

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 28, 2024

24-0310

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, Atkins, Arnold (**9:32 a.m.), West, Moreno, Gracey, Resendez, Narvaez (**9:27 a.m.), Bazaldua, Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:22 a.m. with a quorum of the city council present.

The invocation was given by Rabbi Andrew Paley with the Dallas Police Department.

Mayor Johnson 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 at 12:18 p.m. and reconvened to open session at 1:19 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 4:03 p.m.

Mayor

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, FEBRUARY 28, 2024

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 28, 2024

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0311

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: Regina Imburgia, 5432 Goodwin Ave.
SUBJECT: Save the money and stop poisoning the water

SPEAKER: William Hopkins, 1207 Hendricks Ave. (handout provided)
SUBJECT: FBI/West Dallas

SPEAKER: Joe Stokes, 8930 San Benito Way
SUBJECT: Fluoridation lawsuit

SPEAKER: Linda Newland, 2468 Dorrington Dr.
SUBJECT: Fluoridation

SPEAKER: Michael Simmons, 2515 Lawrence St.
SUBJECT: Failed oath of office by mayor & council

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Jeanette Jessup, 1623 Main St. (handout provided)
SUBJECT: The willfully refusal to know

SPEAKER: Dulce Flores, 10049 La Prada Dr.
SUBJECT: Ceasefire resolution

SPEAKER: Emily Nindorf, 4050 McEwen Rd.
SUBJECT: Saving horse drawn carriage rides
REPRESENTING: Save Dallas Horse Drawn Carriages

SPEAKER: Michelle Fowler, Not Provided
SUBJECT: Don't ban Dallas carriage horses

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0312

Item 1: Approval of Minutes of the February 14, 2024 City Council Meeting

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0313

CONSENT AGENDA

Prior to consideration of the consent agenda, the following registered speaker addressed the city council:

Louis Darrouzet, Not Provided [Agenda Item 6]

The consent agenda consisted of consent agenda items 2-68. Consent agenda items 3, 8, 19, 50, 66 and 67 were corrected.

Councilmember West requested consent agenda items 2 and 10 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Blackmon requested consent agenda item 3 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Narvaez requested consent agenda item 3 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda items 3, 5, 10 and 20 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Ridley requested consent agenda item 3 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Deputy Mayor Pro Tem Arnold requested consent agenda items 44 and 46 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 4, 6-9, 11-19, 21-43, 45 and 47-68 was presented for consideration.

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

Motion seconded by Councilmember Bazaldua and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0314

Item 2: An ordinance amending ordinance No. 27485, an ordinance granting a franchise to Oncor Electric Delivery Company LLC, by extending the term and providing for its renewal with minor modifications - Estimated Annual Revenue: General Fund \$50,000,000 (see Fiscal Information)

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.

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded Councilmember Narvaez.

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

Andrea Sanders, 7324 Summit Parc Dr., representing Oncor

During further discussion, Councilmember Bazaldua moved a subsidiary motion to defer the item to the March 27, 2024 voting agenda meeting of the city council.

Subsidiary motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a vote on the subsidiary motion and declared the item unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0315

Item 3: An ordinance amending Ordinance No. 32554, previously approved on September 20, 2023, authorizing certain transfers and appropriation adjustments for FY 2023-24 for the maintenance and operation of various departments, activities, and amending the capital budget; and authorize the City Manager to implement those adjustments - Not to exceed ~~\$4,898,376,958~~ \$3,840,232,585 - Financing: General Fund (~~\$1,678,260,711~~ \$1,837,576,470), ~~General Obligation Debt Service Fund (\$420,687,511)~~, Enterprise Funds (\$1,401,626,306), Internal Service and Other Funds (\$268,266,846), ~~and Employee Retirement Fund (\$6,673,227)~~ and Grants, Trust, and Other Funds (~~\$325,742,911~~ \$332,762,963), ~~Capital Funds (\$797,119,446)~~

Corrected

Councilmember Blackmon, Councilmember Narvaez, Councilmember Mendelsohn, and Councilmember Ridley 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 Ridley moved to adopt the item with the following change:

- Defer the reprogramming of \$24,888,142 to select programs and projects until May 8, 2024 as part of the overall mid-year adjustment, and pause any expenditures that are part of the \$24,888,142.

Motion seconded by Councilmember Bazaldua.

During discussion, Councilmember Narvaez moved a subsidiary motion:

- To move forward with the \$7.6 million that is allocated for City Hall repairs.

