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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Public Notice

23 0125

POSTED CITY SECRETARY
DALLAS, TX



COUNCIL AGENDA

February 8, 2023
9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 8, 2023
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m4bc8bc591722e08b62fb10bef86571b1>

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2-20

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 21-22

ADDITIONS

Items 23-25

ZONING

Items Z1-Z3

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. [23-314](#) Approval of Minutes of the January 25, 2023 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. [23-305](#) Authorize settlement of the lawsuit styled CLH20, LLC v. The City of Dallas, The City of Dallas Building Inspection Advisory Examining and Appeals Board, and 1529 Sullivan Street Condo Owners Association, Cause No. DC-22-05368 - Not to exceed \$60,000.00 - Financing: Dallas Water Utilities

Attachments: [Resolution](#)

3. [23-307](#) Authorize settlement of the lawsuit styled Hamilton Atmos LP and CitySquare Housing v. City of Dallas, Cause No. CC-19-05721-A - Not to exceed \$300,000.00 - Financing: Liability Reserve Fund

Attachments: [Resolution](#)

4. [23-392](#) Authorize settlement of the lawsuit styled Paul Baldwin v. City of Dallas, Cause No. DC-20-16051 - Not to exceed \$125,000.00 - Financing: Liability Reserve Fund

Attachments: [Resolution](#)

City Controller's Office

5. [23-242](#) A resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuances of **(1)** General Obligation Refunding and Improvement Bonds, Series 2023A in an amount not to exceed \$455,880,000; and **(2)** Combination Tax and Revenue Certificates of Obligation, Series 2023 in an amount not to exceed \$61,500,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

Attachments: [Resolution](#)
[Attachment I](#)

6. [23-243](#) A resolution of the City Council of the City of Dallas, Texas **(1)** authorizing the publication of Notice of Intention to Issue Certificates of Obligation; **(2)** approving the preparation of a preliminary official statement and a Notice of Sale; and **(3)** providing for the effective date thereof - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)
[Exhibit A](#)

Department of Housing & Neighborhood Revitalization

7. [23-308](#) Authorize the Dallas Public Facility Corporation to acquire, develop, and own Singleton Highline, a mixed-income, multifamily development to be located at 2901 Borger (Project) and enter into a seventy-five-year lease agreement with Urban Genesis, LLC, or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Funds \$300,623.00 (15 Years of Estimated Taxes)

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

Department of Public Works

8. [23-42](#) Authorize a construction services contract for the construction of Routh Street Gateway Sidewalk Improvements Project - Thomas 11 Development LLC, lowest responsible bidder of one - Not to exceed \$299,968.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)

Attachments: [Map](#)
[Resolution](#)

Department of Transportation

9. [23-217](#) Authorize the **(1)** acceptance of a grant from the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Congestion Mitigation and Air Quality Improvement Program (Agreement No. CSJ 0918-47-362, CFDA No. 20.205) in the amount of \$5,500,000.00 as federal share in the total project cost of \$5,518,541.60, which includes \$5,390,000.00 in Federal reimbursement, \$110,000.00 in Direct State Cost, \$18,541.60 in Indirect State Cost, and the City of Dallas' portion covered by the use of 1,100,000 Transportation Development Credits in lieu of a local cash match, for cost related to the construction of new sidewalks, Americans with Disabilities Act ramps, curb extensions, pedestrian lighting, and upgrades to traffic signals from Live Oak Street to the North to Hall Street to the East, Interstate Highway 30 to the South and Cesar Chavez Boulevard to the West in the City of Dallas; **(2)** establishment of appropriations in the amount of \$5,390,000.00 in the Deep Ellum Area PEDS & Traffic Signal Fund; **(3)** receipt and deposit of funds in the amount of \$5,390,000.00 in the Deep Ellum Area PEDS & Traffic Signal Fund; **(4)** disbursement of funds in the amount of \$5,390,000.00 from the Deep Ellum Area PEDS & Traffic Signal Fund; and **(5)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$5,390,000.00 - Financing: Texas Department of Transportation Grant Funds

Attachments: [Map](#)
[Resolution](#)

