

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

19-0400

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

PRESENT: [15] Rawlings, Thomas, Medrano (*9:37 a.m.), Griggs (*9:22 a.m.), Arnold (*9:19 a.m.), Callahan, Narvaez, Felder, Atkins (*9:16 a.m.), Clayton, McGough, Kleinman (*1:05 p.m.), Greyson (*9:15 a.m.), Gates, Kingston

ABSENT: [0]

The meeting was called to order at 9:12 a.m. with a quorum of the city council present.

The invocation was given by Reverend Annelda Crawford of Pleasant Mound United Methodist Church.

Councilmember Gates 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 11:01 a.m. and reconvened to open session at 1:05 p.m. [*Arnold (1:06 p.m.), *Narvaez (1:14 p.m.)]

After all business properly brought before the city council had been considered, the city council adjourned at 2:26 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, MARCH 27, 2019

EXHIBIT A

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

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0401

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: Serrano Keith Baldeo, 8503 Copper Towne Ln. (visual presentation)
SUBJECT: Conditions of District 10

SPEAKER: Peter Johnson, 7310 Blackwillow Ln.
SUBJECT: Unpaid contract work

SPEAKER: Steven Lueb, 8607 Baumgarten Dr.
SUBJECT: House burglarized

SPEAKER: Terry Altman, 1808 S. Good Latimer Expy.
SUBJECT: Workforce development program

ADDITIONAL – OPEN MICROPHONE:

There were no speakers under this category.

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Bill Hoyt, 4404 Creekmeadow Dr.
SUBJECT: Readiness of DPD/City dollars

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0402

Item 1: Approval of Minutes of the February 27, 2019 City Council Meeting

Mayor Pro Tem Thomas moved to adopt the minutes with the following corrections:

Agenda Item 19:

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0403

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-43 and addendum addition consent agenda item 1. Agenda Item 28 was corrected on the addendum.

Councilmember Greyson requested consent agenda items 26, 27, and 30 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Atkins requested consent agenda item 27 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Kingston requested consent agenda item 27 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 2-25, 28, 29, 31-43 and addendum addition consent agenda item 1 was presented for consideration.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0404

Item 2: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2019A, in an aggregate principal amount not to exceed \$271,020,000; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, and a Deposit Agreement; **(4)** approving the official statement; **(5)** enacting other provisions relating to the subject; and **(6)** declaring an effective date - Not to exceed \$720,000 - Financing: 2019A General Obligation Refunding and Improvement Bond Funds

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31136

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0405

Item 3: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding Bonds, Series 2019B, in an aggregate principal amount not to exceed \$174,705,000; **(2)** levying a tax in payment thereof; **(3)** approving execution of an Escrow Agreement; **(4)** approving the preparation of an official statement; **(5)** enacting other provisions relating to the subject; and **(6)** declaring an effective date - Not to exceed \$515,000 - Financing: 2019B General Obligation Refunding Bond Funds

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31137

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0406

Item 4: Authorize a twelve-month contract for data validation services related to human resources and payroll data contained in the City 's systems - Premier International Enterprises, Inc. - Not to exceed \$936,000 - Financing: General Fund (\$468,000) and HR Health Risk Fund (\$468,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0407

Item 5: Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements Program that includes water and wastewater adjustments in Service Maintenance Areas 1 and 2 - Estrada Concrete Company, LLC, lowest responsible bidder of five - Not to exceed \$2,432,725.00 - Financing: Capital Assessment Fund (1998 Bond Funds) (\$888,586.00), Street and Transportation (A) Fund (2017 Bond Funds) (\$1,431,389.00) and Water Utilities Capital Construction Funds (\$112,750.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0408

Item 6: Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for architectural and engineering design and construction administration services for the Bath House Cultural Center located at 521 East Lawther Drive - Not to exceed \$131,625.00 - Financing: Cultural Arts (F) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0409

Item 7: Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for architectural and engineering design and construction administration services for the Dallas Black Dance Theater located at 2700 Ann Williams Way - Not to exceed \$78,300.00 - Financing: Cultural Arts (F) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0410

Item 8: Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc for architectural and engineering design and construction administration services for the Sammons Center located at 3630 Harry Hines Boulevard - Not to exceed \$77,300.00 - Financing: Cultural Arts (F) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0411

