



MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 27, 2019

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 27, 2019

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0301

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: Richard Sheridan, 4801 Live Oak St. (handout/video presentation)  
SUBJECT: No removal of confederate memorial

SPEAKER: Robert Ceccarelli, 1822 Young St.  
SUBJECT: Homeless Sabotaged by District 2

SPEAKER: William Hopkins, 2011 Leath St. (handout provided)  
SUBJECT: West Dallas Land Bank/FBI

SPEAKER: Larry Johnson, 4239 Southern Hills Dr.  
SUBJECT: Importance of African American history

SPEAKER: Scott Harris, 4365 Olde Forge Rd.  
SUBJECT: Dallas Fire Rescue

**ADDITIONAL – OPEN MICROPHONE:**

There were no speakers under this category.

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Luis Lujan, 4001 S. Malcolm X. Blvd.  
SUBJECT: Universal basic income

SPEAKER: Bruce Carter, 2010 Heather Glen Dr. (handout provided)  
SUBJECT: Social/health services

SPEAKER: Sandra Crenshaw, 1601 S. Malcolm X. Blvd.  
SUBJECT: Transparency

SPEAKER: Christopher Brown, 6041 Ridgecrest Rd.  
SUBJECT: Homeless program/emergency housing

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19-0301

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**OPEN MICROPHONE – END OF MEETING:** (continued)

SPEAKER: Linda Newland, 2468 Dorrington Dr.  
SUBJECT: Roads/Police

SPEAKER: Kevin Glaspee, 1925 Village Way (handout provided)  
SUBJECT: Cash system/Jim Crow Law

SPEAKER: Mac Smith, 3938 Vinecrest Dr.  
SUBJECT: Police issues

SPEAKER: Nick Novello, 1058 Kaylie St., Grand Prairie, TX  
SUBJECT: DPD issues

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0302

Item 1: Approval of Minutes of the February 13, 2019 City Council Meeting

Councilmember Felder moved to adopt the minutes as presented.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0303

CONSENT AGENDA

Earlier in the meeting, prior to consideration of the consent agenda, the city secretary announced the following individual registered to speak on all consent agenda items:

Marvin Crenshaw, 5134 Malcolm X Blvd.

The consent agenda consisted of consent agenda items 2-35 and addendum addition consent agenda items 1-25.

Councilmember Kingston requested consent agenda items 5, 19, 31 and addendum addition consent agenda items 1-5 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Greyson requested consent agenda item 5 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Atkins requested consent agenda item 21 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-4, 6-18, 20, 22-30, 32-35 and addendum addition consent agenda items 6-25 was presented for consideration.

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

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0304

Item 2: Authorize settlement of the lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366 - Not to exceed \$170,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0305

Item 3: Authorize payment of the property damage claim filed by Triplett Waste Services, Claim No. AL-18-08194 - Not to exceed \$51,860.56 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0306

Item 4: Authorize **(1)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; **(2)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: \$7,230,158.80; and **(3)** a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of \$5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: \$97,744,973.83 (during the primary term of the new consolidated lease)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0307

Item 5: An ordinance amending Chapter 42A, “Special Events” and Chapter 29A, “Neighborhood Farmers Market” of the Dallas City Code by **(1)** reserving Chapter 29A and rewriting Chapter 42A; **(2)** providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; **(3)** providing a penalty not to exceed \$2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and \$500.00 for all other violations; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

Councilmember Kingston and Councilmember Greyson 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 Greyson moved to defer the item to the March 27, 2019 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0308

Item 6: Authorize a professional services contract with CP&Y, Inc. for the engineering design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed \$330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$279,717.89) and Wastewater Capital Improvement Fund (\$50,385.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0309

Item 7: Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed \$159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$133,455.80) and Water Utilities Capital Improvement Funds (\$25,780.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0310

Item 8: Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed \$183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$138,756.20) and Water Utilities Capital Improvement Funds (\$44,440.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0311

Item 9: Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed \$278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$255,249.10) and Wastewater Capital Improvement Fund (\$23,485.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0312

Item 10: Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed \$172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$131,391.00) and Water Utilities Capital Improvement Funds (\$41,550.00)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0313

Item 11: Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed \$220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0314

Item 12: Authorize **(1)** a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company (“Developer”), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements (“Enhanced Improvements”) at Cesar Chavez Boulevard between Commerce and Elm Streets (“Project Area”); **(2)** the receipt and deposit of funds in an amount not to exceed \$65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; **(3)** an increase in appropriations in an amount not to exceed \$65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and **(4)** alternatively, the release and return of funds in the amount of \$65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0315

