

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 25, 2024

24-1360

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

PRESENT: [15] Johnson, Atkins, Arnold (**9:30 a.m.), West, Moreno, Gracey, Resendez, Narvaez (**9:41 a.m.), Bazaldua, Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

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

The invocation was given by Pastor Rayford Butler 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 to closed session at 12:42 p.m. and reconvened to open session at 2:13 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 6:59 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, SEPTEMBER 25, 2024

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 25, 2024

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1361

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

SPEAKER: Daymond Lavine, 615 S. Moore St.
SUBJECT: Fix issues in Brentwood
REPRESENTING: Brentwood Trinity Heights Community Action Group

SPEAKER: Myron Young, 1322 Alaska Ave.
SUBJECT: Homeless we are free

SPEAKER: Pete Marocco, Not Provided
SUBJECT: Propositions for public safety
REPRESENTING: Dallas HERO

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1362

Item 1: Approval of Minutes of the September 11, 2024 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1363

CONSENT AGENDA

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

David Woody, 1818 Corsicana St., representing The Bridge Homeless Recovery Center [Agenda Item 43]

The consent agenda consisted of consent agenda items 2-72. Consent agenda items 28, 43 and 59 were corrected.

Councilmember Mendelsohn requested consent agenda items 34, 40, 41 and 67 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Narvaez requested consent agenda items 40, 41 and 42 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Ridley requested consent agenda item 48 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-33, 35-39, 43-47, 49-66 and 68-72 was presented for consideration.

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

Motion seconded by Councilmember West and unanimously adopted. (Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1364

Item 2: An ordinance amending Ordinance No. 32554, previously approved on September 20, 2023, as amended by Ordinance No. 32663, previously approved on February 28, 2024, as amended by Ordinance No. 32723, previously approved on May 8, 2024, as amended by Ordinance No. 32759, previously approved on June 26, 2024, as amended by Ordinance No. 32790, previously approved on August 14, 2024, authorizing **(1)** certain transfers and appropriation adjustments for FY 2023-24 for the maintenance and operation of various departments and activities; and **(2)** the City Manager to implement those adjustments - Not to exceed \$5,729,829,795 - Financing: General Fund (\$1,842,444,518), Enterprise Funds, Internal Service, and Other Funds (\$1,810,444,433), Grants, Trust, and Other Funds (\$571,016,597), and Capital Funds (\$1,505,924,247)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32866

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1365

Item 3: Authorize payment of the jury verdict entered against the City in the lawsuit styled Terry Branch v. Willie Rettig, Lamar Lambert and City of Dallas, Cause No. DC-22-09242 - Not to exceed \$60,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1366

Item 4: Authorize settlement of the lawsuit styled Mavel Tovar v. City of Dallas, Cause No. DC-23-11168 - Not to exceed \$50,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1367

Item 5: Authorize settlement of the lawsuit styled Tenisha Leonard v. City of Dallas and Terrance Joseph Hopkins, Cause No. DC-22-02509 - Not to exceed \$63,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1368

Item 6: A resolution authorizing the **(1)** execution of the Second Amendment to Revolving Credit Agreement with State Street Bank and Trust Company in support of the City of Dallas, Texas Waterworks and Sewer System Commercial Paper Notes, Series G; and **(2)** the execution of any other agreements pertaining thereto, and resolving other matters related thereto, for a three-month extension from October 4, 2024 to January 2, 2025 - Not to exceed \$208,000 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1369

Item 7: Authorize a one-year contract for maintenance and support of the SHI Government Solutions Inc. for the GovQA Public Records Request Management Software through the State of Texas Department of Information Resources, in compliance with the Public Information Act (PIA), for the period October 1, 2024, through September 30, 2025 - Not to exceed \$146,587.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1370

Item 8: Authorize a new seven-year concession contract with D&B Mitchell Group, LLC for food and beverage concessions services at Dallas Love Field Airport, branded as Turco35 - Estimated Revenue: Aviation Fund \$197,384.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1371