Item 9: Authorize a professional services contract with Lina T. Ramey and Associates, Inc. to provide preliminary engineering design to develop three alignments for Wheatland Road from the city limits to University Hills Boulevard - Not to exceed \$65,000.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0412

Item 10: Authorize a professional services contract with Professional Service Industries, Inc. dba Intertek-PSI to provide construction material testing services during the construction of the 2019 Maintenance & Street Improvements Project for Service Maintenance Areas 1 through 4 - Not to exceed \$179,700.00 - Financing: Street and Alley Improvement Fund (\$107,820.00) and General Fund (\$71,880.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0413

Item 11: Authorize a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2019 Resurfacing & Street Improvements Contract for Service Maintenance Areas 1 through 4 - Not to exceed \$350,475.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0414

Item 12: Authorize a professional services contract with Simon Engineering & Consulting, Inc. for the engineering design of Alley Petition, Street Petition and Target Neighborhood Project Group 17-1302 (list attached to the Agenda Information Sheet) - Not to exceed \$252,592.30 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$207,034.80) and Water Utilities Capital Improvement Funds (\$45,557.50)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0415

Item 13: Authorize a professional services contract with RJN Group, Inc. for the engineering design of Street Reconstruction Group 17-6006 (list attached to the Agenda Information Sheet) - Not to exceed \$220,570.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$183,250.80) and Water Utilities Capital Improvement Funds (\$37,320.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0416

Item 14: Authorize a professional services contract with Criado & Associates, Inc. for the engineering design of Target Neighborhood Group 17-6008 (list attached to the Agenda Information Sheet) - Not to exceed \$ 156,612.59 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$135,052.09) and Wastewater Capital Improvement Fund (\$21,560.50)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0417

Item 15: Authorize a professional services contract with Stream Water Group, Inc. for the engineering design of Alley Reconstruction Group 17-7001 (list attached to the Agenda Information Sheet) - Not to exceed \$212,442.72 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$204,350.72) and Wastewater Capital Improvement Fund (\$8,092.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0418

Item 16: Authorize a professional services contract with Atkins North America, Inc. for the engineering design of Thoroughfare Group 17-8006 (list attached to the Agenda Information Sheet) - Not to exceed \$740,303.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$715,153.22) and Water Capital Improvement Fund (\$25,150.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0419

Item 17: Authorize **(1)** an increase in the construction services contract with Hammett Excavation, Inc. for the construction of a 52-acre waste cell, 6B2 and 7 at the McCommas Bluff Landfill to provide revisions and deletions to the contract which have been necessitated by changes in the site conditions and identified through value engineering; and **(2)** an increase in appropriations in an amount not to exceed \$556,773.15 in the Sanitation Capital Improvement Fund - Not to exceed \$556,773.15, from \$5,126,866.33 to \$5,683,639.48 - Financing: Sanitation Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0420

Item 18: Authorize acquisition from Oncor Electric Delivery Company LLC, of approximately 41,516 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$12,500.00 (\$9,340.00, plus closing costs and title expenses not to exceed \$3,160.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0421

Item 19: Authorize acquisition from Oncor Electric Delivery Company LLC, of approximately 192,576 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$20,000.00 (\$16,800.00, plus closing costs and title expenses not to exceed \$3,200.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0422

Item 20: Authorize acquisition from Oncor Electric Delivery Company LLC, of approximately 357,024 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$36,000.00 (\$32,170.00, plus closing costs and title expenses not to exceed \$3,830.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0423

Item 21: Authorize acquisition from Wendi Rayann Guthrie and Christophe L. Canington, of approximately 7,000 square feet of land improved with a guest cottage, a utility building, fencing and a gravel driveway located in Hunt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$21,000.00 (\$18,829.00, plus closing costs and title expenses not to exceed \$2,171.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0424

Item 22: An ordinance abandoning a portion of Pearl Street to Flora Parking, LLC, the abutting owner, containing approximately 419 square feet of land, located near the intersection of Flora and Pearl Streets; and authorizing the quitclaim - Revenue: \$89,038.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31138

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0425

Item 23: An ordinance abandoning a portion of a water easement to Palatial Estate Properties, LLC, the abutting owner, containing approximately 2,548 square feet of land, located near the intersection of Brookview and Manchester Drives - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31139

