

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 24, 2023

23-0680

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR PRO TEM CAROLYN KING ARNOLD, PRESIDING

PRESENT: [14] Arnold, Narvaez (**9:15 a.m.), West, Moreno, Thomas, Resendez (**9:28 a.m.), Bazaldua (**9:46 a.m.), Atkins (**9:24 a.m.), Blackmon, McGough, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [1] Johnson

The meeting was called to order at 9:19 a.m. with a quorum of the city council present.

The invocation was given by Chaplain J.K. Hamilton of DPD.

Councilmember Blackmon led the pledge of allegiances of the United States of America and Texas State flags.

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

The meeting recessed to closed session at 12:14 p.m. and reconvened to open session at 1:37 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 3:21 p.m.

Presiding Officer

ATTEST:

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.

The actions taken on renewal motions that allows the city council to further discuss (reconsideration) or dispose (rescind) of a motion previously 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.

***Note: Members of the City Council participated in this meeting by video conference.**

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 24, 2023

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 24, 2023

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0681

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: Robert Ceccarelli, 1822 Young St.
SUBJECT: DISD is failing South Dallas students

SPEAKER: Sandra Crenshaw, 1431 Quartet Dr.
SUBJECT: Juneteenth

SPEAKER: Gregory Demus, 5211 Dazzle Dr.
SUBJECT: Thanks

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Marvin Crenshaw, 2704 Pennsylvania Ave.
SUBJECT: Zionism

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0682

Item 1: Approval of Minutes of the May 10, 2023 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0683

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-38. Consent agenda items 7 and 22 were corrected. Consent agenda item 35 was deleted.

Councilmember Bazaldua requested consent agenda items 2 and 19 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda items 2 and 28 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember West requested consent agenda items 10 and 19 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Ridley requested consent agenda item 19 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 3-9, 11-18, 20-27, 29-34 and 36-38 was presented for consideration.

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

Motion seconded by Councilmember West and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0684

Item 2: An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division provided pursuant to its January 13, 2023, Dallas Annual Rate Review filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City

Councilmember Bazaldua and Councilmember Mendelsohn requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

Councilmember Mendelsohn moved to defer the item to the June 14, 2023 voting agenda meeting of the city council; followed by a briefing at the June 13, 2023 Government Performance and Financial Management Council Committee meeting.

Motion seconded by Councilmember Atkins and unanimously deferred. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0685

Item 3: Authorize a construction services contract for installation of solar photovoltaic and battery energy storage system at Bachman Recreation Center located at 2750 Bachman Drive - Ameresco, Inc., most advantageous proposer of three - Not to exceed \$975,000.00 - Financing: Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0686

Item 4: Authorize a two-year construction services contract, with three one-year renewal options, to perform job order contracting services for environmental remediation at City of Dallas buildings with Prism Response LLC, dba Alloy Group, and RNDI Companies, Inc., the most advantageous proposers of three - Not to exceed \$15,000,000.00 - Financing: General Fund (\$5,000,000.00) and Capital Construction Fund (\$10,000,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0687

Item 5: Authorize settlement of a claim filed by Ashley Boles, EEOC Charge No. 450-2022-07026 - Not to exceed \$70,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0688

Item 6: Authorize an engineering services contract with O'Brien Engineering, Inc. to provide engineering services for the analysis of Garage A and B pedestrian concourse walkway roof and heating, ventilation, and air conditioning (HVAC) system as well as other HVAC system around the garage/terminal area, correct existing deficiencies, bid phase and construction administration services at Dallas Love Field - Not to exceed \$249,600.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0689

Item 7: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents covering a loan with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Applicant) in an amount not to exceed \$4,618,487.00 in HOME Investment Partnerships Program Funds, conditioned upon Applicant, or the entity named by the award, receiving 2023 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of a mixed-income affordable multi-family senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas 75228 (Property); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC), or an affiliate(s) thereof in an amount not to exceed \$3,965,000.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) Funds to purchase and own the Property; and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliate(s), for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements -Not to exceed \$8,583,487.00 - Financing: HOME Investment Partnerships Funds (\$4,618,487.00) and Community Development Block Grant Disaster Recovery Funds (\$3,965,000.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0690

Item 8: Authorize the approval of the **(1)** City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$45,000,000.00; proceeds of the Bonds will be loaned to Ash Creek Housing, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex to be known as Rosemont at Ash Creek, located at 2605 John West Road, Dallas, Texas (Development); and **(2)** application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and acquire and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 10, 2023 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0691