Item 9: Authorize a new seven-year concession contract with one, two-year renewal term with CBC SSP America DAL, LLC for food and beverage concessions services at Dallas Love Field Airport, branded as Catch One - Estimated Revenue: Aviation Fund \$225,000.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1372

Item 10: Authorize the purchase of eight Pre-Conditioned Air 30-Ton DX-3 Circuit - Bridge Mount heating, ventilation, and air conditioning units from Northern Air Systems, Inc., sole source for Dallas Love Field - Not to exceed \$1,021,648.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1373

Item 11: An ordinance abandoning a portion of a wastewater easement to MG Clarendon, LLC, the abutting owner, containing approximately 7,749 square feet of land, located near the intersection of Clarendon Drive and Corinth Street - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32867

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1374

Item 12: An ordinance abandoning a portion of Bixel Street to Simple 75229 Inc and Y-C Nurseries, Inc. formerly known as Auburn-Camp, LLC, the abutting owners, containing a total of approximately 29,377 square feet of land, located near the intersection of Bixel Street and Harry Hines Boulevard; and authorizing the quitclaim and providing for the dedication of approximately 9,708 square feet of land needed for a wastewater easement - Revenue: General Capital Reserve Fund (\$403,029.00) General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32868

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1375

Item 13: An ordinance granting a private license to, KBSIII Preston Commons, LLC, for the use of approximately 820 square feet of land to maintain and utilize a subsurface grease trap under a portion of Weldon Howell Parkway right-of-way located near its intersection with Preston Road - Revenue: General Fund \$4,428.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32869

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1376

Item 14: An ordinance granting a private license to Old Parkland East, L.P. for the use of a total of approximately 65 square feet of land to install, occupy, maintain and utilize two subsurface PVC communication conduits under a portion of Maple Avenue right-of-way located near the intersection of Reagan and Throckmorton Streets - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32870

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1377

Item 15: An ordinance granting renewal of a revocable license to Big Outdoor Texas, LLC for the use of approximately 149 square feet of aerial space to occupy, maintain and utilize the existing videoboard sign over a portion of Field Street right-of-way located near its intersection with Elm Street - Revenue: General Fund \$1,227.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32871

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1378

Item 16: An ordinance granting renewal of a revocable license to Commissary at 1217 Main, LLC, for the use of approximately 80 square feet of land to occupy, maintain and utilize the existing sidewalk cafe on a portion of Main Street right-of-way located near its intersection with Field Street - Revenue: General Fund \$200.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32872

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1379

Item 17: An ordinance granting renewal of a revocable license to Sneaker Politics, L.L.C., for the use of approximately 9 square feet of aerial space to install, occupy and maintain an illuminated blade sign over a portion of Main Street right-of-way located near its intersection with Malcolm X Boulevard - Revenue: General Fund \$1,000.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32873

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1380

Item 18: Authorize acquisition from Rickey Wilson, of approximately 4,342 square feet of land located near the intersection of Cleaves and West Levee Streets for The Bottom Revitalization Infrastructure Project - Not to exceed \$90,000.00 (\$85,000.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: ECO (I) Fund (2017 General Obligation Bond Fund) (\$80,000.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$10,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1381

Item 19: Authorize **(1)** acquisition from Dallas Independent School District, containing a total of approximately 360,148 square feet of land bound by Webb Chapel Road and Pensive Drive; and **(2)** an increase in appropriations in an amount not to exceed \$2,910,740.00 in the Park Land Dedication Program Fund – Not to exceed \$4,240,740.00 (\$4,210,740.00 plus closing cost and title expenses not to exceed \$30,000.00) - Financing: Park Land Dedication Program Fund (\$2,910,740.00), General Fund (\$1,000,000.00), and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$330,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1382