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0426

Item 24: An ordinance abandoning a wastewater easement to Mockingbird Partners, L.P., the abutting owner, containing approximately 10,911 square feet of land, located near the intersection of Mockingbird Lane and Collville Avenue; and providing for the dedication of approximately 3,609 square feet of land needed for a wastewater easement - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31140

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0427

Item 25: An ordinance abandoning portions of a sanitary sewer with temporary working space easement, two water with temporary working space easements and four utility easements to Brixmor Wynnewood Parcel, LLC and Brixmor Holdings 12 SPE, LLC, the abutting owners, containing a total of approximately 44,575 square feet of land, located near the intersection of Wynnewood Drive and Llewellyn Avenue - Revenue: \$7,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31141

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0428

Item 26: Authorize a twelve-month Transit Service Funding Agreement between Dallas Area Rapid Transit, Downtown Dallas, Inc. and the City of Dallas to provide subsidized on-demand transit for users within the downtown area - Not to exceed \$360,000.00 - Financing: Convention and Event Services Fund

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 Callahan moved to adopt the item.

Motion seconded by Councilmember Atkins.

During discussion, Councilmember Callahan withdrew his original motion.

Councilmember Atkins, who seconded the motion, also withdrew his second.

Councilmember Callahan moved to remand the item to the Mobility Solutions, Infrastructure and Sustainability Council Committee.

Motion seconded by Councilmember Atkins.

Mayor Rawlings called a vote on Councilmember Callahan's motion and declared the item unanimously remanded. (Medrano, Kleinman absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0429

Item 27: An ordinance amending Chapter 20A, "Fair Housing" of the Dallas City Code by (1) adding Article II, Mixed Income Housing, Sections 20A-22 through 20A-33; (2) providing a purpose statement; (3) providing the definition of terms; (4) providing for a market value analysis category and dwelling unit verification as a precondition of eligibility for the mixed income housing program; (5) providing the terms of the mixed income restrictive covenant; (6) providing for the administration of the mixed income housing program including requirements related to eligibility verifications, income bands, and affordable rents; (7) providing policies for tenant selection and other written policies; (8) providing the responsibilities of applicants and eligible households; (9) providing that an owner shall not discriminate against holders of housing vouchers; (10) providing for compliance and recordkeeping for the mixed income housing program including requirements related to quarterly status reports, affirmative fair housing marketing plans, and audits and inspections; (11) providing standard procedures for notifying owners of non-compliance and correcting non-compliance; (12) providing for a Mixed Income Housing Development Bonus Application Fee and a Mixed Income Housing Development Bonus Monitoring Fee; (13) providing a penalty not to exceed \$500.00; (14) providing a saving clause; (15) providing a severability clause; and (16) providing an effective date - Estimated Revenue: \$22,447.00 (see Fiscal Information)

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

The city secretary announced the item would be held until later in the meeting.

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

Councilmember Atkins requested the item be considered collectively with agenda item 57; there was no objection voiced to the request.

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

- Fees are added in the amounts of:
 - \$92.00 for the pre-application meeting;
 - \$625.00 for initial activities; and
 - \$3,736.00 for compliance monitoring during the affordability period.
- Discrimination against voucher holders is prohibited (with a defense to prosecution when the minimum reserved unit requirements for the mixed income development bonus are met)

Motion seconded by Councilmember Narvaez.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0429

Page 2

Councilmember Atkins requested a record vote.

Mayor Rawlings called a record vote on Councilmember Atkins' motions for agenda item 27 and agenda item 57:

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

Voting No: [0]

The city secretary declared the item unanimously amended.

Assigned ORDINANCE NO. 31142

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0430

Item 28: Authorize (1) the City Manager and the Office of Community Care/Management Services to accept acceptance of a donation of up to \$70,000.00 from Leadership Dallas for the renovation of a vacant room a donation of a permanent “pop-up” produce stand with built-in refrigeration located at the Martin Luther King, Jr. Community Center (MLKJCC) into a permanent produce stand with built-in refrigeration with a value of up to \$70,000.00 from Leadership Dallas to increase the available supply of fresh produce within South Dallas neighborhoods designated as United States Department of Agriculture address the “food deserts” and to provide awareness and educational opportunities within the community relative to healthy, fresh foods issues in South Dallas through greater integration and expansion of current resources; (2) the receipt and deposit of funds up to \$70,000.00 in the Alvin E. Moore Trust Fund; and (3) an increase of appropriations up to \$70,000.00 in the Alvin E. Moore Trust Fund - Not to exceed \$70,000.00 - Financing: No cost consideration to the City Alvin E. Moore Trust Fund (see Fiscal Information)