Item 13: Authorize settlement in lieu of proceeding with condemnation from Timothy A. Danziger and Deborah C. Danziger, of approximately 18,071 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$7,630.00, increased from \$12,870.00 (\$10,370.00, plus closing costs and title expenses not to exceed \$2,500.00) to \$20,500.00 (\$18,000.00, plus closing costs and title expenses not to exceed \$2,500.00) - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0316

Item 14: Authorize **(1)** the quitclaim of 9 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 to the Agenda Information Sheet) - Estimated Revenue: \$249,000.00 (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0317

Item 15: A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: \$40,086.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0318

Item 16: Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: \$1,791,180.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0319

Item 17: An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: \$33,259.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31124

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0320

Item 18: An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: \$630,000.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31125



**“CORRECTED”**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0321

Item 19: Authorize a resolution clarifying and affirming the City Council’s direction and expectations for development of the Interstate 30 corridor - Financing: No cost consideration to the City

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 Kleinman moved to adopt the item.

Motion seconded by Councilmember Atkins.

Councilmember Kingston asked Councilmember Kleinman if he would accept a friendly amendment to:

[Resolution, Section 1]

- Subsection (2) avoid construction of frontage roads;
- Subsection (5) restore the surface street grid wherever possible.

Councilmember Kleinman only accepted Councilmember Kingston’s friendly amendment to:

[Resolution, Section 1]

- Subsection (5) restore the surface street grid wherever possible.

Councilmember Atkins who seconded the motion, also accepted the partial friendly amendment.

Councilmember Kingston moved a substitute motion to adopt the item with the following amendments:

[Resolution, Section 1]

- Subsection (2) avoid construction of frontage roads;
- Subsection (5) restore the surface street grid wherever possible.

Motion seconded by Councilmember Greyson.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0321

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Mayor Rawlings called a record vote on Councilmember Kingston's substitute motion:

Voting Yes: [6] ~~Rawlings, Thomas, Griggs, Callahan, Kleinman,~~  
~~Gates, Kingston~~

**Medrano, Narvaez, Felder, Greyson**

Voting No: [9] ~~Medrano, Arnold, Narvaez, Felder, Atkins,~~  
~~Clayton, McGough, Greyson~~

**Rawlings, Thomas, Callahan, Kleinman, Gates**

The city secretary declared the motion failed.

Mayor Rawlings called a vote on Councilmember Kleinman's amended motion and declared the item unanimously amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0322

Item 20: Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set -Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action 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

FEBRUARY 27, 2019

19-0323

Item 21: Authorize **(1)** an extension through September 30, 2019 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: **(a)** use unspent prior year CDBG funds in the total amount of \$2,883,673.00, for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA); and **(b)** reclassify \$7,751,611.00 allocated for the 2018 NOFA from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes; and **(3)** a public hearing to be held on April 10, 2019 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

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:

- Of the \$2.8M to be reprogrammed on Attachment B - \$2,097,567 be reprogrammed and used for the 2018 NOFA, and \$786,106;
  - From: Line 12 (NIP-South Dallas Ideal/Rochester Park Public Improvement project) be reprogrammed (and added); and
  - To: Attachment A, Line 6 (NIP South Dallas/Fair Park – Mingo/Beall Street Improvements to complete the Mingo/Beall Street Project.)

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the item amended on a divided vote with Councilmember Kingston voting “No.”

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0324

Item 22: Authorize a public hearing to be held on March 27, 2019 to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0325

Item 23: Authorize reappointment of Gilbert Gerst, Brentt Shropshire, Zenetta Drew and Edward Okpa to the Dallas Development Fund Board - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0326

Item 24: Authorize a three-year service contract, with two one-year renewal options, for licenses, training, maintenance, and support for a citywide data back -up, recovery, and archival system for the Department of Communications and Information Services - SHI Government Solutions, Inc., most advantageous proposer of seven - Not to exceed \$469,405.20 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0327

Item 25: Authorize a five-year service price agreement for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities - Oriental Building Services, Inc. in an estimated amount of \$1,978,885.40 and Global Building Maintenance, Inc. in an estimated amount of \$991,163.50, lowest responsible bidders of nine - Total estimated amount of \$2,970,048.90 - Financing: Dallas Water Utilities Fund (\$2,332,947.40), Department of State Health Services Grant Funds (\$546,988.50), and Stormwater Drainage Management Fund (\$90,113.00)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0328