Subsidiary motion seconded by Councilmember Blackmon.

During further discussion, Mayor Pro Tem Atkins asked Councilmember Narvaez if he would accept a friendly amendment to include that the \$17 million [remaining balance of the deferred reprogrammed funds] go to the April 22, 2024 Government, Performance and Financial Management Council Committee for a briefing and then to the entire City Council for a briefing to ensure allocation of the funds; there was no objection voiced by the city council.

Councilmember Bazaldua moved a secondary subsidiary motion:

- To reflect the amount being deferred to be \$10,828,600; which would also include \$6.4 [million] for the resiliency hub.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-0315

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Secondary subsidiary motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote on Councilmember Bazaldua's secondary subsidiary motion and declared the motion adopted, with majority of the city council voting in favor.

Councilmember Resendez moved a secondary subsidiary motion:

- To reflect the amount being deferred be \$9,628,600.

Secondary subsidiary motion seconded by Councilmember West and unanimously adopted.

Mayor Johnson called a vote on Councilmember Narvaez's subsidiary motion as amended by Councilmember Bazaldua and declared the subsidiary motion adopted on a divided vote with Councilmember Ridley voting "No."

Mayor Johnson called a vote on Councilmember Ridley's motion as amended and declared the item unanimously amended.

Assigned ORDINANCE NO. 32663

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0316

Item 4: Authorize **(1)** rescinding the Community Development Block Grant Contract - Public Facility Improvements Project contract awarded to City Square Arts Opportunity Center, LLC, previously approved on January 21, 2021, by Resolution No. 21-0246, to complete public facility improvements to the Forest Theater located at 1918 Martin Luther King Jr. Boulevard; and **(2)** the funds to be reprogrammed for other eligible uses during the development of the FY 2024-25 Community Development Block Grant - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

*Note: The city secretary stated the item was corrected to reflect it was previously approved on January 27, 2021; instead of January 21, 2021.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0317

Item 5: Authorize initial support of the approach for development of the new 5-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29 for the four U.S. Department of Housing and Urban Development grant funds: Community Development Block Grant; HOME Investment Partnerships Program; Emergency Solutions Grant; and Housing Opportunities for Persons with AIDS, as prescribed by federal regulations - Financing: No cost consideration to the City

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 Schultz moved to adopt the item.

Motion seconded by Councilmember Bazaldua.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted. (Moreno, Resendez, Willis absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0318

Item 6: Authorize public hearings to be held on March 27, 2024, May 22, 2024, and August 28, 2024, to receive comments on the FY 2024-25 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0319

Item 7: Authorize partial settlement of the lawsuit styled Ignacio Cuevas and Rita Cuevas, Individually and as Next Friend of M.C., a minor v. Darrell A. Gatson and City of Dallas, Cause No. DC-23-01480 - Total not to exceed \$91,000.00 (\$43,000.00 for the settlement of the claims of Ignacio Cuevas and \$48,000.00 for the settlement of the claims of Rita Cuevas) - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0320

Item 8: Authorize partial settlement of the lawsuit styled Vicki Timpa, Individually and as Representative of the Estate of Anthony Timpa, and Cheryll Timpa, Individually and as Next Friend of K.T., a Minor Child v. Dustin Dillard, Danny Vasquez, Raymond Dominguez, Domingo Rivera, Kevin Mansell, Glenn Johnson, Criminal Investigative Unit, LLC, Civil Action No.3:16-CV-03089-N - Not to exceed ~~XXXX~~ \$2,500,000.00 - Financing: Liability Reserve Fund

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0321

Item 9: Authorize settlement of the lawsuit styled Timothy Shearer v. Gregory Ceraso, Christopher Wagner, and Ashley Rios, Civil Action No. 3:22-CV-0895-L - Not to exceed \$40,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0322

Item 10: Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City

Councilmember West 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 West moved to defer the item to the April 10, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Resendez and unanimously deferred. (Moreno absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0323

Item 11: Authorize a five-year master agreement for the purchase of airfield lighting fixtures, parts, and accessories with ADB Safegate Americas, LLC, between the City and Sourcewell procured through a cooperative purchasing agreement - Estimated amount of \$932,500.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0324

Item 12: A resolution declaring approximately 1,112 square feet of undevelopable City-owned land unwanted and unneeded, located near the intersection of South Haskell Avenue and Crosstown Expressway, and authorizing its sale to James Lee, the abutting owner - Estimated Revenue: General Fund \$13,344.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0325