Item 9: Authorize the approval of the **(1)** City Council, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the Dallas Housing Finance Corporation (DHFC) or Issuer in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Positano Acquisition, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex for seniors to be known as The Positano and located at 2519 John West Road, Dallas, Texas (Development); and **(2)** application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 10, 2023 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas, all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0692

Item 10: Authorize the Dallas Housing Finance Corporation to acquire and own Axis Kessler Park, a multifamily development located at 2400 Fort Worth Avenue - Estimated Revenue Foregone: General Funds \$7,880,155.00 (15 Years of Estimated Taxes)

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

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

Councilmember West moved to defer the item to the June 14, 2023 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0693

Item 11: Authorize the Dallas Housing Finance Corporation to acquire and own Domain at Midtown, a multifamily development located at 8169 Midtown Boulevard - Estimated Revenue Foregone: General Funds \$10,191,769.00 (15 Years of Estimated Taxes)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0694

Item 12: An ordinance granting a revocable license to Oeste Tres, LLC dba Three Links Deep Ellum, for the use of a total of approximately 77 square feet of land to occupy, maintain, and utilize a sidewalk café and an A-frame sign on portions of Elm Street right-of-way located near its intersection with Crowds Street - Revenue: General Fund \$200 annually and \$100 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32461

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0695

Item 13: An ordinance granting a revocable license to Big Outdoor Texas, LLC, for the use of a total of approximately 100 square feet of aerial space to install, maintain and utilize two videoboard signs over portions of Griffin and Elm Streets rights-of-way near its intersection with Griffin and Elm Streets - Revenue: General Fund \$2,000.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32462

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0696

Item 14: Authorize an increase in the construction services contract with Viking Construction, LLC f/k/a Viking Construction, Inc. for the 2022 Two-Year Term Agreement Slurry Seal and Polymer Modified Micro-Surfacing Contract - Not to exceed \$3,100,000.00, from \$12,423,914.65 to \$15,523,914.65 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0697

Item 15: Authorize a construction services contract for the construction of the Jefferson/Twelfth Connector Lane Diet/Removal Project - Jeske Construction Co., lowest responsible bidder of two - Not to exceed \$4,661,560.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$3,811,812.00), Water Capital Improvement F Fund (\$679,654.00), and Wastewater Capital Improvement G Fund (\$126,394.00), Water Construction Fund (\$31,325.00) and Wastewater Construction Fund (\$12,375.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0698

Item 16: Authorize **(1)** the acceptance of a grant from the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant Program (Agreement No. CSJ 0918-47-390, CFDA No. 20.205) as Federal share in the total project cost of \$2,406,614.00, which includes \$1,840,000.00 as Federal participation for environmental assessment, engineering, construction, and direct state costs, \$106,614.00 as State participation for indirect state costs, and \$460,000.00 as local participation for environmental assessment, engineering, construction, and direct state costs paid to TxDOT prior to construction for cost related to the preparation of preliminary engineering (schematic and environmental), final design, plans, specifications and estimates, and the reconstruction of Lake June Road from U.S. 175 to Gillette Street including rehabilitation of a 6 to 4 lane roadway including full depth pavement repair to include bike lanes, sidewalks, lighting, and traffic signal at Gillette Street and Lake June Road; **(2)** a local match in the amount of \$460,000.00; **(3)** the disbursement of funds in the amount of \$460,000.00 to TxDOT from the Coronavirus State and Local Fiscal Recovery Fund; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$460,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0699

Item 17: Authorize a resolution to support Dallas Area Rapid Transit's Detailed Application to the Texas Department of Transportation 2023 Transportation Alternatives Set-Aside Program Call for Projects which includes funding to construct segments of the Cotton Belt Trail in the City of Dallas - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0700

Item 18: Authorize a resolution to support Detailed Applications for funding for two planning projects: Project 1 - Skillman Bridge Connectivity and Safe Routes to Schools Planning Study and Project 2 - Esperanza District Neighborhood Planning Study for the Texas Department of Transportation Call for Projects to utilize funds for cost reimbursement through the Transportation Alternatives Set-Aside Program - 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

MAY 24, 2023

23-0701

Item 19: Authorize a resolution to support the “Refined Hybrid Option” as recommended by the Texas Department of Transportation for future redevelopment of Interstate Highway 345 and the accommodation of the interface with Dallas Area Rapid Transit’s D2 alignment - Financing: No cost consideration to the City