10. [23-216](#) Authorize a construction services contract for Warranted Traffic Signal Installations - October 2022 to reconstruct traffic signals at the intersections of Midway Road at Merrell Road and Arapaho Road at Golden Creek Road - Texas Standard Construction, Ltd., lowest responsible bidder of three - Not to exceed \$826,160.07 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$445,160.07), Capital Projects Reimbursement Fund (\$200,000.00) and Transportation Special Projects Fund (\$181,000.00)

Attachments: [Map](#)
[Resolution](#)

Fire-Rescue Department

11. [23-317](#) Authorize Supplemental Agreement No.1 to the service price agreement with Medical Priority Consultants, Inc. dba Priority Dispatch Corp. to add: (1) Spanish language version of ProQA protocols to the current medical priority dispatch system software in the amount of \$22,000.00; and (2) the fire priority dispatch system component in the amount of \$221,338.50 for the period February 8, 2023 through October 12, 2024 - Amount not to exceed \$243,398.50, from \$110,091 to \$353,489.50 - Financing: Coronavirus State and Local Fiscal Recovery Funds

Attachments: [Resolution](#)

Office of Procurement Services

12. [23-160](#) Authorize a one-year cooperative purchasing agreement for the purchase and installation of a friction tester for the Department of Aviation with Halliday Technologies, Inc. through the General Services Administration cooperative agreement - Not to exceed \$117,349.67 - Financing: Aviation Fund

Attachments: [Resolution](#)

13. [23-234](#) Authorize a three-year cooperative purchasing agreement, with two one-year renewal options, for hardware, software maintenance, and support for the City's electronic data discovery system for the Department of Information and Technology Services with TEQSYS, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$794,683.46 - Financing: Data Services Fund (subject to annual appropriations)

Attachments: [Resolution](#)

14. [23-232](#) Authorize a four-year master agreement for the purchase of aeration and ozone basin diffusers and parts for the Water Utilities Department - Hartwell Environmental Corp. in the estimated amount of \$1,820,000, Evoqua Water Technologies LLC in the estimated amount of \$1,440,000, and Environmental Dynamics International, Inc. in the estimated amount of \$5,000.00, lowest responsible bidders of three - Total estimated amount of \$3,265,000 - Financing: Dallas Water Utilities Fund

Attachments: [Resolution](#)

15. [23-338](#) Authorize a five-year service contract for marketing and selling, through public auction, of City owned land and facilities that have been declared surplus property for the Department of Public Works - Hudson & Marshall LLC dba Hudson & Marshall, most advantageous proposer of four - Financing: No cost consideration to the City (commissions to be paid by a buyer's premium)

Attachments: [Resolution](#)
[Response Letter](#)
[Letter from Protest](#)

16. [23-231](#) Authorize (1) a three-year service price agreement for door hardware, key blanks, and locksmith services for all City facilities - Joe East Enterprises, Inc. dba A-1 Locksmith in the estimated amount of \$618,931.25; and (2) a three-year master agreement for the purchase of door hardware and key blanks for all City facilities - Independent Hardware, Inc. in the estimated amount of \$201,909.74, lowest responsible bidders of two - Total estimated amount of \$820,840.99 - Financing: General Fund (\$433,190.53), Dallas Water Utilities Fund (\$267,000.00), and Aviation Fund (\$120,650.46) (subject to annual appropriations)

Attachments: [Resolution](#)

17. [23-233](#) Authorize Supplemental Agreement No. 4 to extend a service contract with HLP, Inc. for continuous maintenance and support for the service request and work order management software for the Department of Dallas Animal Services for the period February 2, 2023 through February 1, 2026 - HLP, Inc., sole source - Not to exceed \$190,560 - Financing: General Fund (subject to annual appropriations)

Attachments: [Resolution](#)

Park & Recreation Department

18. [23-304](#) Authorize a design-build services contract with Azteca Enterprises, ~~Inc.~~ [LLC](#) to provide ~~pre-design,~~ pre-construction [services](#), architectural, ~~and~~ engineering [design](#), and construction services for the Reverchon Ballpark Restoration and Improvements Project located at 3505 Maple Avenue - Not to exceed \$4,964,832.00 - Financing: Capital Gifts, Donation, and Development Fund

Attachments: [Map](#)
[Resolution](#)