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0431

Item 29: Authorize **(1)** the acceptance of a grant from the U.S. Department of Transportation passed through the North Central Texas Council of Governments for the Enhanced Mobility of Seniors and Individuals with Disabilities Program (Grant No. TX-2017-073-01, CFDA 20.513) in the amount of \$418,184.00 for the City of Dallas Senior Medical Transportation Program Project to expand current transportation services to include wellness trips, increase the number of trips, and make possible medical trips outside city limits for low-to-moderate-income seniors for the period February 13, 2019 through April 20, 2022; **(2)** the establishment of appropriations in the amount of \$418,184.00 in the Enhanced Mobility of Seniors and Individuals with Disabilities Program 17-22 Fund; **(3)** the receipt and deposit of grant funds for reimbursement in the amount of \$418,184.00 in the Enhanced Mobility of Seniors and Individuals with Disabilities Program 17-22 Fund; **(4)** a required local match in the amount of \$418,184.00 from the General Fund; and **(5)** execution of the Interlocal Cooperative Agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$836,368.00 - Financing: Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant Funds (\$418,184.00) and General Fund (\$418,184.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0432

Item 30: Authorize Supplemental Agreement No. 4 to extend the service contract with Southern Dallas Link Inc. to continue to administer the Senior Medical Transportation Program by providing transportation services to medical appointments within the city limits for low-to-moderate-income seniors for the period May 1, 2019 through September 30, 2019 - Not to exceed \$25,000.00, from \$50,000.00 to \$75,000.00 - Financing: General Fund

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.

Mayor Pro Tem Thomas moved to adopt the item.

Motion seconded by Councilmember Atkins.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0433

Item 31: Authorize a two-year service contract to administer a Workforce Readiness, Placement and Retention Program to provide career pathways training with Oak Cliff Empowered, Inc., in an amount of \$374,493.00 the most advantageous proposer of seven - Not to exceed \$ 374,493.00 - Financing: Public/Private Partnership Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0434

Item 32: Authorize the first amendment to the development agreement with Supreme Bright Dallas II, LLC, Supreme Bright Dallas Parking, LLC and 1712 Commerce TIF, Inc., (collectively, the “Developer”) for the 1712 Commerce Street Redevelopment Project in the Downtown Connection TIF District, authorized by Resolution No. 15-0987, previously approved on May 27, 2015 to: **(1)** extend the certificate of occupancy and project completion deadlines for the project from January 1, 2018, to July 1, 2019; and **(2)** as consideration for the requested amendment, increase the minimum private investment for the project from \$42,000,000.00 to \$43,500,000.00 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0435

Item 33: Authorize a three-year master agreement for liquid sodium hypochlorite - FSTI, Inc. in an estimated amount of \$472,500.00 and PVS Minibulk, Inc. in an estimated amount of \$190,121.40, lowest responsible bidders of four - Total estimated amount of \$662,621.40 - Financing: General Fund (\$190,121.40) and Dallas Water Utilities Fund (\$472,500.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0436

Item 34: Authorize a three-year master agreement for the purchase of lamps and light bulbs - Dealer's Electric Supply Co. in an estimated amount of \$1,901,656, Facility Solutions Group, Inc. in an estimated amount of \$1,311,050, Regency Enterprises, Inc. dba Regency Lighting in an estimated amount of \$695,252, Voss Electric dba Voss Lighting in an estimated amount of \$204,533, and Simba Industries in an estimated amount of \$25,200, lowest responsible bidders of eight - Estimated total amount of \$ 4,137,691 - Financing: General Fund (\$3,326,300), Dallas Water Utilities Fund (\$649,891), and Convention and Event Services Fund (\$161,500)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0437

Item 35: Authorize Amendment No. 17 to increase the service contract with AssetWorks, LLC for the purchase, installation, hosting, maintenance, and support of mobile fuel island control units and related hardware for the Equipment and Fleet Management Department - Not to exceed \$89,065.67, from \$5,381,851.95 to \$5,470,917.62 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0438