Councilmember West, Councilmember Ridley and Councilmember Bazaldua requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

The following registered speakers addressed the city council on the item:

Adam Lamont, 9432 Amberton Pkwy., representing Dallas Neighbors for Housing
[handout provided]
Rebekah Kornblum, 4207 Live Oak St., representing Dallas Bicycle Coalition
Hexel Colorado, 2124 N. Garrett Ave. [handout provided]
Caleb Roberts, 1707 Hall St.
DAndrala Alexander, 9432 Amberton Pkwy.
Krista Nightengale, 1623 Main St.
Eva Mason, 4606 Cedar Springs Rd., representing The People’s Party of Texas
Paul Carden, 2007 Harlandale Ave.
Marc Ishmael, 2401 Bennet Ave., representing Dallas Neighbors for Housing
Nate Hemby, 212 Melba St., representing Dallas Neighbors for Housing
Andrew Hanson, 5609 Anita St.
Abram Olivas, 4525 Sylvester St., representing Dallas New Urbanists
Bryan Tony, 1500 Pecos St., representing Bryan Place Neighborhood Association

Deputy Mayor Pro Tem Narvaez moved to adopt the item as recommended by the Transportation & Infrastructure Committee with the following changes:

- Add a section stating that the City of Dallas’ approval is conditioned on the development of the Texas Department of Transportation’s design phase for the “Refined Hybrid Option” integrating relevant city design elements, plans, and policies, including but not limited to:
 - the Comprehensive Environmental & Climate Action Plan;
 - the Racial Equity Plan;
 - the Economic Development Policy; and
 - the Street Design Manual.

- Add a section stating that the city’s approval is conditioned on TxDot briefing an appropriate city council committee at least once every 6 months throughout the “Refined Hybrid Option” design phase.
- Add a section stating that the city’s approval is conditioned on TxDot incorporating structural engineering for capping and decking into the design phase of the “Refined Hybrid Option” project.
- Add a section stating that the city’s approval is conditioned on TxDot studying possible truck re-routing from IH-345 in connection with the “Refined Hybrid Option” project.
- Add a section stating that the City Manager is directed to investigate the availability of, and the city’s eligibility for, alternate sources of funding, including but not limited to the U.S. Department of Transportation’s Reconnecting Communities Pilot Program, for:
 - Studies regarding alternative design options, including other hybrid options and new options, for the future of IH-345; and
 - The city pursuing an alternative design option; and
- That pursuant to the results of the studies and based on the availability of alternate sources of funding, the city reserves the right to fully or partially withdraw its support of the “Refined Hybrid Option” recommended by TxDot for the future redevelopment of IH-345.

Motion seconded by Councilmember Ridley.

During discussion and at the request of Councilmember Schultz, the following individual addressed the city council on the item:

Michael Morris, 5306 Burning Springs Ct., Arlington, TX, representing NCTCOG

During further discussion and at the request of Councilmember Mendelsohn, the following individual addressed the city council on the item:

Ceason Clemens, Not provided, representing Texas Department of Transportation

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

23-0701

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After discussion, Presiding Officer Arnold called a record vote on Deputy Mayor Pro Tem Narvaez's amended motion:

Voting Yes: [14] Arnold, Narvaez, West, Moreno, Thomas,
Resendez, Bazaldua, Atkins, Blackmon,
McGough, Schultz, Mendelsohn, Willis, Ridley

Voting No: [0]

Absent: [1] Johnson

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0702

Item 20: Authorize a professional engineering services contract with Halff Associates, Inc. to provide engineering services for the Oak Farms Local Corridors conceptual engineering study in the area from Interstate Highway 30 to the north; Trinity River to the northeast; Beckley Avenue, Elsbeth Street, and Zang Boulevard to the west; Cumberland Street and Marsalis Avenue to the southwest; and DART Red Line to the southeast - Not to exceed \$1,078,824.36 - Financing: Oak Farms Project Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0703

Item 21: Authorize a three-year professional design services contract for traffic signal design services for the following six intersections: Gaston Avenue and Haskell Avenue; Oates Drive and Peavy Road; Lake June Road and Pleasant Drive; Ledbetter Drive and Veterans Drive; Buckner Boulevard and Hume Drive; McKinney Avenue and Routh Street; and other related tasks - HDR Engineering Inc., most highly qualified proposer of five - Not to exceed \$290,868.75 - Financing: Coronavirus State and Local Fiscal Recovery Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0704