Item 13: An ordinance abandoning portions of three storm sewer easements and a water easement with temporary working space easement to 2727 Turtle Creek 2 LLC and 2727 Turtle Creek LLC, the abutting owners, containing a total of approximately 7,247 square feet of land, located near the intersection of Fairmount Street and Turtle Creek Boulevard - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32664

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0326

Item 14: Authorize approval of the recommended plan for the proposed alignment of Wheatland Road from City limits to University Hills Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0327

Item 15: Authorize a construction services contract for the construction of the Five Mile Infrastructure Improvements Package A Project (list attached to the Agenda Information Sheet) - XIT Paving & Construction, Inc., lowest responsible bidder of three - Not to exceed \$11,564,976.75 - Financing: Community Development Block Grant Fund (\$4,545,532.05), Equity Fund (\$3,999,999.70) Water Capital Improvement G Fund (\$1,690,462.00), Water Construction Fund (\$93,228.00), Wastewater Capital Improvement F Fund (\$1,189,014.00), and Wastewater Construction Fund (\$46,741.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0328

Item 16: Authorize a construction services contract for the construction of Streetscape/Urban Design Group 17-7006 (list attached to the Agenda Information Sheet) - HQS Construction, LLC, lowest responsible bidder of three - Not to exceed \$2,642,465.00 - Financing: 2023 Certificate of Obligation (\$1,999,585.00) and Equity Revitalization Capital Fund (\$642,880.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0329

Item 17: Authorize **(1)** an increase in the construction services contract with Estrada Concrete Company, LLC to add funding to compensate the contractor for additional alley pavement for the alley between 15632-15724 Golden Creek Road and 6231-6239 La Cosa Drive and 15503-15531 Bay Point Drive; and **(2)** extending the contract term a total of 127 calendar days - Not to exceed \$243,003.00, from \$2,658,786.21 to \$2,901,789.21 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0330

Item 18: Authorize **(1)** the rejection of bids received for a construction services contract for a 57-acre municipal waste cell and environmental site improvements; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0331

Item 19: Authorize **(1)** the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** the ~~City Manager to sign the~~ ratification of the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on December 22, 2023
- Financing: This action has no cost consideration to the City (see Fiscal Information)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0332

Item 20: Authorize payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System from Union Station to Bishop Arts District for FY 2024 - Not to exceed \$1,887,492.00 - Financing: Dallas Streetcar System Fund (\$1,565,760.00) and Streetcar Developer Fund (\$321,732.00)

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 West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0333

Item 21: Authorize the execution of a Streetlight Maintenance Authorization for light-emitting diodes (LED) replacements with Oncor Electric Delivery Company, LLC to replace existing non-working, Oncor-owned streetlight fixtures with LED streetlight fixtures within the City of Dallas under the terms of the existing Street Lighting Service Agreement approved by Resolution No. 85-3519 - Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0334

Item 22: A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2024-25 - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0335

Item 23: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0336

Item 24: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0337

Item 25: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0338

Item 26: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0339

Item 27: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0340

Item 28: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0341

Item 29: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0342

Item 30: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0343

Item 31: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0344

Item 32: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0345

Item 33: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0346

Item 34: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0347

Item 35: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0348

Item 36: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0349

Item 37: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0350

Item 38: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0351

Item 39: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0352

Item 40: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0353

Item 41: A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0354

Item 42: Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), Nexus Recovery Center (Nexus) and Truist Community Capital, LLC and its subsidiaries thereof, of up to \$7 million in NMTC allocation for a construction project located at 8733 La Prada Drive, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0355

Item 43: Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund (DDF), a Dallas-based Texas nonprofit corporation and certified Community Development Entity or a subsidiary thereof DDF, Resource Center and Regions Community Investments, LLC and its subsidiaries thereof, of up to \$7 million in NMTC allocation for a rehabilitation project to create a health campus located at 2603 Inwood Road, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Exhibit A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0356

Item 44: Authorize a tax increment financing (“TIF”) development agreement and all other necessary documents in an amount not to exceed \$1,778,000.00 (“TIF Subsidy”) payable from current and future Transit-Oriented Development (“TOD”) TIF District funds with UCR Development Services LLC and/or its affiliates, in consideration of the Lancaster-Corning Retail Development Project on property currently addressed at 3011 through 3039 South Lancaster Road in Tax Increment Financing Reinvestment Zone Number Seventeen (“TOD TIF District”) - Not to exceed \$1,778,000.00 - Financing: TOD TIF District Fund (subject to annual appropriations from tax increments)

Deputy Mayor Pro Tem Arnold 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.

