement completion date from December 31, 2017 to July 31, 2019; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0691

- Item 19: Authorize the third amendment to the loan agreement for the development of six single-family, affordable homes in the 2900 Block of South Boulevard and 2800 Park Row Avenue, previously approved by Resolution No. 17-1464 on September 13, 2017, with Southfair Community Development Corporation to **(1)** extend the loan agreement's completion date from August 31, 2018 to December 31, 2018; and **(2)** amend the agreement to include performance thresholds and requirements
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0692

Item 20: Authorize the fourth amendment to the conditional grant agreement, previously approved by Resolution No. 13-1105 on June 26, 2013, with KKBK Properties, LLC or its wholly owned subsidiary, for the Hatcher Gardens Project to **(1)** extend the conditional grant agreement completion date from August 31, 2017 to May 25, 2019; and **(2)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0693

Item 21: Authorize the fourth amendment to the loan agreement for development of 10 single-family homes, previously approved by Resolution No. 15-0989 on May 27, 2015, with Builders of Hope CDC for the Creekside Project to **(1)** decrease the number of units from 9 to 8 units; **(2)** decrease the HOME loan amount by (\$22,500), from \$202,500 to \$180,000; **(3)** extend the HOME loan agreement completion date from May 31, 2018 to November 30, 2018; and **(4)** amend the contract to include performance thresholds and requirements - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0694

Item 22: A resolution denying rates as requested by Oncor Electric Delivery Company LLC in its application for a Distribution Cost Recovery Factor filed with the City of Dallas on April 5, 2018 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0695

Item 23: Authorize an Interlocal Agreement with the University of Texas Southwestern Medical Center on behalf of St. Paul University Hospital to provide guidance and assistance to routine postpartum women who are breastfeeding for the period March 1, 2018 through February 28, 2019 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0696

Item 24: Authorize **(1)** a public hearing to be held on May 23, 2018, to receive comments concerning the renewal of the Deep Ellum Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and at the close of the public hearing; **(2)** a resolution approving renewal of the District for seven years, and approval of the District’s Service Plan for 2019-2025 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0697

Item 25: Authorize **(1)** a public hearing to be held on May 23, 2018, to receive comments concerning the renewal of the Prestonwood Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and at the close of the public hearing **(2)** a resolution approving renewal of the District for seven years, and approval of the District’s Service Plan for 2019-2025 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0698

Item 26: Authorize a three-year on-call consultant contract for solid waste consulting services with Burns & McDonnell Engineering Company, Inc. through an Interlocal Agreement with the City of San Antonio - Not to exceed \$255,000 - Financing: Sanitation Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0699

Item 27: Authorize an acquisition contract for the purchase and training support of one light duty explosives robot for the Dallas Police Department - Remotec, Inc., sole source - Not to exceed \$200,123 - Financing: U.S. Department of Homeland Security Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0700

Item 28: Authorize a professional services contract with Garver, LLC to provide engineering services for the design, construction administration, and start-up of rehabilitation improvements at Central Wastewater Treatment Plant - Not to exceed \$2,198,026
- Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0701

Item 29: Authorize a construction contract for the installation of water and wastewater mains at 11 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of seven - Not to exceed \$5,499,773 - Financing: Aviation Capital Construction Funds (\$1,355,864) and Water Utilities Capital Improvement Funds (\$4,143,909)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0702

Item 30: Authorize an increase in the construction services contract with John Burns Construction Company of Texas, Inc. for additional work associated with the installation of water and wastewater mains at three locations (list attached) - Not to exceed \$1,036,349, from \$10,528,912 to \$11,565,261 - Financing: Aviation Capital Construction Funds (\$148,000) and Water Utilities Capital Improvement Funds (\$888,349)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0703

Item 31: 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 and indicated all nominees met qualifications for service with terms for all appointments for the 2017-2019 term.

The city secretary announced the officer appointment would be held until after individual appointments; as the nominee would need to be duly appointed to the board before being appointed as an officer of the board.