Item 22: Authorize ~~(1)~~ an increase in the construction services contracts for job order contract with Nouveau Construction and Technology Services, L.P. ~~to continue~~ to provide additional construction services at Stemmons Municipal Center located at 7800 North Stemmons Freeway ~~job order contacting services at City facilities; and (2) an increase in appropriations in an amount not to exceed \$124,420.78 in the Building Inspection Fund~~ - Not to exceed \$124,420.78, from \$456,586.99 to \$581,007.77 - Financing: Building Inspection Fund (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0705

Item 23: Authorize a public hearing to be held on June 14, 2023 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing (“TIF”) District (the “TIF District”) to: **(1)** increase the geographic area of the Bishop/Jefferson Sub-District by approximately 7 acres to include properties at 1200 and 1400 East Jefferson Boulevard; **(2)** increase the geographic area of the Clarendon/Beckley/Kiest Sub-District by approximately 11 acres to include: **(a)** approximately 4 acres generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street and north of the terminus of Ridge Street, and **(b)** approximately 7 acres generally in the 900 and 1000 blocks of Morrell Avenue at Fernwood Avenue and the 1200 and 1300 blocks of Morrell Avenue at Denley Drive; and **(3)** make corresponding modifications to the TIF District’s boundary and Plan; and, at the close of the public hearing on June 14, 2023, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect this amendment - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0706

Item 24: Authorize a resolution of support for a Municipal Setting Designation application to the Texas Commission on Environmental Quality, provided by Hartman Promenade, LLC and approved by the City of Richardson, that prohibits the use of groundwater as potable water beneath property owned by Hartman Promenade, LLC, located near the intersection of Coit Road and Arapaho Road in Richardson, TX within a 0.5 mile radius of the City of Dallas Council Districts 11 and 12 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0707

Item 25: Authorize a three-year cooperative purchasing agreement for the acquisition and service maintenance and support of a web application firewall and distributed denial of service protective technologies for the Department of Information and Technology Services with ePlus Technology, Inc. through the Interlocal Purchasing System cooperative agreement - Not to exceed \$514,784.43 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0708

Item 26: Authorize a three-year master agreement for the purchase of janitorial supplies, trash bags, and liners for the Department of Aviation with M.A.N.S. Distributors, Inc. through The Local Government Purchasing Cooperative (BuyBoard) agreement - Estimated amount of \$18,133,470 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0709

Item 27: Authorize the purchase of automated chest compression systems for the Fire-Rescue Department with Stryker EMS through the National Association of State Procurement Officials cooperative agreement - Not to exceed \$344,455.02 - Financing: Coronavirus State and Local Fiscal Recovery Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0710

Item 28: Authorize **(1)** service contracts for shelter capacity overflow services to increase sheltering capacity services for the homeless in the amount of \$375,000 for Austin Street Center; in the amount of \$375,000 for Bridge Steps dba The Bridge; and in the amount of \$250,000 for Family Gateway, Inc., most advantageous proposers of five for the period from January 19, 2023 through September 30, 2023; and **(2)** ratification(s) for the Office of Homeless Solutions to pay outstanding invoices for services provided from January 19, 2023 through May 1, 2023 in the amount of \$210,000 for Austin Street Center; in the amount of \$128,240 for Bridge Steps dba The Bridge; and in the amount of \$75,000 for Family Gateway, Inc. - Total not to exceed \$1,000,000 - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant Funds

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

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

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0711

Item 29: Authorize **(1)** a one-year service contract in the amount of \$1,150,000, with a one year renewal option in the amount of \$1,150,000 with Services of Hope & Financial Hope CCS; **(2)** a one-year service contract in the amount of \$536,581, with a one year renewal option in the amount of \$540,343 with Catholic Charities of Dallas, Inc.; and **(3)** a one-year service contract in the amount of \$150,000, with a one year renewal option in the amount of \$150,000 with Dallas Leadership Foundation, for the administration of food distribution and delivery programs to residents of Dallas that have been impacted and/or had their needs exacerbated by the COVID-19 pandemic for the Office of Community Care, most advantageous proposers of six - Total amount not to exceed \$3,676,924 - Financing: Coronavirus State and Local Fiscal Recovery Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0712