Deputy Mayor Pro Tem Arnold moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Atkins, West, Bazaldua, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0357

Item 45: Authorize a three-year cooperative purchasing agreement for the application and hosting services, integration support and ongoing technical, and maintenance support of an electronic information notification system for the Department of Information and Technology Services with SHI Government Solutions, Inc. through the OMNIA Partners - Not to exceed \$161,196.54 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0358

Item 46: Authorize a three-year cooperative purchasing agreement, with two one-year renewal options, for professional marketing services for the Department of Aviation with The Voice Society LLC through an interlocal agreement with Dallas Independent School District - Estimated amount of \$1,707,246.62 - Financing: Aviation Fund (subject to annual appropriations)

Deputy Mayor Pro Tem Arnold 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.

Deputy Mayor Pro Tem Arnold moved to adopt the item.

Motion seconded by Councilmember Schultz and unanimously adopted. (Bazaldua, Willis, Mendelsohn absent when vote taken)

*Note – The city secretary stated the item was in District 6; instead of District 4.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0359

Item 47: Authorize **(1)** a five-year master agreement for metered U.S. postage for the Office of Procurement Services through the National Association of State Procurement Officials cooperative agreement - Quadient Finance USA, Inc. in an amount not to exceed \$4,106,250; **(2)** a five-year equipment lease agreement for the lease of postage equipment and software for the Office of Procurement Services with Quadient, Inc. through the National Association of State Procurement Officials cooperative agreement in an amount not to exceed \$162,900; and **(3)** a five-year master agreement for supplies related to postage equipment for the Office of Procurement Services through the National Association of State Procurement Officials cooperative agreement - Quadient, Inc. in an amount not to exceed \$35,834 - Total amount not to exceed \$4,304,984 - Financing: Express Business Center Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0360

Item 48: Authorize **(1)** a five-year service contract for benefits consulting services and auditing services of medical and pharmacy benefit plans for the Department of Human Resources in an amount not to exceed \$1,143,750.00; and **(2)** the ratification for the Department of Human Resources to pay outstanding invoices in the amount of \$162,895.81 for benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy and Associates, LLC, most advantageous proposer of eight - Total not to exceed \$1,306,645.81 - Financing: Employee Benefits Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0361

Item 49: Authorize a five-year service contract for armored car services for City facilities for the City Controller's Office - Garda CL Southwest, Inc., only proposer - Not to exceed \$1,727,036 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0362

Item 50: Authorize a three-year service price agreement for citywide fire extinguisher and sprinkler system maintenance and repairs - Safety Control LLC in the estimated amount of \$1,999,019.68 and Total Fire & Safety, Inc. in the estimated amount of \$6,440,520.34, lowest responsible bidders of four - Total estimated amount of \$8,439,540.02 - Financing: General Fund (~~\$3,324,871.66~~ \$5,234,088.40), ~~Capital Construction Fund (\$1,909,216.74)~~, Aviation Fund (\$1,549,381.32), Dallas Water Utilities Fund (\$843,190.50), Sanitation Operation Fund (\$677,029.50), and Equipment and Fleet Management Fund (\$135,850.30) (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0363

Item 51: Authorize a three-year service price agreement for citywide window washing services - 7916 Holdings, LLC dba Squeegee Squad, lowest responsible bidder of two - Estimated amount of \$1,138,860 - Financing: General Fund (\$364,650) and Aviation Fund (\$774,210) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0364

Item 52: Authorize a three-year service price agreement for self-contained breathing apparatus equipment, services, testing, and repairs for the Water Utilities Department - Specialized Response Solutions, only bidder - Estimated amount of \$618,813 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0365

Item 53: Authorize a three-year service price agreement for supply parts and maintenance services for two SH 8000 Stripe Hogs operated by Dallas Love Field/Air Field Management - Waterblasting, LLC dba Hog Technologies, sole source - Estimated amount of \$184,800 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0366

Item 54: Authorize a five-year service price agreement for electrical pole bracing services for the Water Utilities Department - Primoris T&D Services LLC, only bidder - Estimated amount of \$166,000 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0367

Item 55: Authorize the rejection of proposals received for interactive digital kiosks for the Department of Public Works - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0368