Mayor Pro Tem Caraway moved to appoint the following:

- Bruce Richardson to the Board of Adjustment; and
- Anthony Maxim Shidid to the Youth Commission

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously adopted. (Griggs absent when vote taken)

Deputy Mayor Pro Tem Medrano moved to appoint:

- Bruce Richardson, Chair, to the Board of Adjustment

Motion seconded by Mayor Pro Tem Caraway and unanimously adopted. (Griggs absent when vote taken)

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

18-5801	BOA	BOARD OF ADJUSTMENT
18-5802	YOC	YOUTH COMMISSION
18-5803		BOARD OFFICERS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0704

Item 32: Authorize the ~~(1)~~ adoption of a new comprehensive housing policy (the “Housing Policy”); ~~(21)~~ to rescind and replace the Home Repair Programs with the Home Improvement and Preservation Program; ~~(2)~~ to incorporate existing housing strategies, tools and programs including Landbank, Housing Bill 110, Dallas Tomorrow Fund, Dallas Homebuyer Assistance Program, and Tenant Based Rental Assistance; ~~(3)~~ to create and implement certain new existing housing strategies, tools and programs; are incorporated into the comprehensive housing policy; ~~(34)~~ to restrict certain changes to the Housing Policy to future city council approval of any addition to, alteration or deletion of a strategy tool, or program included in the comprehensive housing policy via a resolution to amend the Housing Policy unless such addition, alteration or deletion is purely administrative in form and does not alter the stated goals; ~~(45)~~ to recommend the Community Development Commission shall to use the Housing Policy as a guide for developing all recommendations, including those related to the U.S. Department of Housing and Urban Development entitlement grants; ~~(56)~~ to direct the City Manager to execute individual loans agreements, which may includes loans exceeding \$50,000, (and other necessary documents) in accordance with the Dallas Homebuyer Assistance Program and Home Improvement and Preservation Program; and without additional Council approval; ~~(67)~~ to use unspent funds estimated at approximately \$4.8M from home repair activities (Major Systems Repairs, Emergency System Repair, and Home Rebate Improvement) for the may be used in the new Home Improvement and Preservation Program; and (7) Housing Policy to take effect immediately upon approval - Financing: No cost consideration to the City

Corrected on the addendum.

The following individuals addressed the city council on the item:

Karen Roberts, 502 Cameron Ave.
Diane Ragsdale, 4907 Spring Ave.
Maria Mendoza, 1333 Hollywood Ave.
Calannye Jackson, 663 Shady Way Dr.
Arlandra Smith, 1414 Belleview St., representing Texas Tenants Union
Dinah Dewberry, 1280 Abrams Rd.
Sandy Rollins, 1851 Fuller Dr., representing Texas Tenants Union
Giovanni Valderas, 427 Marshall Dell Ave.
Diane Tasian, 3831 Turtle Creek Blvd.
Sharon Young, 9455 Skillman St., representing Tenant’s Association

Councilmember Atkins moved to adopt the item with the following changes:

Modify the comprehensive housing policy manual by adding the statements:

- It is the policy of the City of Dallas to encourage mixed income housing by incentivizing new homeowner and rental developments, including developments that replace aging and dilapidated multi-family housing properties, or substantial rehabilitation of existing developments that are adjacent to amenities such as public transportation, high performing schools, greenspace, and recreational activities.
- It is the policy of the City of Dallas to support and incentivize homeowners who desire to stay in their homes to use available tax caps, tax freezes, loans and other available tools to reduce or avoid displacement in growth areas or in areas of drastically increasing property values with special consideration to seniors.
- It is also the policy of the City of Dallas that all City departments support the implementation of the comprehensive housing policy by, among other activities, coordinating bond, transportation, and other development projects.

Add the following statement to the program statement for the Dallas Homebuyer Assistance Program of the comprehensive housing policy manual (Pages 14-16):

- Homebuyer Incentive Program: This program offers financial assistance in the form of a loan for school teachers, police officers, emergency medical technicians, and fire fighters who purchase a property within one of the reinvestment strategy areas. By purchasing a home in one of the reinvestment strategy areas, repayment of the loan shall be due upon re-sale or transfer, except if the borrower occupies the home as his or her principal residence for ten or more years and satisfies all other loan terms, then the loan is eligible for forgiveness. Therefore, the City Manager is granted the authority to forgive such loans.

Add the following sentence at the end of Section 3 of the resolution:

- Administrative changes include grammatical and formatting changes, adjustments that bring program terms into compliance with state and federal regulations and increases in the maximum amount of funding assistance allowable in programs, but at no time shall the maximum funding limits exceed those allowed by federal or state law.