Item 30: Authorize a three-year service contract, with two one-year renewal options, for wastewater flowmeter monitoring services for the Water Utilities Department - Hach Company, most advantageous proposer of four - Not to exceed \$1,898,075.00 - Financing: Wastewater Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0713

Item 31: Authorize Supplemental Agreement No. 3 to increase to the service price agreement with Miner Ltd. dba Overhead Door Co. of Dallas for citywide overhead door repair, maintenance, parts, and labor - Not to exceed \$1,143,472.98, from \$4,573,891.92 to \$5,717,364.90 - Financing: General Fund (\$571,736.98), Capital Construction Fund (\$190,579.00), Aviation Fund (\$190,578.00), Dallas Water Utilities Fund (\$185,528.66), and Stormwater Drainage Management Operations Fund (\$5,050.34) (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0714

Item 32: Authorize an application for the Texas Parks and Wildlife Department Local Parks Urban Outdoor Grant program up to an amount of \$1,500,000.00 for the Community Park at Fair Park Phase One Project located within Fair Park - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0715

Item 33: Authorize **(1)** an additional twelve-month extension to a management agreement with Dallas Heritage Society at Old City Park for the period May 26, 2023 through May 26, 2024; and **(2)** allocation of \$300,000.00 in funding to Dallas Heritage Society at Old City Park - Not to exceed \$300,000.00 - Financing: General Funds

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0716

Item 34: Authorize a three-year service price agreement for the rental, cleaning and delivery of spring drinking water and dispensers - Blue Triton Brands Inc., lowest responsible bidder of three - Not to exceed \$38,815.56 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0717

Item 35: ~~Authorize a decrease to the construction services contract with the Fain Group, Inc. for a reduced scope of work to delete accent lighting and underground electrical service rerouting and adjust for construction material cost increased due to delays postponing the project start date by nine months on the Hi Line Connector Trail along Victory Avenue and Hi Line Drive between the Katy Trail and the Trinity Strand Trail. Not to exceed (\$96,486.41), from \$11,531,424.84 to \$11,434,938.43. Financing: Circuit Trail Conservancy Fund~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0718

Item 36: Authorize a construction services contract for the University Crossing Trail Lighting Project from Ellsworth Avenue to the Matilda Bridge - RoeschCo Construction, LLC, lowest responsible bidder of two - Not to exceed \$1,235,000.00 - Financing: University Crossing PID Trail Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0719

Item 37: Authorize acquisition of a wastewater easement from Alessandro Attura, of approximately 4,410 square feet of land located near the intersection of Harbor Town Drive and Hilton Head Drive in Dallas/Collin County for the Bent Tree Interceptor Project - Not to exceed \$72,058.00 (\$69,058.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0720

Item 38: Authorize a construction services contract for the installation of water and wastewater mains at 21 locations (list attached to the Agenda Information Sheet) - Muniz Construction, Inc., lowest responsible bidder of four - Not to exceed \$12,711,348.00 - Financing: Water (Drinking Water) - TWDB 2022 Fund (\$9,939,813.00) and Wastewater (Clean Water)-N2022 TWDB Fund (\$2,771,535.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0721

Item 39: 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)

There were no appointments made to boards and commissions.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0722

Item 40: ~~Consideration of appointment to the Dallas Area Rapid Transit Board of Directors for Positions 03, 04, 05, 06, 07, and 08 (Closed Session, if necessary; Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) – Financing: No cost consideration to the City~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0723

Item 41: A resolution directing the city manager to procure the services of an independent consultant to conduct a feasibility study of the various alternatives for the future of Interstate Highway (IH) 345, including the Removal Alternative (also known as the Boulevard Option), with such study to be completed within one year of the execution of the consulting services contract; postpone placing a resolution in support of the Hybrid Alternative recommended by the Texas Department of Transportation (TxDOT) for IH- 345 on a City Council agenda until after the consultant and/or City staff present their findings to the City Council; and investigate the availability of federal infrastructure funds for an event in which the City pursues an alternative not supported by TxDOT - including, but not limited to, the Removal Alternative (Boulevard Option) - for the future of IH-345 - Financing: No cost consideration to the City (see Fiscal Information) (via Councilmembers West, Willis, Blackmon, Moreno, and Ridley)

Councilmember West moved to deny the item.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously denied. (Thomas, Resendez absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0724