Item 56: Authorize Supplemental Agreement No. 1 to exercise the first of two, one-year renewal options to the service contract with FMLASource, Inc. for Family Medical Leave Act services for the Department of Human Resources - Not to exceed \$190,500 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0369

Item 57: Authorize Supplemental Agreement No. 2 to exercise the second of two, two-year renewal options, to provide maintenance and support for the existing airport access control system and add an expansion of services to include the maintenance and support of the exit lane system for the Department of Aviation - Convergent Technologies, LLC - Not to exceed \$1,299,700 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

*Note: The city secretary clarified that the item was Supplemental Agreement No. 3; instead of Supplemental Agreement No. 2.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0370

Item 58: Authorize Supplemental Agreement No. 6 to increase the service contract with CAREATC to operate and manage employee on-site and off-site medical clinics - Not to exceed \$918,771.14, from \$3,768,899.00 to \$4,687,670.14 - Financing: Employee Benefits Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0371

Item 59: Authorize **(1)** an architectural services contract with Overland Partners, Inc. to provide architectural and engineering services for the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park; and **(2)** increase appropriations in an amount not to exceed \$7,620,008.80 in the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$7,620,008.80 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0372

Item 60: Authorize **(1)** an engineering services contract with Alliance Geotechnical Group, Inc. to provide materials testing and construction observation services for the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park; and **(2)** increase appropriations in an amount not to exceed \$250,316.00 in the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$250,316.00 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0373

Item 61: Authorize the Trust for Public Land to enter into a community engagement agreement with Trust for Public Land, for the purpose of providing funding for equipment, design and development of five parcels of City owned land, with the desire to develop each parcel into neighborhood parks - Not to exceed \$1,250,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund

Adopted as part of the consent agenda.

*Note: The city secretary stated the agreement is between Trust for Public Land and the City of Dallas, not Trust for Public Land with Trust for Public Land.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0374

Item 62: Authorize a Multiple Use Agreement with the Texas Department of Transportation permitting the use of right-of-way for maintenance, repair, and operation of trail improvements along the north side of U.S. Highway 175 at Lake June Road - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0375

Item 63: Authorize a public hearing to be held on March 27, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Lawnview Park located at 5500 Scyene Road, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 40,846 square feet (0.94 acres) of land and a 30-inch wastewater line totaling approximately 81,664 square feet (1.88 acers) of land, for the public benefit - Estimated Revenue: Capital Gifts, Donation and Development Fund \$724.30

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0376

Item 64: Authorize a public hearing to be held on March 27, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Orbiter Park located at 9100 Orbiter Drive, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 10,071 square feet (0.23 acres) of land, for the public benefit - Estimated Revenue: Capital Gifts, Donation and Development Fund \$700.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0377

Item 65: Authorize **(1)** a construction services contract for the construction of the Dallas Zoo South Garage located at 725 South Ewing Avenue - Rogers-O'Brien Construction Company, LLC, best value proposer of three; and **(2)** an increase in appropriations in an amount not to exceed \$11,504,656.00 in the Capital Gifts, Donation and Development Fund - Not to exceed \$14,640,308.00 - Financing: Capital Gifts, Donation and Development Fund (\$11,504,656.00) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$3,135,652.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0378

Item 66: Authorize **(1)** Supplemental Agreement No. 1 to the Construction Manager at Risk Agreement with JE Dunn-Russell, a joint venture, to provide construction services for Part One of the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park (which includes an owner's contingency of \$1,541,553.00 and a Guaranteed Maximum Price of \$51,385,067.00); and **(2)** establish appropriations in an amount not to exceed \$31,426,620.00 in the 2024 Certificate of Obligation Fund - Not to exceed \$52,926,620.00, from \$145,000.00 to \$53,071,620.00 - Financing: 2024 Certificate of Obligation Fund (\$31,426,620.00) and Fair Park Revenue Bonds, Series 2023 Fund (\$21,500,000.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0379

Item 67: Authorize **(1)** a Small Business Microgrants Program Statement for microgrants (\$5,000.00 or less) to eligible small businesses in Dallas for assistance with qualified operational expenses incurred between March 3, 2021 and September 30, 2024 due to COVID-19 pandemic to mitigate negative financial impact from the COVID-19 pandemic; and **(2)** the allocation of funds for the Small Business Microgrants Program - Not to exceed \$230,000.00 - Financing: ~~American Rescue Plan Act~~ Coronavirus State and Local Fiscal Recovery Fund

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0380

Item 68: Authorize Supplemental Agreement No. 2 to the professional services contract with Black & Veatch Corporation for additional construction management services associated with the construction of the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$5,507,000.00, from \$26,794,000.00 to \$32,301,000.00 - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0381

Item 69: 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 were received and indicated the nominees met qualifications for service with the term for appointment for the 2023-2025 term to begin on October 1, 2023.