Add Section 8 to the resolution stating:

- The City Manager is authorized to forgive a loan made under the Homebuyer Incentive Program if the borrower occupies the home as his or her principal residence for ten years or more and satisfies all other loan terms.

Add Section 9 to the resolution stating:

- The City Manager is directed to brief the City Council regarding the comprehensive housing policy and the reinvestment strategy areas within one year from adoption of the policy.

Add Section 10 to the resolution stating:

- The Dallas Housing Policy Taskforce shall:
 - a) report to the Economic Development and Housing Committee;
 - b) be composed of the following committees all of which will have a chairperson who is an external partner with industry expertise and a co-chairperson who is a City staff person who will provide the internal administrative support.
 - (i) Steering Committee: The Steering Committee will be chaired by an external housing development professional and co-chaired by the Chief of Economic Development and Neighborhood Services and include as members all of the chairs and co-chairs of the other committees.
 - (ii) Development Process Committee: The Development Process Committee will work with the Department of Sustainable Development and Construction to review the development process and zoning requirements for single-family and multi-family uses and recommend changes to the Dallas Development Code. Mandatory committee members include at least one Department of Sustainable Development and Construction staff member, at least one Department of housing Neighborhood Revitalization staff member, at least two Department of Planning & Urban Design staff members, and at least two representatives from each of the following: the Dallas Builders Association, the Real Estate Council, and other interested builders.
 - (iii) Infrastructure Committee: The Infrastructure Committee will review and recommend the planning and installation of infrastructure, along with other infrastructure related issues. Mandatory committee members include at least one Department of Housing and Neighborhood Revitalization staff member, Department of Public Works staff member, Dallas Water Utilities staff member, Texas Department of Transportation representative, and a Dallas Area Rapid Transit representative.
 - (iv) Marketing and Finance Committee: The Marketing and Finance Committee will work with all housing providers to develop a one-stop resource to provide information to buyers and renters. Mandatory committee members include the Board Chair of the Dallas Housing Finance Corporation or his or her designee, the Board Chair of the Community Development Commission or his or her designee and at least one representative from a lender whose primary responsibility is Community Reinvestment Act activities, a Department of Housing and Neighborhood Revitalization staff member, a MetroTex Association of Realtors' representative, and a Community Development Financial Institution representative.

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- (v) Neighborhood Quality of Life Committee: Neighborhood Quality of Life Committee will work to review all state and federal policy recommendations related to housing including, the tax credit Qualified Allocation Plan. Mandatory committee members include the Board Chair and the President of the Dallas Housing Authority, a representative from each certified Community Development Housing Organization, and at least one representative from a Dallas-area non-profit organization providing legal assistance to low-income individuals.
- (vi) Committees will meet monthly and the Taskforce will meet quarterly.
- (vii) The Taskforce will report quarterly to the Economic Development and Housing Committee, beginning September 2018.
- (viii) All Taskforce and Taskforce Committee meetings will be open to the public.

Motion seconded by Mayor Pro Tem Caraway.

Councilmember Felder asked Councilmember Atkins if he would accept a friendly amendment to his amended motion to:

Add new sections to the resolution stating:

- The city manager is directed to create a homestead preservation district in South Dallas/Fair Park.
- Transfer \$3 million in unencumbered fund balances with existing [Tax Increment Financing] TIFs into the Grand South TIF.

Councilmember Atkins did not accept Councilmember Felder's friendly amendment as part of his motion.

Councilmember Felder moved a substitute motion to amend Councilmember Atkins' amended motion with the following changes:

Add new sections to the resolution stating:

- The City Manager is directed to create a homestead preservation district in South Dallas/Fair Park.
- Transfer \$3 million in unencumbered fund balances with existing [Tax Increment Financing] TIFs into the Grand South TIF.

Motion died due to a lack of a second.

Councilmember Griggs moved a substitute motion to amend Councilmember Atkins' amended motion to strike all but the staff recommendations, which are as follows:

Comprehensive Housing Policy – Potential Motions to Amend and Authorization Summary
Resolution, Section 3

- Define “administrative changes” to include grammatical and formatting changes, adjustments that bring program terms into compliance with state and federal regulations and increases in the maximum amount of funding assistance allowable in programs when such increases are due to increases in land and development costs or labor and material costs, but at no such time shall the maximum funding limits exceed funding limits allowable by federal or state law.