Item 36: Authorize **(1)** Supplemental Agreement No. 2 to increase the service contract for compressed natural gas for equipped fleet vehicles for the Equipment and Fleet Management Department in the amount of \$623,490.75, from \$2,493,963.36 to \$3,117,454.11; and **(2)** Supplemental Agreement No. 2 to increase the service contract for compressed natural gas fuel station parts and maintenance for equipped fleet vehicles for the Equipment and Fleet Management Department in the amount of \$114,180.00, from \$456,720.00 to \$570,900.00 - Clean Energy, a California corporation, registered to do business in Texas as California Clean Energy, Inc. - Total not to exceed \$737,670.75, from \$2,950,683.36 to \$3,688,354.11 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0439

Item 37: A resolution consenting to the amendment of the economic incentive agreement (“Agreement”) between the City of Irving and Aviall Services, Inc. for extension of the Agreement term - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0440

Item 38: Authorize a professional services contract with MESA Design Associates, Inc. dba MESA Design Group for the Samuell-Grand Park/Tenison Glen Golf Course Master Plan Project (Project No. 0330-18-6975-105) located at 6200 East Grand Avenue - Not to exceed \$284,200.00 - Financing: Samuell Park Expense Trust Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0441

Item 39: Authorize an increase in the construction services contract with DENCO CS Corporation for the installation of updated mechanical, electrical, and plumbing systems to comply with the current energy code standards for the Park and Recreation Administrative Offices and Service Center located at 10031 East Northwest Highway - Not to exceed \$328,840.20, from \$3,528,802.00 to \$3,857,642.20 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0442

Item 40: Authorize an increase in the construction services contract with The Fain Group, Inc. to add scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue - Not to exceed \$194,313.10, from \$21,262,469.55 to Sale Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0443

Item 41: Authorize Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex located at 1458 1st Avenue - Not to exceed \$440,461.00, from \$2,263,859.00 to \$2,704,320.00 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0444

Item 42: Authorize **(1)** an application for and acceptance of the State of Texas Internet Crimes Against Children Grant (Grant No. 2745105) in the amount of \$361,141.52 from the Office of the Governor, Criminal Justice Division to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed \$361,141.52 in the State Internet Crimes Against Children FY19 Grant Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$361,141.52 in the State Internet Crimes Against Children FY19 Grant Fund; and **(4)** execution of the grant agreement - Not to exceed \$361,141.52 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0445

Item 43: Authorize an amendment to the agreement for the Adjustment of Municipal Utilities with the State of Texas, acting through the Texas Department of Transportation, for the design and construction of water and wastewater main relocations and adjustments along Interstate Highway 35E and U.S. Highway 67 from Interstate Highway 30 to Interstate Highway 20, required for the Southern Gateway Project in the amount of \$1,385,210.00 - Financing: Water Utilities Capital Improvement Funds (\$1,371,378.00) and Water Utilities Capital Construction Funds (\$13,832.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0446

Item 44: 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 Clayton moved to appoint the following:

- Casey E. Thomas II, City of Dallas Mayor Nominee, to the Dallas Area Partnership to End and Prevent Homelessness Local Government Corporation;
- Roberto Canas to the Ethics Advisory Commission;
- Judy Pollock to the Board of Adjustment;
- LeDouglas G. Johnson to the City Plan and Zoning Commission;
- Amanda Rachelle Johnson to the Martin Luther King Jr. Community Center Board; and
- Miriam Matthews-Fields, Non-profit Management and Operations, and Daron R. Babcock, Actively Involved in SDFP Community, to the South Dallas/Fair Park Opportunity Fund Board.

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

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

19-5658	BOA	BOARD OF ADJUSTMENT
19-5659	CPC	CITY PLAN AND ZONING COMMISSION
19-5660	DAP	DALLAS AREA PARTNERSHIP TO END AND PREVENT HOMELESSNESS LOCAL GOVERNMENT CORPORATION
19-5661	EAC	ETHICS ADVISORY COMMISSION
19-5662	MLK	MARTIN LUTHER KING JR COMMUNITY CENTER
19-5663	SDF	SOUTH DALLAS/FAIR PARK OPPORTUNITY FUND BOARD

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0447

Item 45: Authorize an Agreement to Contribute Right-of-Way Funds between the City of Dallas and the Texas Department of Transportation (RCSJ 0009-02-071, CCSJ 0009-02-067) for the purpose of acquiring right-of-way and relocating or adjusting utilities at the intersection of Grand Avenue, Gaston Avenue, and Garland Road in the amount of \$106,428.50 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

The following individuals addressed the city council on the item:

Richard Gallagher, 5630 Gaston Ave. (handout provided)
Elizabeth Blackburn, 6629 Gaston Ave.
Melanie Vanlandingham, 6311 Lakeshore Dr., representing Lakewood Heights
Neighborhood
Brad Grist, 8523 San Pedro Pkwy. (visual presentation)
John Botefuhr, 10119 Estacado Dr.