Councilmember Schultz moved to appoint the following:

- Allison Griffin, Dallas County Resident, to the Reinvestment Zone Seventeen Board (TOD); and
- Sherri Mixon, Dallas County Resident, to the Reinvestment Zone Thirteen Board (Grand Park South)

Motion seconded by Councilmember Blackmon and unanimously adopted. (Bazaldua, Mendelsohn, Willis absent when vote taken)

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

24-5501	RZ13	REINVESTMENT ZONE THIRTEEN BOARD (GRAND PARK SOUTH)
24-5502	RZ17	REINVESTMENT ZONE SEVENTEEN BOARD (TOD)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0382

Item 70: Authorize **(1)** the quitclaim of four properties acquired by the taxing authorities from the Tax Foreclosure Sheriffs Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached to the Agenda Information Sheet) - Estimated Revenue: General Fund \$70,000.00 (see Fiscal Information) (This item was held under advisement on January 10, 2024)

Councilmember Schultz moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Bazaldua, Mendelsohn, Willis absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0383

Item 71: Authorize a thirty-year Interlocal Agreement with the Dallas Independent School District for the use, construction, operation, and maintenance at Moore Park Baseball Field located at 1900 East 8th Street - Financing: This action has no cost consideration to the City (see Fiscal Information) (This item was held under advisement on December 13, 2023 and February 28, 2024)

Deputy Mayor Pro Tem Arnold moved to defer the item until after the Park and Recreation staff have further discussions with DISD [Dallas Independent School District] and the community regarding the proposed improvements.

Motion seconded by Mayor Pro Tem Atkins and unanimously deferred.

*Note – The city secretary stated that the item was held under advisement on December 13, 2023 and January 24, 2024.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0384

Item 72: A resolution authorizing **(1)** a joint elections agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a special election to be held Saturday, May 4, 2024, in an amount not to exceed \$595,279.67; and **(2)** legal advertising in connection with the Saturday, May 4, 2024 Special Election, in an amount not to exceed \$150,000.00 - Total not to exceed \$745,279.67 - Financing: General Fund

Councilmember Schultz moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0385

Item 73: A resolution authorizing a joint elections agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a special election to be held Saturday, May 4, 2024 - Not to exceed \$28,000.00 - Financing: General Fund

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0386

Item 74: A resolution authorizing a joint elections agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 4, 2024 - Not to exceed \$17,000.00 - Financing: General Fund

Councilmember Schultz moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0387

Item 75: A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 4, 2024 special election, and submit a canvass report to the full City Council on Wednesday, May 15, 2024 City Council meeting or at a special called city council meeting
- Financing: No cost consideration to the City

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Bazaldua, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0388

Item 76: Authorize a thirty-one month professional services contract in the amount of \$7,682,340, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Dallas Memorial Arena using either the Design-Build Bid or Construction Manager At-Risk Delivery Model - McKissack & McKissack of Washington, Inc., most highly qualified proposer of nine - Not to exceed \$7,982,340 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

The following individuals addressed the city council on the item:

John Wiley Price, Dallas County Commissioner
John Proctor, 2627 Martin Luther King Jr. Blvd., representing RBCA
Katrina Keyes, 4709 Forest Ln., representing McKissack & McKissack/K Strategies
Robert Stowe, 3930 McKinney Ave., representing McKissack & McKissack
Shandra Colon, 2215 Cedar Springs Rd., representing McKissack & McKissack
Patrick Williams, 12801 N. Central Expy., representing EJES Inc.
Gareth Montgomery, 2100 McKinney Ave., representing McKissack & McKissack/CBRE Heery
William Correa, 1901 Royal Ln., representing Paragon Project Resources Inc.
Tierra Hall, 1500 Marilla St, representing McKissack & McKissack/LeVis Consulting Group LLC
Don Vestal, 1500 Marilla St., representing McKissack & McKissack/LeVis Consulting Group LLC
Chinh Phan, 2755 Bridgewater Dr., Grand Prairie, TX representing McKissack & McKissack/KYSU Group PLLC
Minerva Rodriguez, 1036 Opal Dr., DeSoto, TX, representing McKissack & McKissack/MRR Associates LLC
Deryl McKissack, 4613 Foxhall Cres NW, Washington, DC, representing McKissack & McKissack of Washington Inc.
Olga Lopez, 2822 Cheyenne St., Irving, TX, representing Greater Dallas Hispanic Chamber
Deavon Collins, Not Provided, representing McKissack & McKissack/K Strategies
Helen Giddings, Not Provided, representing McKissack & McKissack
Harrison Blair, Not Provided, representing Dallas Black Chamber of Commerce