Item 20: Authorize acquisition of a permanent water pipeline easement and right-of-way including temporary working space easement from Oncor Electric Delivery Company, LLC, containing a total of approximately 433,446 square feet of land located near the intersection of South Clark Road and Oak Ridge Drive for the Southwest 120/96-inch Water Transmission Pipeline Project (list attached to the Agenda Information Sheet) - Not to exceed \$575,000.00 (\$561,478.00, plus closing costs and title expenses not to exceed \$13,522.00) - Financing: Water Capital Improvement F Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1383

Item 21: Authorize acquisition of eight street easements containing a total of approximately 14,708 square feet located near the intersection of Edd Road and Spicewood Drive for the Edd Road from Seagoville Road to Garden Grove Drive Project (list attached to the Agenda Information Sheet) - Not to exceed \$134,288.00 (\$110,290.00, plus closing costs and title expenses not to exceed \$23,998.00) - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1384

Item 22: Authorize a three-year cooperative purchasing agreement in the amount of \$2,957,772.61, with two one-year renewal options in a total amount of \$1,725,795.37, as detailed in the Fiscal Information section, for software, equipment, maintenance, and support for an automated shift management and scheduling system for public safety employees and a timekeeping system for non-exempt workers across the City for the Department of Information and Technology Services with immixTechnology, Inc. through the Texas Department of Information Resources cooperative agreement - Total not to exceed \$4,683,567.98 - Financing: General Fund (\$769,081.03) and Data Services Fund (\$3,914,486.95) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1385

Item 23: Authorize a five-year cooperative purchasing agreement for Cloudflare content distribution services for the Department of Information and Technology Services provided by Netsync Network Solutions, Inc. through The Interlocal Purchasing System cooperative agreement - Not to exceed \$2,064,120.70 - Financing: Information Technology Equipment Fund (\$347,768.40) and Data Services Fund (\$1,716,352.30) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1386

Note: Agenda Item No. 24 must be considered collectively with Agenda Item No. 25.

Item 24: Authorize a professional services contract with International Cybernetics Company, LP d/b/a IMS Infrastructure Management Services, to perform right-of-way pavement and sidewalk data acquisition and analysis, through the North Texas Share Cooperative Purchasing Program - Not to exceed \$799,307.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1387

Item 25: Authorize a five-year Master Interlocal Purchasing Agreement between the North Central Texas Council of Governments and the City of Dallas to contract with eligible entities to perform governmental functions and services, including the purchase of goods and services - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1388

Item 26: Authorize a construction services contract for the construction of the North Lancaster Avenue Street Reconstruction Project with Vescorp Construction, LLC, dba Chavez Concrete Cutting, lowest responsible bidder of five - Not to exceed \$956,744.50 - Financing: 2024B Certificates of Obligation Fund (\$502,622.50), Wastewater Capital Improvement F Fund (\$2,500.00), Water Construction Fund (\$448,272.00), and Wastewater Construction Fund (\$3,350.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1389

Item 27: Authorize an increase to the construction services contract with Vescorp Construction, LLC dba Chavez Concrete Cutting for additional sidewalk improvements needed to the 2024 Dallas Sidewalk Master Plan Improvements Contract at various locations throughout the City - Not to exceed \$800,833.57, from \$3,932,862.50 to \$4,733,696.07, - Financing: ARPA Redevelopment Fund (\$300,833.57) and DART Transportation Projects Fund (\$500,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1390

Item 28: Authorize **(1)** an increase to the construction services contract with Vescorp Construction, LLC dba Chavez Concrete Cutting in an amount not to exceed \$699,815.26 and to extend the contract for an additional twelve months from June 1, 2025 to June 1, 2026 for additional sidewalk improvements, for the Alley Trail Conversion at various alley locations and for the sidewalk improvements on McKinney Avenue from Maple Avenue to Allen Street; and (2) the restoration of funds in an amount not to exceed \$3,031,696.07 from Change Order No. 2, approved by Resolution No. 24-0551, on April 10, 2024 for additional sidewalk improvements needed to the 2022 Dallas Sidewalk Master Plan Improvements Contract at various locations throughout the City - Total ~~N~~not to exceed \$3,731,511.33, from \$10,855,453.93 to \$14,586,965.26 - Financing: General Fund (\$1,797,788.35), 2024 Certificate of Obligation Fund (\$1,233,722.98), and 2024B Certificates of Obligation Fund (\$700,000.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1391