Councilmember Clayton moved to adopt the item.

Motion seconded by Councilmember Atkins.

Councilmember Kingston moved a substitute motion to remand the item to the Mobility Solutions, Infrastructure and Sustainability Council Committee.

Motion seconded by Deputy Mayor Pro Tem Medrano.

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

Voting Yes: [3] Medrano, Narvaez, Kingston

Voting No: [11] Rawlings, Thomas, Griggs, Arnold,
Callahan, Felder, Atkins, Clayton,
McGough, Greyson, Gates

Absent when vote taken: [1] Kleinman

The city secretary declared the motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0447

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Mayor Rawlings called a record vote on Councilmember Clayton's original motion to adopt the item:

Voting Yes: [11] Rawlings, Thomas, Griggs, Arnold,
Callahan, Felder, Atkins, Clayton,
McGough, Greyson, Gates

Voting No: [3] Medrano, Narvaez, Kingston

Absent when vote taken: [1] Kleinman

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0448

Item 46: An ordinance amending Chapter 6, "Alcoholic Beverages," of the Dallas City Code by amending Section 6-4; (1) providing that the spacing requirements for dealers located near churches, schools, day -care centers, child-care facilities, and hospitals do not apply to the West Village area; (2) providing a penalty not to exceed \$500; (3) providing a saving clause; (4) providing a severability clause; and (5) providing an effective date - Financing: No cost consideration to the City (via Councilmembers Kingston, Griggs, Deputy Mayor Pro Tem Medrano, Narvaez, and Greyson)

Councilmember Kingston moved to adopt the item.

Motion seconded by Councilmember Narvaez.

At the inquiry of Councilmember Gates and request of Councilmember Kingston, the following individual addressed the city council:

Roger Albright, 6446 Patrick Dr., representing West Village

During discussion, Councilmember Gates moved a substitute motion to remand the item to the Quality of Life, Arts and Culture Council Committee.

Motion seconded by Councilmember Arnold.

During further discussion, Councilmember Gates withdrew her substitute motion.

Councilmember Arnold, who seconded Councilmember Gates' motion, also withdrew her second.

At the request of Councilmember Gates, the following individual addressed the city council on the item:

Robert Bagwell, 6314 Glendora Ave., representing West Village

After discussion, Mayor Rawlings called a record vote on Councilmember Kingston's original motion to adopt the item:

Voting Yes: [12] Rawlings, Thomas, Medrano, Griggs,
Callahan, Narvaez, Felder, Atkins,
Clayton, McGough, Greyson,
Kingston

Voting No: [2] Arnold, Gates

Absent when vote taken: [1] Kleinman

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0448

Page 2

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31143

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0449

Item 47: 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) (This item was deferred on February 27, 2019)

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

- The commercial filming provisions are removed;
- The Dallas Farmers Market is redefined to underscore its distinction as a year-round marketplace and incorporates references to the existing contract with the Office of Economic Development;
- Renaming "Dallas Farmers Market Neighborhood Market" to "Dallas Farmers Market Farmers Market;"
- Reinstate the one-mile minimum distance between neighborhood markets.
- A neighborhood market may operate 46 days in a calendar year;
- No more than 75 vendors may participate in a neighborhood market, except that two of the 46 market days may be designated as holiday or specialty markets where 100 vendors are allowed;
- The ratio of food to artisan vendors is changed to 30/70 for the Dallas Farmers Market and to 40/60 for Neighborhood Markets;
- Maintain the 150-mile radius for product sourcing;
- PID identification banners are exempt from application processing fees;
- PID management corporations have the exclusive right to district identification banners in defined geographic areas and have first right of application renewal for previously permitted poles; and
- PIDS may obtain an annual streetlight pole permit.

Motion seconded by Councilmember Kingston.