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-0388

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Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Pro Tem Atkins requested a record vote.

Mayor Johnson called a record vote on Mayor Pro Tem Atkins' motion:

Voting Yes: [15] Johnson, Atkins, Arnold, West, Moreno,
Gracey, Resendez, Narvaez, Bazaldua,
Blackmon, Stewart, Schultz, Mendelsohn,
Willis, Ridley

Voting No: [0]

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0389

Item 77: Authorize a forty-nine months professional services contract in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters and the temporary relocation and re-establishment of the existing lease holder - Dikita Enterprises, Inc. dba Dikita Enterprises, Inc., most highly qualified proposer of nine - Not to exceed \$9,552,031 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

The following individuals addressed the city council on the item:

John Wiley Price, Dallas County Commissioner
John Proctor, 2627 Martin Luther King Jr. Blvd., representing RBCA
Harrison Blair, Not Provided, representing Dallas Black Chamber of Commerce
Bodean Slaughter, 2759 Meadow Dawn Ln., representing Dikita Enterprises Inc.
Martin Burrell, 2690 Deephill Cir., representing Dikita Enterprises Inc.
Eve Williams, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc.
Lucious Williams, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc.
Whitney Warren, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc.
Dave Zobrist, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc.
Vishali Kundi, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc.
Brian Sahrman, 14001 Dallas Pkwy., representing Dikita Enterprises Inc./PBK Architects
Ken Carter, 1412 Main St., representing Dikita Enterprises Inc./Focus Communications
Michele Swayzer, 2626 Cole Ave., representing Dikita Enterprises Inc.
Matt Cain, 2218 Bryan St., representing Dikita Enterprises Inc./Click Engineering
Craig Davis, 1807 Ross Ave., representing Visit Dallas
Stephen Mason, 10625 Newkirk St., representing Dikita Enterprises Inc
Walter Dansby, 1420 W. Mockingbird Ln., representing Dikita Enterprises Inc
Traci Mayer, 12830 Hillcrest Rd., representing Hotel Association of North Texas
Rob Kinmont, 9900 N. Monroe St., Sandy, UT, representing Dikita Enterprises Inc./MA Automation LLC
Kacey Udy, 9900 S. Monroe St., Sandy, UT, representing Dikita Enterprises Inc./MA Automation LLC
Vladimir Naranjo, 7040 Empire Central Dr., Houston, TX, representing Dikita Enterprises Inc./PMG

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-0389

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Beto Bautista, 7040 Empire Central Dr., Houston, TX, representing Dikita Enterprises Inc./PMG

Faye Mosess Wilkins, 1710 Firman Dr., Richardson, TX, representing Dikita Enterprises Inc.

Luis Frisbie, 1710 E. IH 30, Garland, TX, representing Dikita Enterprises Inc

Keith Britton, 2655 Villa Creek Dr., Farmers Branch, TX, representing Minority Design Professional Council

John Martinez, Not Provided, representing Regional Hispanic Contractors Association

Deputy Mayor Pro Tem Arnold moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins.

During discussion, Mayor Pro Tem Atkins requested a record vote.

After discussion, Mayor Johnson called a record vote on Deputy Mayor Pro Tem Arnold's motion:

Voting Yes: [15] Johnson, Atkins, Arnold, West, Moreno,
Gracey, Resendez, Narvaez, Bazaldua,
Blackmon, Stewart, Schultz, Mendelsohn,
Willis, Ridley

Voting No: [0]

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0390

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z3.

Agenda item Z1: Zoning Case Z178-142(SO)
Agenda item Z2: Zoning Case Z212-352(AU)
Agenda item Z3: Zoning Case Z234-163(TB)

Agenda item Z3 was removed from the consent zoning docket, to be heard as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z1 & Z2 was presented for consideration.