Item 26: Authorize a one-year master agreement for the purchase of **(1)** 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department - Siddons Martin Emergency Group, LLC in the amount of \$9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(2)** 100 squad cars for the Police Department - Freedom Dodge in the amount of \$4,363,900.00 through the Texas Association of School Boards cooperative agreement - Total not to exceed \$14,313,106.18 - Financing: General Fund (\$3,359,439.00), Master Lease-Equipment Fund (\$10,784,821.18), and Communication Service Fund (\$168,846.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0329

Item 27: Authorize a three-year master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department - Carus Corporation, lowest responsible bidder of three - Estimated amount of \$183,300 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0330

Item 28: Authorize Supplemental Agreement No. 2 to increase the service contract with Communicon, LTD dba Communication Concepts in the amount of \$796,726.09, from \$3,186,904.36 to \$3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security in the amount of \$61,366.00, from \$245,464.00 to \$306,830.00, for citywide installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections and to extend the term from March 23, 2019 to March 22, 2020 - Total not to exceed \$858,092.09, from \$3,432,368.36 to \$4,290,460.45 - Financing: General Fund (\$502,369.07), Equipment and Fleet Management Fund (\$38,600.00), Capital Construction Fund (\$8,600.00), Aviation Fund (\$94,000.00), and Dallas Water Utilities Fund (\$214,523.02)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0331

Item 29: Authorize Supplemental Agreement No. 3 to increase the service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services, Ltd. dba United Pump Supply and to extend the contract term through September 9, 2019 - Not to exceed \$446,141.17, from \$1,784,564.75 to \$2,230,705.92 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0332

Item 30: Authorize Supplemental Agreement No. 3 to increase the master agreement for aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. in the amount of \$478,526.25, from \$1,914,105.00 to \$2,392,631.25, Freedom Dodge in the amount of \$422,450.00, from \$1,689,800.00 to \$2,112,250.00, Installer Sales & Service in the amount of \$384,348.00, from \$1,537,392.00 to \$1,921,740.00, IEH Auto Parts LLC in the amount of \$240,457.50, from \$961,830.00 to \$1,202,287.50, and Alterstart Systems, Inc. in the amount of \$500.00, from \$2,000.00 to \$2,500.00 and to extend the term from February 24, 2019 to February 24, 2020 - Total not to exceed \$1,526,281.75, from \$6,105,127.00 to \$7,631,408.75 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0333

Item 31: A resolution adopting the City's Federal Legislative Program for the 116th Session of the United States Congress - Financing: No cost consideration to the City

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 Kleinman moved to adopt the item.

Motion seconded by Councilmember Clayton and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0334

Item 32: Authorize a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0335

Item 33: Authorize application of four candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set -Aside Program for cost reimbursement in the Active Transportation Project category for the proposed: Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the proposed SoPac Trail Access and Safety Enhancement Project - Financing: This action 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

FEBRUARY 27, 2019

19-0336

Item 34: Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities -TEAM Consultants, Inc. in the amount of \$200,000.00, Professional Service Industries, Inc. in the amount of \$150,000.00, Alliance Geotechnical Group, Inc. in the amount of \$200,000.00, and Terracon Consultants, Inc. in the amount of \$200,000.00 - Total not to exceed \$750,000.00 - Financing: Water Utilities Capital Construction Funds (\$200,000.00) and Water Utilities Capital Improvement Funds (\$550,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0337

Item 35: Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$14,130,995.00 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0338

Item 36: 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 the nominees met qualifications for service with the terms for appointment for the 2017-2019 term.

Councilmember Atkins moved to appoint the following:

- Keller Webster, Building Contractor – Commercial experience, to the Fire Code Advisory and Appeals Board;
- Rodney Keith Milliken to the Board of Adjustment;
- Terrance L. Perkins to the Park and Recreation Board;
- Luke Kramer Schweizer to the Youth Commission;
- Brian Driesse, Chair, to the Reinvestment Zone Nine Board (Vickery Meadow);
- Cheri Gambow, Vice Chair, to the Board of Adjustment (Panel A); and
- Tony Shidid, Vice Chair, to the City Plan and Zoning Commission

Motion seconded by Councilmember Narvaez and unanimously adopted.

The city secretary announced ballots would be distributed to allow the casting of votes on the appointment of Vice Chair to the Youth Commission, as two (2) nominees were submitted: Franchesca Jennings and Celese Gierhart.

In order to allow the city secretary's office time to calculate the results of the balloting, the ballot results were held to later in the meeting.