After discussion, Mayor Rawlings called a vote and declared the item unanimously amended. (Kleinman absent when vote taken)

Assigned ORDINANCE NO. 31144

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0450

Item 48: An ordinance abandoning a portion of an alley (also known as Howland Street) to OR Asset Holdings, L.P., the abutting owner, containing approximately 3,588 square feet of land, located near the intersection of Howland and Routh Streets; and authorizing the quitclaim; and providing for the dedication of approximately 3,651 square feet of land needed for a wastewater easement - Revenue: \$640,458.00, plus the \$20.00 ordinance publication fee (This item was deferred on November 28, 2018, December 12, 2018 and January 23, 2019)

Councilmember Callahan moved to adopt the item.

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

Assigned ORDINANCE NO. 31145

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0451

The consent zoning docket consisted of agenda items 49-52

Agenda item 49: Zoning Case Z178-305(SM)
Agenda item 50: Zoning Case Z189-104(PD)
Agenda item 51: Zoning Case Z189-116(CY)
Agenda item 52: Zoning Case Z189-135(PD)

Agenda item 50 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items 49, 51 and 52 was presented for consideration.

Agenda item 49: Zoning Case Z178-305(SM)
Agenda item 51: Zoning Case Z189-116(CY)
Agenda item 52: Zoning Case Z189-135(PD)

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

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0452

Item 49: Zoning Case Z178-305(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31146

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0453

Item 50: Zoning Case Z189-104(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane

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

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

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

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

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

Motion seconded by Councilmember Gates.

Councilmember Narvaez requested a record vote.

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

Voting Yes: [9] Rawlings, Thomas, Arnold, Callahan,
Clayton, McGough, Kleinman, Greyson,
Gates

Voting No: [6] Medrano, Griggs, Narvaez, Felder, Atkins,
Kingston

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31147

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0454

Item 51: Zoning Case Z189-116(CY) [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 bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31148

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0455

Item 52: Zoning Case Z189-135(PD) [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, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31149

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0456

ZONING CASES – INDIVIDUAL

Item 53: Zoning Case Z178-268(JM)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict 1E within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of Turtle Creek Boulevard and Hi Line Drive

Recommendation of Staff: Approval, subject to staff's recommended conditions.

Recommendation of CPC: Approval, subject to 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:

Jonathan Vinson, 6342 Vickery Blvd., representing DD Dunhill Hotel LLC (visual presentation)

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

Motion seconded by Councilmember Atkins.

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

Assigned ORDINANCE NO. 31150

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0457

ZONING CASES – INDIVIDUAL

Item 54: Zoning Case Z178-313(PD)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school on property generally bound by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue

Recommendation of Staff: Denial

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

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

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

Motion seconded by Deputy Mayor Pro Tem Medrano.

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

Assigned ORDINANCE NO. 31151

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0458

ZONING CASES – INDIVIDUAL

Item 55: Zoning Case Z178-351(CY)

A public hearing to receive comments regarding an application for an NS (A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the northeast corner of West Illinois Avenue and Hollywood Avenue

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 individuals appeared in opposition to the city plan commission's recommendation:

Augustin Peralta, 2722 S. Vernon Ave.
Karla Calderon, 2819 Brandon St.
Tony Zapata, 2219 W. Illinois Ave.

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

Councilmember Griggs moved to close the public hearing, adopt the item with the ordinance and deed restrictions to return at a later date [April 10, 2019].

Motion seconded by Councilmember Kingston.

During discussion, Councilmember Griggs withdrew his motion.

Councilmember Kingston, who seconded the motion, also withdrew his second.

Councilmember Griggs moved to continue the public hearing and hold the item under advisement until the April 10, 2019 voting agenda meeting of the city council.

Motion seconded by Councilmember Kingston.

After discussion, Mayor Rawlings called a vote and declared the item unanimously held under advisement.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0459

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 56: Zoning Case Z178-361(CT)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street between Martin Luther King Jr. Boulevard and Lenway Street

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

Later in the meeting, Councilmember Kleinman moved to reconsider the item.

Motion seconded by Councilmember Callahan.

After discussion, Councilmember Kleinman withdrew his motion to reconsider the item.

No further action was taken.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0460

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item 57: A public hearing to receive comments regarding consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations for mixed income housing development bonuses and an ordinance granting the amendments

Recommendation of Staff: Approval of the Economic Development and Housing Committee recommendation.

Recommendation of CPC: Approval

Councilmember Atkins requested the item be considered collectively with agenda item 27; there was no objection voiced to the request.