Agenda item Z1: Zoning Case Z178-142(SO)
Agenda item Z2: Zoning Case Z212-352(AU)

In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

The following individuals addressed the city council:

Matthew Glenn, 1115 S. Polk St. [Agenda Item Z1]
Andrew Wallace, 1407 Melbourne Ave. [Agenda Item Z1]
Whitney Marsh, 2105 S. Edgefield Ave. [Agenda Item Z1]
Caleb Marsh, 1610 Cascade Ave. [Agenda Item Z1]
Jacy Glenn, 1115 S. Polk St. [Agenda Item Z1]

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

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0391

Item Z1: Zoning Case Z178-142(SO) [Consent Zoning Docket]

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres and an ordinance granting a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion and an ordinance granting the amendments

Recommendation of Staff: Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion

Recommendation of CPC: Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32665

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0392

Item Z2: Zoning Case Z212-352(AU) [Consent Zoning Docket]

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. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue

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

Recommendation of CPC: Approval for a three-year period, subject to an amended site plan and amended conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32666

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0393

Item Z3: Zoning Case Z234-163(TB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 729, on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street

Recommendation of Staff: Approval, subject to an amended development plan, an amended landscape plan, and amended conditions

Recommendation of CPC: Approval, subject to an amended development plan, an amended landscape plan, and amended 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 individuals addressed the city council on the item:

Karl Crawley, 2201 Main St., representing YMCA
Curt Hazelbaker, 601 N. Akard St.

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

Motion seconded by Councilmember Blackmon and unanimously adopted.

Assigned ORDINANCE NO. 32667

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0394

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z4: Zoning Case Z223-254(LG)

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the northeast corner of South Lancaster Road and Simpson Stuart Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant at the hearing

Note: This item was deferred by the City Council before opening public hearing on January 24, 2024 and is scheduled for consideration on February 28, 2024.

The following individual addressed the city council on the item:

Paul Carden, 2007 Harlandale Ave. (handout provided)

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

Motion seconded by Councilmember Schultz and unanimously adopted.

Assigned ORDINANCE NO. 32668

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0395

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item PH1: A public hearing to receive comments regarding consideration of amending Chapter 51A of the Dallas Development Code, Subsection (i), “Certificates for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to a court order,” within Section 51A-4.501, “Historic Overlay District,” and related sections with consideration to be given to remove this Subsection and other appropriate standards and an ordinance granting the amendments

Recommendation of Staff: Approval

Recommendation of CPC: Approval

The following individuals addressed the city council on the item:

Tameshia Rudd Ridge, 1358 Sunny Glen Dr., representing Kinkofa
Jennifer Rangel, 1441 Westmount Ave., representing RAYO Planning
Carolyn Howard, 2922 Swiss Ave., representing Preservation Dallas
Evelyn Mayo, 2833 Province Ln., representing RAYO Planning
Shaun Montgomery, 1024 Church St.

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

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Atkins called a vote and declared the item unanimously adopted. (Johnson, Bazaldua, Mendelsohn absent when vote taken)

Assigned ORDINANCE NO. 32669

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0396

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2023-24 Action Plan to use unspent Community Development Block Grant CARES Act Relief Funds in the amount of \$2,023,222 for the Emergency Rental Assistance Program; and, at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2023-24 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0397

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Twelve, the Deep Ellum Tax Increment Financing (“TIF”) District (the “TIF District”) to: **(1)** increase the total budget for the Deep Ellum TIF District from \$29,992,935.00 net present value (approximately \$57,641,077.00 in total dollars) to \$46,408,080.00 net present value (approximately \$93,519,023.00 in total dollars); **(2)** redefine and reallocate budget categories; and **(3)** make corresponding modifications to the TIF District’s Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26043 previously approved on June 22, 2005, and Ordinance No. 26304 previously approved on April 12, 2006, as amended, to reflect these amendments - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

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

Assigned ORDINANCE NO. 32670

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 28, 2024

24-0398

MISCELLANEOUS HEARINGS

Item PH4: A public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds or Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,468,564.00 and to Administration and Planning in an amount not to exceed \$31,436.00, for a total amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L. Time Re-Housing Program - Financing: No cost consideration to the City (This item was held under advisement, with the public hearing open on January 24, 2024)

No one addressed the city council on the item.

Councilmember Moreno moved to continue the public hearing and hold the item under advisement until the April 24, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Mendelsohn and unanimously held. (Johnson, Arnold absent when vote taken)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 28, 2024

EXHIBIT C