Later in the meeting, the city secretary announced the following individual received the majority of ballot votes cast and was therefore appointed as Vice Chair to the Youth Commission:

Celese Gierhart

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

<b>19-5500</b>	<b>BOA</b>	<b>BOARD OF ADJUSTMENT</b>
<b>19-5501</b>	<b>FCB</b>	<b>FIRE CODE ADVISORY AND APPEALS BOARD</b>
<b>19-5502</b>	<b>PAR</b>	<b>PARK AND RECREATION BOARD</b>
<b>19-5503</b>	<b>YOC</b>	<b>YOUTH COMMISSION</b>
<b>19-5504</b>		<b>BOARD OFFICERS</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0339

Item 37: A resolution authorizing and establishing the Cultural Organizations Program within the Office of Cultural Affairs to support cultural services in the City of Dallas and approving the program guidelines - Financing: This action has no cost consideration (see Fiscal Information)

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0340

Item 38: Authorize **(1)** a development and funding agreement with the Circuit Trail Conservancy (CTC), a Texas non-profit organization, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as “Project”); **(2)** the receipt and deposit of funds in an amount not to exceed \$10,000,000.00 from the CTC in the Circuit Trail Conservancy Fund; **(3)** establishment of appropriations in an amount not to exceed \$10,000,000.00 in the Circuit Trail Conservancy Fund; **(4)** a match in the amount of \$10,000,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds); **(5)** execution of the development and funding agreement and all terms, conditions and documents required by the agreement; and **(6)** the disbursement of funds to the U.S. Army Corps of Engineers for work on the Trinity Forest Spine Trail South in an amount not to exceed \$3,500,000.00 from the Circuit Trail Conservancy Fund and in an amount not to exceed \$3,500,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds) - Total not to exceed \$20,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$10,000,000.00) and Circuit Trail Conservancy Fund (\$10,000,000.00)

The following individuals addressed the city council on the item:

Ben Sandifer, 8610 Southwestern Blvd.  
Philip Hiatt-Haith, 1910 Lansford Ave., representing Circuit Trail Conservancy  
Jeff Ellerman, 2100 McKinney Ave., representing Circuit Trail Conservancy

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Kingston

During discussion, Councilmember Griggs asked Councilmember Greyson if she would accept a friendly amendment to:

- Add a Section 6.5 Value Engineering; decisions will be briefed to the appropriate City Council Committee or the full City Council.

Councilmember Greyson accepted Councilmember Griggs’ friendly amendment as part of her motion.

Councilmember Kingston who seconded Councilmember Greyson’s motion, also accepted the friendly amendment.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0341

The consent zoning docket consisted of agenda items 39 and 40

Agenda item 39: Zoning Case Z178-392(SM)

Agenda item 40: Zoning Case Z189-101(CT)

There were no items removed from the consent zoning docket.

Therefore, the consent zoning docket, consisting of agenda 39 and 40 was presented for consideration.

Agenda item 39: Zoning Case Z178-392(SM)

Agenda item 40: Zoning Case Z189-101(CT)

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 Atkins moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances.

Motion seconded by Councilmember McGough and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0342

Item 39: Zoning Case Z178-392(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of North St. Augustine Drive and Grady Lane

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31126

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0343

Item 40: Zoning Case Z189-101(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31127



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0344

ZONING CASES – INDIVIDUAL

Item 41: Zoning Case Z178-260(SM)

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to Tract 6 for LO-1(A) Limited Office District uses; and **(2)** an ordinance terminating Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bounded by Bickers Street, Holystone Street, and Greenleaf Street

Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the April 10, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0345

ZONING CASES – INDIVIDUAL

Item 42: Zoning Case Z178-267(SM)

A public hearing to receive comments regarding an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant.

Recommendation of CPC: Denial without prejudice

Neva Dean, Assistant Director of Sustainable Development and Construction, stated the item required a favorable vote of three-fourths for adoption.

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

Councilmember Gates moved to close the public hearing and remand the item to the City Plan and Zoning Commission.

Motion seconded by Councilmember Greyson and unanimously remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0346

ZONING CASES – INDIVIDUAL

Item 43: Zoning Case Z178-294(CY)

A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive

Recommendation of Staff and CPC: Denial without prejudice

Neva Dean, Assistant Director of Sustainable Development and Construction, stated the item required a favorable vote of three-fourths for adoption.

The following individual appeared in opposition to the city plan commission's recommendation:

Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, representing SBA Towers

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

Councilmember Callahan moved to deny the item with prejudice.

Motion seconded by Councilmember Gates.