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

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

Demetria McCain, 3301 Elm St., representing Inclusive Communities Project, Inc.
Jim Knight, 6823 Prestonshire Ln.

Councilmember Atkins moved to close the public hearing, accept the recommendation of the city plan commission with the following changes from the Economic Development and Housing Council Committee:

- An urban form setback of 10 feet is required for that portion of a structure above 45 feet in height in MF-1(A) and MF-2(A) Multifamily Districts;
- The rental affordability period is extended to 20 years;
- A cap of 50 percent is added to the number of reserved units allowed for households at or below 80 percent of Area Median Family Income;
- Allowing that cap to be waived for development enrolled in a program administered by the Department of Housing and Neighborhood Revitalization;
- The floor area ration bonuses for the MU-3 District are doubled; and
- Ask staff to review the program in one year.

Motion seconded by Councilmember Narvaez.

Councilmember Atkins requested a record vote.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0460

Page 2

Mayor Rawlings called a record vote on Councilmember Atkins' motions for agenda item 27 and agenda item 57:

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

Voting No: [0]

The city secretary declared the items unanimously amended.

Assigned ORDINANCE NO. 31152

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0461

MISCELLANEOUS HEARINGS

Item 58: A public hearing to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Atkins moved to close the public hearing.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0462

MISCELLANEOUS HEARINGS

Item 59: 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 the City of Dallas, located near the intersection of Interstate Highway 30 and South Hill Avenue and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to the City of Dallas 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:

Lee Beeson, 8430 Township Ln. [Environmental Consultant], representing Halff Associates

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

Motion seconded by Councilmember Atkins and unanimously adopted.

Assigned ORDINANCE NO. 31153

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0463

Addendum Item 1: Authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards, for structural foundation system due to geotechnical conditions, utility relocation, and additional excavation, pier drilling and concrete for three spraygrounds at Jaycee /Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, and K.B. Polk Park located at 3860 Thedford Avenue - Not to exceed \$374,850.00, from \$6,681,770.55 to \$7,056,620.55 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0464

Addendum Item 2: Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative (AER) as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (the “Code”), with respect to approving the issuance of tax-exempt multifamily residential revenue bonds (the “Bonds”) issued by the City of Dallas Housing Finance Corporation in one or more series in an aggregate principal amount not to exceed \$15,000,000.00 to Flora Street Lofts, Ltd. to finance the acquisition and new construction of Flora Street Lofts, a 52-unit multifamily residential development to be located at 2121 Flora Street, following a public hearing held on March 11, 2019, after reasonable public notice, in order to comply with the Tax Equity and Fiscal Responsibility Act’s public approval requirement of Section 147(f) of the Code - Financing: No cost consideration to the City

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0465

Addendum Item 3: A resolution authorizing an additional retention payment for Christopher J. Caso, Interim City Attorney during the time it takes to select a permanent City Attorney, payable in nine equal installments beginning on April 1, 2019, and ending on December 1, 2019, or until a new City Attorney is appointed - Not to exceed \$90,000.00 - Financing: General Fund

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 27, 2019

19-0466

Addendum Item 4: A resolution appointing Mark S. Swann as City Auditor for the City of Dallas, for a two-year term, effective June 1, 2019, with an annual base salary not to exceed \$XXX,XXX - Financing: General Fund

At 11:01 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 this item under Personnel Matters (Sec. 551.074 Texas Open Meetings Act).

Mayor Rawlings reconvened to open session at 1:05 p.m.

The city secretary read the item into the record.

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

- Effective May 1, 2019; and
- Annual base salary of \$190,000

Motion seconded by Councilmember Callahan.

During discussion, Councilmember Atkins asked Councilmember Gates if she would accept a friendly amendment to increase the annual base salary to \$200,000.

Councilmember Gates accepted the friendly amendment as part of her motion.

Councilmember Callahan, who seconded the motion, also accepted the friendly amendment.

After discussion, Mayor Rawlings called a record vote on Councilmember Gates' amended motion:

Voting Yes: [12] Rawlings, Thomas, Arnold, Callahan, Narvaez,
Felder, Atkins, Clayton, McGough, Kleinman,
Greyson, Gates

Voting No: [3] Medrano, Griggs, Kingston

The city secretary declared the item amended.

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

EXHIBIT C