Item 42: A resolution of support for the adoption of Creating A Respectful And Open Workplace For Natural Hair (CROWN) standards which specifically link discrimination on hair texture and protective hairstyles, which include braids, locks, and twists, as well as dreadlocks and afros, to non-discrimination
- Financing: No cost consideration to the City

The following registered speakers addressed the city council on the item:

Aicha Davis, Not Provided
Linda Newland, 2468 Dorrington Dr.
Dakari Davis, Not Provided
Sean Reed, 4717 Lashley Dr., representing DFW Urban League

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

- Add a “Whereas” clause stating that HB 567 has been approved by both houses of the Texas Legislature and is awaiting the governor’s signature.
- Amend Section 2 of the resolution to say:
 - That City Council calls on Governor Greg Abbott to sign House Bill 567 into law to protect each student, employee, and service recipient from discrimination regardless of diversity in personal classification so that no person may be penalized for the manner in which they choose to wear their own natural hair.

Motion seconded by Councilmember Bazaldua.

After discussion, Presiding Officer Arnold called a vote and declared the item unanimously amended. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0725

Item 43: Authorize a five-year lease agreement, with two five-year renewal options, with New Cingular Wireless PCS, LLC, for approximately 528 square feet of City-owned land located at 500 North Malcolm X Boulevard to be used as a cellular transmission and receiving facility for the period March 1, 2023 through February 29, 2028 - Estimated Revenue: General Fund \$460,356.00 (This item was deferred on May 10, 2023)

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Ridley and unanimously adopted. (McGough absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0726

CLOSED SESSION

(Sec. 551.076 and Sec. 551.089 T.O.M.A.)

- Deliberation regarding security devices or security audits including: (1) security assessments or deployments relating to information resources technology; (2) network security information (3); the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices; or (4) a security audit regarding a recent security incident relating to the City's information resources technology.

At 12:14 p.m., Presiding Officer Arnold 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:

(Sec. 551.076 and Sec. 551.089 T.O.M.A.)

- Deliberation regarding security devices or security audits including: (1) security assessments or deployments relating to information resources technology; (2) network security information (3); the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices; or (4) a security audit regarding a recent security incident relating to the City's information resources technology.

The closed session ended and reconvened to open session at 1:37 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0727

Item 44: An ordinance amending Chapter 12A, “Code of Ethics,” of the Dallas City Code, **(1)** adding a substantial interest in business entity conflict of interest; **(2)** providing that the rules against impermissible financial interest in discretionary contracts or sales during service with the city do not apply to volunteers on a committee or task force formed by a board or commission; **(3)** requiring a disclosure for those who were paid to work on councilmember campaigns when representing interests before the city council; **(4)** creating an offense for disclosing confidential information; **(5)** prohibiting campaign/political consultants from lobbying councilmembers for one year following an election; **(6)** amending the standard of proof to be a preponderance of the evidence; **(7)** providing updated subpoena processes for the inspector general and ethics advisory commission and updated hearing procedures; and **(8)** updating definitions and simplifying and clarifying language - Financing: No cost consideration to the City

The city secretary announced Deputy Mayor Pro Tem Narvaez had previously deferred consideration of agenda item 44, in accordance with Section 7.11 of the City Council Rules of Procedure prior to the meeting, to the June 14, 2023 voting agenda meeting of the city council.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0728

Item 45: Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Elms, a mixed-income, multifamily development to be located at 1710 Morrell Avenue (Project) and enter into a seventy-five-year lease agreement with 1710 Morrell Avenue, LLC or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund \$50,517.00 (15 Years of Estimated Taxes)

Deputy Mayor Pro Tem Narvaez moved to adopt the item with the following change:

- If the Applicant does not start construction on or before July 24, 2024, the City's authorization for the PFC's lease agreement with the Applicant will terminate and the Project will no longer qualify for a tax exemption.

Motion seconded by Councilmember Atkins.

During discussion, Councilmember Mendelsohn requested a record vote.

Presiding Officer Arnold called a record vote on Deputy Mayor Pro Tem Narvaez's amended motion:

Voting Yes: [12] Arnold, Narvaez, West, Moreno, Thomas, Resendez, Bazaldua, Atkins, Blackmon, Schultz, Willis, Ridley

Voting No: [1] Mendelsohn

Absent When Vote Taken: [1] McGough

Absent: [1] Johnson

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0729

Item 46: Authorize the City Manager or designee to execute development agreements with the SoGood Cedars Municipal Management District and the NewPark Municipal Management Agreement -- Financing: No cost consideration to the City

Councilmember Moreno moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Bazaldua, McGough absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0730

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda item Z1.