After discussion, Mayor Rawlings called a vote and declared the item unanimously denied with prejudice. (Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0347

ZONING CASES – INDIVIDUAL

Item 44: Zoning Case Z178-377(PD)

A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road

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

Recommendation of CPC: Denial without prejudice

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Atkins moved to defer the item to the April 24, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0348

ZONING CASES – INDIVIDUAL

Item 45: Zoning Case Z178-382(JM)

A public hearing to receive comments regarding an application for and (1) an ordinance granting a D-1 Liquor Control Overlay on a portion; (2) an ordinance granting a Planned Development District for Mixed Use District uses; and (3) an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-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; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, approval of a Specific Use Permit for a three-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.

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

Motion seconded by Councilmember Atkins and unanimously adopted.

Assigned ORDINANCE NOS. 31128, 31129 AND 31130

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0349

ZONING CASES – INDIVIDUAL

Item 46: Zoning Case Z189-123(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue

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.

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

- Remove the limitation that the general merchandise or food store can only be a clothing store

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously amended.

Assigned ORDINANCE NO. 31131

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0350

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 47: Zoning Case Z178-256(CY)

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street

Recommendation of Staff and CPC: Approval

Note: This item was deferred by the City Council before opening the public hearing on December 12, 2018, and is scheduled for consideration on February 27, 2019.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Felder moved to defer the item to the April 24, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0351

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 48: Zoning Case Z178-380(CY)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard

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

Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019

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

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

Motion seconded by Councilmember Atkins and unanimously adopted.

Assigned ORDINANCE NO. 31132



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0352

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 49: Zoning Case Z178-385(AM)

A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road

Recommendation of Staff and CPC: Approval

Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019.

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

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

Motion seconded by Councilmember Atkins and unanimously adopted.

Assigned ORDINANCE NO. 31133

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0353

BENEFIT ASSESSMENT HEARINGS

Item 50: A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed \$ 1,047,136.50 - Financing: 2012 Bond Funds (\$415,535.00), 2003 Bond Funds (\$294,488.50), Water Utilities Capital Improvement Funds (\$322,763.00), and Water Utilities Capital Construction Funds (\$14,350.00)

The following individuals addressed the city council on the item:

O.B. Mathis, Jr., 3346 Ridgemoor Cir.  
Sherri Spruill, 728 Wilfred Way, Heath, TX

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

Motion seconded by Councilmember Callahan and unanimously adopted. (Medrano, Clayton absent when vote taken)

Assigned ORDINANCE NO. 31134

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0353

Closed Session

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

- E. Tobolowsky, deceased, Cause No. DC-18-17620

At 11:41 a.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 matter:

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

- E. Tobolowsky, deceased, Cause No. DC-18-17620

The closed session ended at 12:08 p.m. and reconvened to open session at 1:03 p.m. No other matters were discussed during closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0354

Addendum Item 1: Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by Confia Homes, L.L.C.; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C., subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

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.

Mayor Rawlings announced addendum addition consent agenda items 1-5 would be considered collectively; there was no objection voiced by the city council.

Councilmember Atkins moved to adopt addendum addition consent agenda items 1-5.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the items unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0355

Addendum Item 2: Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 15 affordable houses by Dallas Neighborhood Alliance for Habitat; **(2)** the sale of 15 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 15 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

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.

Mayor Rawlings announced addendum addition consent agenda items 1-5 would be considered collectively; there was no objection voiced by the city council.

Councilmember Atkins moved to adopt addendum addition consent agenda items 1-5.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the items unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0356

Addendum Item 3: Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 20 affordable houses by Hedgestone Investments, LLC; **(2)** the sale of 20 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Hedgestone Investments, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 20 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

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.

Mayor Rawlings announced addendum addition consent agenda items 1-5 would be considered collectively; there was no objection voiced by the city council.

Councilmember Atkins moved to adopt addendum addition consent agenda items 1-5.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the items unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0357

Addendum Item 4: Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 12 affordable houses by Marcer Construction Company, LLC; **(2)** the sale of 12 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 12 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

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.

Mayor Rawlings announced addendum addition consent agenda items 1-5 would be considered collectively; there was no objection voiced by the city council.

Councilmember Atkins moved to adopt addendum addition consent agenda items 1-5.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the items unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0358

Addendum Item 5: Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by PAD Enterprise, LLC; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to PAD Enterprise, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

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.

Mayor Rawlings announced addendum addition consent agenda items 1-5 would be considered collectively; there was no objection voiced by the city council.