Comprehensive Housing Policy – Potential Motions to Amend and Authorization Summary
Housing Policy Manual (Pg. 16)

- Amend Dallas Homebuyer Assistance Programs to state:
 - Homebuyer Incentive Program – This program offers financial assistance for school teachers, police officers, emergency medical technicians, and fire fighters which purchase a property within one of the targeted areas. By purchasing a home in one of the target areas, then repayment of the loan shall be due only upon re-sale or transfer, and contingent upon maintaining owner occupancy for a 10-year period.

Comprehensive Housing Policy – Potential Motions to Amend and Authorization Summary
Resolution, Section 8

- Add Section 8 to the Resolution, which sets forth the following design for the Housing Taskforce. (Exhibit A):

<p>COMPREHENSIVE HOUSING POLICY - POTENTIAL MOTIONS TO AMEND AND AUTHORIZATION SUMMARY</p> <p>Exhibit A</p> <p>Proposed Design for Housing Taskforce</p> <p>1. The Dallas Housing Policy Taskforce will report to the Economic Development and Housing Committee.</p> <p>2. Combine function and expertise:</p> <ul style="list-style-type: none">a. Steering Committee: Made up of all chairs and co-chairs of the other committees): The Chair of each committee is an external partner with industry expertise and the co-chair is a City Staff person that will provide the internal administrative support.<ul style="list-style-type: none">i. Chair: Bill Hall retired CEO Habitat, Co Chair: Raquel Favela Chief of Economic Development & Neighborhood Servicesb. Development Process Committee: Works with SDC to review the development process and zoning requirements for SF and MF developments and recommends changes to the development code.<ul style="list-style-type: none">i. Chair: Phil Crone & Linda McMahon, Co-Chair: David Cossumii. Consists of at least one SDC staff, H&NR staff, Planning & Urban Design Staff (2), Builders Association representative, TREC, and all interested builders.c. Infrastructure Committee: Oversees planning and installation of infrastructure components; deals with infrastructure-related issues.<ul style="list-style-type: none">i. Chair: Jim Knights; Co Chair: Mike Rogersii. Consists of at least one H&NR rep, at least one PW rep, DWU, utility service providers, TXDOT, DART, etc.d. Marketing and Finance Committee: Works with all housing providers to develop a one-stop resource for housing resources to provide information to buyers and renters.<ul style="list-style-type: none">i. Chair: Romeo Arrieta, Co-Chair: David Nogueraii. Membership must include: DHFC – Board Chair or designee (1), Community Development Commission – Board Chair or designee, Dallas Development Fund – Board Chair (1), CRA Lendersiii. Consists of at least one H&NR representative, at least one Metrotex, Lender, and CDFIe. Neighborhood Quality of Life Committee – Works to review all state and federal policy recommendations related to housing including but not limited to tax credit Qualified Allocation Plan.<ul style="list-style-type: none">i. Chair: Valerie Williams, Co-Chair: Maureen Milliganii. Membership must include: DHA Board – Board Chair and President (2), Each Certified CHDO – Respective Board Chair and CEO or designee (5), Legal Aid Groups (3) <p>3. Committees will meet monthly and Taskforce will meet quarterly</p> <p>4. Taskforce will be report quarterly to committee, beginning in Sept 2018</p> <p>5. Meetings will be open to the public.</p>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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18-0704

Page 6

Motion seconded by Councilmember Kingston.

During discussion, Councilmember Atkins accepted Councilmember Griggs substitute motion as a friendly amendment.

Mayor Pro Tem Caraway, who seconded Councilmember Atkins amended motion, also accepted Councilmember Griggs substitute motion as a friendly amendment.

After discussion, Mayor Rawlings called a record vote on Councilmember Atkins amended motion with the friendly amendment:

Voting Yes: [15] Rawlings, Caraway, Medrano, Griggs, Thomas,
Callahan, Narvaez, Felder, Atkins, Clayton, McGough,
Kleinman, Greyson, Gates, Kingston

Voting No: [0]

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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18-0705

The consent zoning docket consisted of agenda items 33-36.