19. [23-170](#) Authorize a development, operation, and maintenance agreement with MQMF Dallas Carlisle Street LLC, a Delaware Limited Liability Company ("MQMF"), for certain landscape, pedestrian sidewalk and other improvements, including drainage, on a portion of the Katy Trail for the purpose of connecting and providing public access to the Katy Trail from an adjacent property located at 3215 Carlisle Street ("Adjacent Property") to that portion of the Katy Trail, that will bind MQMF, its successors, and assigns for as long as the landscape and other improvements serve the purpose for the benefit of Dallas residents - Financing: No cost consideration to the City

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)

Water Utilities Department

20. [23-38](#) Authorize Supplemental Agreement No. 2 to the professional services contract with Half Associates, Inc. for additional engineering services related to storm drainage improvements at three locations (list attached to the Agenda Information Sheet) - Not to exceed \$955,776.65, from \$462,327.00 to \$1,418,103.65 - Financing: Flood Control (D) Fund (2017 General Obligation Bond Funds)

Attachments: [List](#)
[Maps](#)
[Resolution](#)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

21. [23-316](#) 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)
22. [23-221](#) An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 6, 2023, for the purpose of electing 15 members to the City Council of the City of Dallas to represent Places 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 (Mayor) for the term beginning June 19, 2023 - Financing: No cost consideration to the City

Attachments: [Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

ADDITIONS:

Closed Session

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

Consideration of appointment to boards and commissions:

- Oliver Victor Black, Animal Services Commission
- Amanda Benavides, North Oak Cliff Municipal Management District

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**Department of Public Works**

23. [23-210](#) Authorize a correction to Resolution No. 23-0201, previously approved on January 25, 2023 with Johnson Bros. Corporation, a Southland Company to revise the funding from 2023 Certificates of Obligation to 2017 General Obligation Bond Fund - Not to exceed \$49,982,822.75 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Attachments: [List](#)
[Map](#)
[Resolution](#)

Mayor and City Council Office

24. [23-484](#) A resolution commemorating the 50th anniversary of *Roe v. Wade* and affirming the city's support for abortion rights - Financing: No cost consideration to the City (via Councilmembers Bazaldua, Blackmon, Deputy Mayor Pro Tem Narvaez, Ridley, West)

Attachments: [Memorandum](#)
[Resolution](#)

Office of Economic Development

25. [23-18](#) Authorize Supplemental Agreement No. 1, approved as to form by the City Attorney, to the service agreement with HR&A Advisors, Inc. for analytical, strategic and community planning consultant services to: (1) update the Scope of Services to include matters related to the implementation of the City of Dallas Economic Development Policy; (2) extend the term from January 1, 2023 to December 31, 2023; and (3) increase the overall contract amount by \$1,022,000.00, from \$1,296,000.00 to \$2,318,000.00 - Not to exceed \$1,022,000.00 - Financing: Public/Private Partnership Fund (\$114,800.00) and General Fund (\$907,200.00)

Attachments: [Resolution](#)
[Exhibit A](#)

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Urban Design****ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL**

- Z1. [23-424](#) A public hearing to receive comments regarding an application for a Specific Use Permit 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 north corner of Kleberg Road and Carleta Street
Recommendation of Staff: Denial
Recommendation of CPC: Denial without prejudice
Z212-283(JM)
Note: This item was deferred by the City Council before opening the public hearings on December 14, 2022 and was held under advisement on January 25, 2023, and is scheduled for consideration on February 8, 2023.

Attachments: [Case Report](#)

- Z2. [23-421](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication use on property zoned a CR Community Retail District, on the southeast corner of Walnut Hill Lane and Audelia Road
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions
Z212-295(JM)
Note: This item was deferred by the City Council before opening the public hearing on January 25, 2023 and is scheduled for consideration on February 8, 2023.

Attachments: [Case Report](#)

- Z3. [23-419](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2189 for a recycling buyback center on property zoned an IM Industrial Manufacturing District, on the northeast line of Barry Avenue, between Upshur Street and East Grand Avenue
- Recommendation of Staff: Approval for a two-year period, subject to conditions
- Recommendation of CPC: Approval for a two-year period, subject to conditions
- Z212-296(MP)
- Note: This item was deferred by the City Council before opening the public hearing on January 25, 2023 and is scheduled for consideration on February 8, 2023.

Attachments: [Case Report](#)

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]