Councilmember Atkins moved to adopt addendum addition consent agenda items 1-5.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a vote and declared the items unanimously adopted.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0359

Addendum Item 6: Authorize **(1)** a development loan agreement with 2400 Bryan Street, LLC or an affiliate thereof in an amount not to exceed \$13,026,943.00 (comprised of \$3,605,570.00 in HOME Investment Partnerships Program Funds, \$6,000,000.00 in Public/Private Partnership Funds, and \$3,421,373.00 of Community Development Block Grant Funds); **(2)** a conditional grant agreement with 2400 Bryan Street, LLC or an affiliate thereof for the development of a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street in an amount not to exceed \$973,057.00 in 2012 General Obligation Bond Funds; and **(3)** the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with 2400 Bryan Street, LLC - Total not to exceed \$14,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$973,057.00), Community Development Block Grant Funds (\$3,421,373.00), HOME Investment Partnerships Program Funds (\$3,605,570.00), and Public/Private Partnership Funds (\$6,000,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0360

Addendum Item 7: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0361

Addendum Item 8: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0362

Addendum Item 9: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0363

Addendum Item 10: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0364

Addendum Item 11: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0365

Addendum Item 12: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0366

Addendum Item 13: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0367

Addendum Item 14: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0368

Addendum Item 15: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0369

Addendum Item 16: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law  
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0370

Addendum Item 17: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0371

Addendum Item 18: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0372

Addendum Item 19: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0373

Addendum Item 20: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0374

Addendum Item 21: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0375

Addendum Item 22: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0376

Addendum Item 23: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0377

Addendum Item 24: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0378

Addendum Item 25: A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0379

Addendum Item 26: A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 4, 2019, in an amount not to exceed \$670,317.74; **(2)** legal advertising in connection with the Saturday, May 4, 2019 General Election, in an amount not to exceed \$100,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Total not to exceed \$770,617.74 - Financing: General Fund

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Atkins, Kleinman absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0380

Addendum Item 27: A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 4, 2019 general election and submit a canvass report to the full City Council on Wednesday, May 15, 2019 - Financing: No cost consideration to the City

The city secretary announced the following corrections to the resolution:

- **WHEREAS**, Section 67.003 of the Texas Election Code requires the canvassing of the general election to be conducted not earlier than the ~~eight~~ **third** day and not later than the 11th day after the election day.
- **SECTION 1.** That the canvass of the City of Dallas general election to be held Saturday, May 4, 2019, will be conducted ~~Wednesday, May 15, 2019~~ **Tuesday, May 14, 2019.**

The city secretary stated Mayor Rawlings was appointing the following members to the Ad Hoc City Council Canvassing Committee:

Councilmember Ricky D. Callahan - Chair  
Mayor Pro Tem Casey Thomas  
Councilmember B. Adam McGough  
Councilmember Jennifer S. Gates  
Deputy Mayor Pro Tem Adam Medrano - Alternate

Councilmember Atkins moved to adopt the item as corrected.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0381

Note: This item will only be considered if a motion to reconsider is successful.

Addendum Item 28: Consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City

Councilmember Arnold moved to reconsider Agenda item 51 on the February 13, 2019 voting meeting agenda; to reconsider the previous action taken to Hold for 30 days.

Motion seconded by Councilmember McGough.

After discussion, Mayor Rawlings called a record vote on Councilmember Arnold's motion to reconsider:

Voting Yes: [9] Rawlings, Thomas, Arnold, Callahan, Felder, Atkins, McGough, Kleinman, Gates

Voting No: [6] Medrano, Griggs, Narvaez, Clayton, Greyson, Kingston

The city secretary declared the motion passed.

The city secretary read the item into the record.

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

- Amend Subsection (d)(1) to read: 'Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall provide two verbal warnings in advisement of the juvenile curfew upon the first contact with a minor. The officer shall then attempt to contact the minor's parent or guardian. The officer then may transport the minor home without taking enforcement action. If a minor has been previously contacted on a violation of Subsection (b)(1), the officer shall only issue a citation for an appearance in community court. The officer shall not issue a citation under this section unless the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense in Subsection (c) is present;
- Add a defense for a minor attending a community engagement or recreational activity;

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- Reduce the maximum fine to \$50; and
- Additionally, council directs the city manager to allocate \$500,000 to the park and recreation department specifically for youth services, a portion of which is specifically for ID cards to allow the youth free access to park and recreation department facilities.

Motion seconded by Councilmember Atkins.