Agenda item 33: Zoning Case Z178-148(WE/PD)
Agenda item 34: Zoning Case Z178-175(JM)
Agenda item 35: Zoning Case Z178-179(MB)
Agenda item 36: Zoning Case Z178-182(JM)

No agenda items were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items 33-36 was presented for consideration.

Agenda item 33: Zoning Case Z178-148(WE/PD)
Agenda item 34: Zoning Case Z178-175(JM)
Agenda item 35: Zoning Case Z178-179(MB)
Agenda item 36: Zoning Case Z178-182(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 recommendation.

Deputy Mayor Pro Tem Medrano 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 Mayor Pro Tem Caraway and unanimously adopted. (Kleinman, Greyson, Gates absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0706

Item 33: Zoning Case Z178-148(WE/PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 615, on the northeast corner of Park Central Drive and Banner Drive

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30856

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0707

Item 34: Zoning Case Z178-175(JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Main Street and Pryor Street

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30857

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0708

Item 35: Zoning Case Z178-179(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30858

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0709

Item 36: Zoning Case Z178-182(JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District, on the east line of Bennett Avenue, the south line of Monarch Street, and the west line of North Garrett Avenue

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30859

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0710

ZONING CASES – INDIVIDUAL

Item 37: Zoning Case Z178-180(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay, on the northwest corner of Lake June Road and North Prairie Creek Road

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a three-year period, subject to a site plan and conditions.

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

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

- Specific Use Permit (SUP) time limit is for a three-year period with 2 two-year automatic renewals

and pass the ordinance.

Motion seconded by Councilmember Thomas and unanimously adopted. (Kleinman, Greyson, Gates absent when vote taken)

Assigned ORDINANCE NOS. 30860 AND 30861

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0711

ZONING CASES – INDIVIDUAL

Item 38: Zoning Case Z178-183(MB)

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366-D, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay, on the east line of South Buckner Boulevard, north of Bruton Road

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions.

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

The following individual appeared in favor of the city plan commission's recommendation:

Ramon Aranda, 2946 S. Sunbeck Cir., Farmers Branch, TX

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

Motion seconded by Mayor Pro Tem Caraway and unanimously adopted. (Gates absent when vote taken)

Assigned ORDINANCE NOS. 30862 AND 30863

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0712

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 39: Zoning Case Z167-362(WE/SH)

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District; a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for outside sales on property zoned an R-10(A) Single Family District on the west line of South Belt Line Road, north of Sarah Lane

Recommendation of Staff: Approval of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for outside sales for a three-year period, subject to a site plan and conditions.

Recommendation of CPC: Approval of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for outside sales for a two-year period, subject to a site plan and conditions.

Note: This item was considered by the City Council at a public hearing on March 28, 2018, and was deferred until May 9, 2018, with the public hearing open

Prior to the item being read into the record, Councilmember Atkins moved to continue the public hearing and defer the item to the June 13, 2018 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (Caraway, Narvaez, McGough, Kleinman, Greyson, Gates absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0713

BENEFIT ASSESSMENT HEARINGS

Item 40: A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Lonsdale Avenue from Sarah Lee Drive to Lake June Road; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Jeske Construction Company, lowest responsible bidder of thirteen - Not to exceed \$1,549,582 - Financing: 2017 Bond Funds (\$928,824), Water Utilities Capital Improvement Funds (\$551,718), and Water Utilities Capital Construction Funds (\$69,040)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Atkins and unanimously adopted. (Gates absent when vote taken)

Assigned ORDINANCE NO. 30864

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0714

MISCELLANEOUS HEARINGS

Item 41: A public hearing to receive comments on the FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

Sylvia Benenson, 5455 La Sierra Dr., representing Senior Affairs Commission

Councilmember Kleinman moved to close the public hearing.

Motion seconded by Mayor Pro Tem Caraway and unanimously adopted. (Gates absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 9, 2018

18-0715

MISCELLANEOUS HEARINGS

Item 42: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by JP-Banner, LP and JP-North Central Plaza, LLC, located near the intersection of Coit Road and Banner Drive and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to JP-Banner, LP and JP-North Central Plaza, LLC, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

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:

Sam Johnson, 1321 Sunrise Dr., Galveston, TX, representing JP Partners

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

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

Assigned ORDINANCE NO. 30865

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 9, 2018

EXHIBIT C