Agenda item Z1: Zoning Case Z212-300(AU)

Agenda item Z1 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, there was no consent zoning docket for consideration.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0731

Item Z1: Zoning Case Z212-300(AU) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Warren Avenue, Wendelkin Street, Julius Schepps Freeway, Pennsylvania Avenue, and South Harwood Street

Recommendation of Staff: Approval, subject to a site plan, a landscape plan, a traffic management plan, and conditions

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

Councilmember Bazaldua requested the item be considered as an individual hearing later in the meeting; there was no objection voiced by the city council.

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

The following individual addressed the city council on the item:

Karl Crawley, 2201 Main St., representing DISD

Councilmember Bazaldua moved to close the public hearing, accept the recommendation of staff and pass the ordinance.

Motion seconded by Councilmember West and unanimously adopted. (Moreno, Resendez absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 32463

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0732

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z2: Zoning Case Z223-131(AU)

A public hearing to receive comments regarding an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the west corner of Lemmon Avenue and Herschel Avenue

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

Recommendation of CPC: Denial without prejudice

Note: This item was held under advisement on May 10, 2023 and is scheduled for consideration on May 24, 2023.

The following individuals addressed the city council on the item:

John Dickey, 7014 Lattimore Dr., representing Parklane Investments Inc.
Matthew Copenhaver, 14800 Landmark Blvd. [handout provided]
David Grates, 14700 Landmark Blvd.
Elias Bahar, 3100 McKinnon St., representing Oak Lawn Committee

Councilmember Ridley moved to close the public hearing, accept the recommendation of the city plan commission and deny the item without prejudice.

Motion seconded by Deputy Mayor Pro Tem Narvaez.

During discussion, Councilmember Blackmon moved a subsidiary motion to refer the item to the city plan and zoning commission.

Subsidiary motion seconded by Councilmember Mendelsohn.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

23-0732

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After discussion, Presiding Officer Arnold called a record vote on Councilmember Blackmon's subsidiary motion:

Voting Yes: [11] Narvaez, West, Moreno, Thomas,
Bazaldua, Atkins, Blackmon, McGough,
Schultz, Mendelsohn, Willis

Voting No: [2] Arnold, Ridley

Absent When Vote Taken: [1] Resendez

Absent: [1] Johnson

The city secretary declared the item referred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0733

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z3: Zoning Case Z212-185(OA/JM)

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an MC-4 Multiple Commercial District, on the north side of Vantage Point, west of Greenville Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Note: This item was deferred by the City Council before opening the public hearings on August 10, 2022, and September 14, 2022, and was held under advisement on December 14, 2022, February 22, 2023, and May 10, 2023; and is scheduled for consideration on May 24, 2023.

The following individuals addressed the city council on the item:

Adam Lamont, 9432 Amberton Pkwy., representing Dallas Neighbors for Housing

Chris Carter, 9523 Highedge Dr.

Joseph Dingman, 2920 Forest Ln., representing St. Jude Inc./Catholic Housing Initiative
[handout provided]

Councilmember McGough 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 Narvaez and unanimously adopted. (Resendez absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 32464

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0734

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item PH1: A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b)(20) and 51A-4.217(b)(11.1) “Temporary inclement weather shelter” and related sections with consideration being given to appropriate spacing requirements for temporary inclement weather shelters within a half-mile of the central business district and an ordinance granting the amendments

Recommendation of Staff: Approval

Recommendation of CPC: Approval

No one addressed the city council on the item.

Councilmember Thomas 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 Narvaez.

Councilmember Moreno moved a subsidiary motion to close the public hearing, accept the recommendation of the city plan commission with the following change:

Romanetee (iii)

- The Office of Homeless Solutions and the Office of Emergency Management shall brief the [Housing and Homelessness] city council committee on this provision by May 24, 2025.

Motion seconded by Councilmember West.

After discussion, Presiding Officer Arnold called a vote on Councilmember Moreno’s subsidiary motion and declared the motion unanimously adopted. (Resendez absent when vote taken; Johnson absent)

Presiding Officer Arnold called a vote on Councilmember Thomas’ motion as amended by Councilmember Moreno and declared the item unanimously amended. (Resendez absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 32465

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0735

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments on the FY 2023-24 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

Tekisha Hobbs, 1616 Al Lipscomb Way, representing Dallas Bicycle Coalition/Bike Friendly South Dallas

Councilmember Mendelsohn moved to close the public hearing.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously closed. (Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0736

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments on the Proposed FY 2023-24 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Mendelsohn moved to close the public hearing.