The following individuals addressed the city council on the item:

Kristian Hernandez, 3634 Rockdale Dr.  
Nan Kirkpatrick, 3306 James St.  
Mayra Fierro, 3701 Jamaica St.  
Kevin Hicks, 9435 Hill View Dr.  
Carrol Rimal, 300 Republic Ln., Euless, TX

Councilmember Narvaez moved a substitute motion to adopt the item with the following changes:

- Curfew hours are limited to the hours between 12:01 a.m. and 5:00 a.m. Monday through Friday and between 2:00 a.m. and 5:00 a.m. on Saturdays and Sundays. Daytime curfew hours are eliminated;
- An owner, operator, or employee of an establishment does not commit an offense by allowing a minor to remain on the premises of the establishment during curfew hours;
- Amend Subsection (d)(1) to read: Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall provide a verbal warning and advisement of the juvenile curfew upon first contact with a minor. The officer shall then attempt to contact the minor's parent or guardian. The officer then may transport the minor home without taking enforcement action. If a parent or guardian cannot be contacted, or if the minor is homeless, the officer may transport the minor to an emergency shelter. If a minor has been previously contacted twice on a violation of Subsection (b)(1), and these written warnings are documented in an incident report, the officer shall only issue a citation for an appearance in community court. The officer shall not issue a citation under this section unless the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense in Subsection (c) is present;
- An officer shall not search a minor or do a warrant search of a minor solely based on a curfew stop;
- Add a defense for a minor attending a community engagement or recreational activity;
- Violation of the curfew ordinance is a civil offense subject to a maximum penalty of \$50. The municipal court may also require community service, free parenting classes, free therapy, and other similar punitive measures;



- Add requirements on the contents of a citation, how long a person has to answer a citation, and the ways in which a person may answer a citation;
- Add requirements for adjudication of citations before the municipal court, how municipal court rulings may be appealed, the consequences for failure to answer a citation, and the consequences for failure to pay a civil penalty; and
- Add requirements for data that police officers must collect and include in their incident reports when enforcing the curfew ordinance.

Motion seconded by Deputy Mayor Pro Tem Medrano.

During discussion, Deputy Mayor Pro Tem Medrano asked Councilmember Narvaez if he would accept a friendly amendment to add the daytime curfew to his motion.

Councilmember Narvaez accepted Deputy Mayor Pro Tem Medrano's friendly amendment as part of his motion.

During further discussion, Councilmember Narvaez amended his substitute motion as follows:

- If a minor has been previously contacted twice on a violation of Subsection (b)(1), and these written warnings are documented in an incident report, the officer ~~shall~~ can only issue a citation for an appearance in community court.

Deputy Mayor Pro Tem Medrano who seconded the substitute motion, accepted the amendment.

After discussion, Mayor Rawlings called a record vote on Councilmember Navarez's amended substitute motion:

Voting Yes: [5] Medrano, Griggs, Narvaez, Greyson, Kingston

Voting No: [10] Rawlings, Thomas, Arnold, Callahan, Felder,  
Atkins, Clayton, McGough, Kleinman, Gates

The city secretary declared the motion failed.

Councilmember Kingston asked Councilmember McGough if he would accept a friendly amendment to direct DPD not to handcuff or transport minors being held for curfew violations and mandate the municipal courts not to issue warrants for curfew violations.

Councilmember McGough did not accept the friendly amendment as part of his motion.

Councilmember Kingston moved a substitute motion to:

- Amend Subsection (d)(1) to read: Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall provide two verbal warnings in advisement of the juvenile curfew upon the first contact with a minor. The officer shall then attempt to contact the minor's parent or guardian. The officer then may transport the minor home without taking enforcement action. If a minor has been previously contacted on a violation of Subsection (b)(1), the officer shall only issue a citation for an appearance in community court. The officer shall not issue a citation under this section unless the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense in Subsection (c) is present;
- Add a defense for a minor attending a community engagement or recreational activity;
- Reduce the maximum fine to \$50;
- Additionally, council directs the city manager to allocate \$500,000 to the park and recreation department specifically for youth services, a portion of which is specifically for ID cards to allow the youth free access to park and recreation department facilities;
- Direct the Dallas Police Department (DPD) not to transport or handcuff minors being held for curfew violations; and
- Mandate the Municipal Courts not to issue warrants for curfew violations.

Substitute motion seconded by Deputy Mayor Pro Tem Medrano.

Mayor Rawlings called a record vote on Councilmember Kingston's substitute motion:

Voting Yes: [6] Thomas, Medrano, Griggs, Narvaez, Greyson,  
Kingston

Voting No: [9] Rawlings, Arnold, Callahan, Felder, Atkins,  
Clayton, McGough, Kleinman, Gates

The city secretary declared the motion failed.

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After further discussion, Mayor Rawlings called a record vote on Councilmember McGough's original motion:

Voting Yes: [10] Rawlings, Thomas, Arnold, Callahan, Felder,  
Atkins, Clayton, McGough, Kleinman, Gates

Voting No: [5] Medrano, Griggs, Narvaez, Greyson, Kingston

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0382

Addendum Item 29: A public hearing to receive comments regarding an application by Highpoint at Wynnewood, LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments a 221-unit multifamily complex located at 1805 South Zang Boulevard; and at the close of the public hearing to: **(1)** adopt a Resolution of No Objection for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for the acquisition and redevelopment of HighPoint at Wynnewood Apartments; **(2)** adopt a Resolution of Support for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for 9% Competitive Housing Tax Credits for acquisition and redevelopment of the HighPoint at Wynnewood Apartments; and **(3)** authorize a line of credit in an amount not to exceed \$500.00 for the proposed development - Not to exceed \$500.00 - Financing Public/Private Partnership Funds

No one addressed the city council on the item.

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

Motion seconded by Councilmember Griggs and unanimously adopted. (Medrano, Callahan absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0383

Addendum Item 30: A public hearing to receive comments regarding an application by Northgate Preservation, L.P. to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and rehabilitation of the Northgate Village Apartments a 168-unit multifamily complex located at 12303 North Plano Road; and at the close of the public hearing, adopt a Resolution of No Objection for Northgate Preservation, L.P., or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of the Northgate Village Apartments - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Councilmember Kleinman and unanimously adopted. (Medrano absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0384

Addendum Item 31: A public hearing to receive comments regarding an application by Palladium Redbird, Ltd. (PRL) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for Palladium Redbird located at the intersection of West Camp Wisdom Road and South Westmoreland Road site of the former Red Bird Mall/Southwest Center Mall; and at the close of the public hearing **(1)** authorize a Resolution of No Objection for PRL or its affiliate, related to its application to TDHCA for the acquisition and new construction of improvements to be known as the Palladium Redbird; and **(2)** conditioned upon PRL receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$6,271,576.00 (comprised of \$2,696,300.00 in Community Development Block Grant Funds and \$3,575,276.00 of HOME Investment Partnerships Program Funds) with PRL or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$2,028,424.00 in 2012 General Obligation Bond Funds with a nonprofit entity; and **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with PRL, and take an ownership interest in PRL for the development of a mixed-income multifamily complex located at the intersection of West Camp Wisdom Road and South Westmoreland Road, site of the former Red Bird Mall/Southwest Center Mall - Total not to exceed \$8,300,000.00 - Financing: 2012 General Obligation Bond Funds (\$2,028,424.00), HOME Investment Partnerships Program Funds (\$3,575,276.00), and Community Development Block Grant Funds (\$2,696,300.00)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Callahan and unanimously adopted. (Medrano absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0385

Addendum Item 32: A public hearing to receive comments regarding an application by Steele Pythian LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the proposed acquisition and rehabilitation of the Pythian Manor Apartments a 76-unit multifamily complex located at 2719 East Illinois Avenue; and at the close of the public hearing, adopt a Resolution of No Objection for Steele Pythian LP, or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of Pythian Manor Apartments - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Councilmember Callahan and unanimously adopted. (Medrano absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 27, 2019

19-0386

Addendum Item 33: A public hearing to receive comments regarding an application by TX Casa View 2018, Ltd. (TCV) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the Estates at Shiloh Apartments located at 2649 Centerville Road and at the close of the public hearing **(1)** authorize a Resolution of No Objection for TCV or its affiliate, related to its application to TDHCA for the acquisition, rehabilitation of existing units, and new construction of improvements to be known as the Estates at Shiloh Apartments; and **(2)** conditioned upon TCV receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$3,801,000.00 of CDBG Funds with TCV or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$199,000.00 in 2012 General Obligation Bond Funds with a nonprofit entity; an **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with TCV, and take an ownership interest in TCV for the development of a mixed-income multifamily complex for seniors located at 2649 Centerville Road - Total not to exceed \$4,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$199,000.00) and Community Development Block Grant Funds (\$3,801,000.00)

The following individual addressed the city council on the item:

Ann Teague, 2504 Tisinger Ave., representing Greater Casa View Alliance

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

Motion seconded by Councilmember Callahan and unanimously adopted. (Medrano absent when vote taken)



MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 27, 2019

EXHIBIT C