Motion seconded by Councilmember Schultz and unanimously closed. (Thomas, Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0737

MISCELLANEOUS HEARINGS

Item PH4: A public hearing to receive comments regarding an application by LDG The Crossing at Clear Creek, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Crossing at Clear Creek located at the Northeast Corner of Highway I75 and Woody Road, Dallas, TX 75253 (the “Development”); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Crossing at Clear Creek and in accordance with 10 TAC §11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 South Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

Jake Brown, 6300 La Calma Dr., Austin, TX, representing LDG Development

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

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0738

MISCELLANEOUS HEARINGS

Item PH5: A public hearing to receive comments regarding an application by LDG The Ridge at Loop 12, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Ridge at Loop 12 located at 1200 North Walton Walker Boulevard, Dallas, TX 75211 (the “Development”); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Ridge at Loop 12 and in accordance with 10 TAC §11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

Jake Brown, 6300 La Calma Dr., Austin, TX, representing LDG Development

Deputy Mayor Pro Tem Narvaez moved to close the public hearing and adopt the item with the following clarifications:

- city council specifically acknowledges that the proposed project is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and
- the proposed project is consistent with the City’s obligation to affirmatively further fair housing.

Motion seconded by Councilmember Atkins.

After discussion, Presiding Officer Arnold called a vote and declared the item unanimously amended. (Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0739

MISCELLANEOUS HEARINGS

Item PH6: A public hearing to receive comments regarding an application by LDG The Terrace at Highland Hills, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Highland Hills located at 3100 Persimmon Road, Dallas, Texas 75241; and, at the close of the public hearing **(1)** adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Highland Hills, a multifamily development (Development); **(2)** in accordance with 10 TAC §11.3(d) (Administrative Code) and the Qualified Allocation Plan (QAP), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of the Ridge at Lancaster and Palladium Simpson Stuart (recent 4% housing tax credit projects located at 5703 South Lancaster Road and 3380 Simpson Stuart Road, respectively), and is therefore subject to the One Mile Three Year Rule; **(3)** pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City's obligation to affirmatively further fair housing; and **(4)** pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40 percent for individuals - Financing: No cost consideration to the City

The city secretary announced Councilmember Atkins had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Atkins left the council chambers.

The following individual addressed the city council on the item:

Jake Brown, 6300 La Calma Dr., Austin, TX, representing LDG Development

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

Motion seconded by Councilmember Ridley and unanimously adopted. (Atkins abstain; Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0740

MISCELLANEOUS HEARINGS

Item PH7: A public hearing to receive comments concerning the Dallas Tourism Public Improvement District (the District) expansion in accordance with Chapter 372 of the Texas Local Government Code (the Act), allowing the City to include property in a hotel-public improvement district (hotel-PID) with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the hearing, authorize a resolution approving District boundary expansion to include an estimated two additional Qualifying hotels in the District not described in the resolution or petition renewing the District in 2016 and the resolutions approving the 2020 or 2022 boundary expansions (District expansion) - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individual addressed the city council on the item:

Fred Euler, Not Provided, representing Visit Dallas

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

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0741

MISCELLANEOUS HEARINGS

Item PH8: A public hearing to receive comments concerning the renewal of the Oak Lawn Hi-Line Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of 10 years, from 2024 to 2033; **(2)** approval of the District's Service Plan for 2024-2033 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Oak Lawn-Hi Line Improvement Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individual addressed the city council on the item:

Adam Hammack, 1807 Ross Ave., representing HN Capital Partners

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

Motion seconded by Councilmember Schultz and unanimously adopted. (Resendez, Bazaldua absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 24, 2023

23-0742

MISCELLANEOUS HEARINGS

Item PH9: A public hearing to receive comments and to approve an ordinance amending Chapter 2, "Administration," of the Dallas City Code by amending Section 2-120; **(1)** extending the sunset date for the environmental commission; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individual addressed the city council on the item:

Kathryn Bazan, 10456 Vinemont St., representing City of Dallas Environmental Commission

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

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Resendez, Bazaldua absent when vote taken; Johnson absent)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 24, 2023

EXHIBIT C