Item 29: Authorize Supplemental Agreement No. 4 to the master agreement contract with U.S. Intellwake LLC to provide electronic invoicing and reporting resources to local governments through the North Texas Share Cooperative Purchasing Program to include the software invoicing capabilities for 2025 Slurry Seal and Polymer Modified Micro Surfacing Contract, 2025 Annual Street Maintenance Contract and 2025 Annual Street Resurfacing Contract - Not to exceed \$123,487.03 - Financing: Bond Program Administration Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1392

Item 30: Authorize a professional engineering services contract with Freese and Nichols, Inc., the most highly qualified proposer specifically for traffic signal design services for the six intersections in Group 10 as follows: Edgefield Avenue at Illinois Avenue, Lancaster Road at Overton Road, Malcolm X Boulevard at Martin Luther King Jr. Boulevard, Overton Road at Sunnyvale Street, Pentagon Parkway at Polk Street, Louisiana Avenue at Zang Boulevard; and other related tasks - Not to exceed \$422,908.00 - Financing: ARPA Redevelopment Fund (\$335,308.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$87,600.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1393

Item 31: Authorize a professional engineering services contract with LJA Engineering, Inc., the most highly qualified proposer specifically for traffic signal design services for the six intersections in Group 1 as follows: Lancaster Road at Elmore Avenue, Lancaster Road at Saner Avenue, Lancaster Road at Corning Avenue, Lancaster Road at Kiest Boulevard, Lancaster Road at Oakley Avenue, Denley Drive at Illinois Avenue; and other related tasks - Not to exceed \$437,810.00 - Financing: ARPA Redevelopment Fund (\$393,660.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$44,150.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1394

Item 32: Authorize a professional engineering services contract with WSP USA Inc., the most highly qualified proposer specifically for traffic signal design services for the four intersections in Group 9 as follows: Walnut Hill Lane at Winedale Drive, Greenville Avenue at Blackwell Street, Greenville Avenue at Pineland Drive, Greenville Avenue at Meadow Road; and other related tasks - Not to exceed \$279,846.86 - Financing: ARPA Redevelopment Fund (\$264,867.35) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$14,979.51)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1395

Item 33: Authorize Amendment No. 1 to the Memorandum of Understanding between the City of Dallas and Texas A&M Task Force 1, a division of Texas A&M Engineering Extension Service for Liability and Workers Compensation, and General Provisions effective November 1, 2023 through October 31, 2028 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1396

Item 34: Authorize payments to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center for the period October 1, 2024 through September 30, 2025 - Not to exceed \$7,878,250.00 - Financing: General Fund (subject to appropriations)

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.

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

John Wiley Price, 500 Elm St., representing Dallas County

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Willis.

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

Marian Brown, Sheriff of Dallas County

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1397

Item 35: Authorize **(1)** execution of contracts with fully-licensed childcare providers **(Exhibit A)**, and with any other fully-licensed childcare providers, pursuant to the Early Childhood and Out-of-School Time Services Program (the “ECOSTS Program”), selected by eligible parents whose income falls in the low-to moderate income range of the U.S. Department of Housing and Urban Development Area Median Income (AMI) criteria and who otherwise meet the ECOSTS Program requirements for the period October 1, 2024 through September 30, 2025; **(2)** execution of any and all terms, conditions, and documents required by the contract; for the period of October 1, 2024 through September 30, 2025; and **(3)** approval of the ECOSTS Policy and Procedures for Parents (Subsidy Program Only) **(Attachment A)** - Not to exceed \$550,000.00 - Financing: 2024-25 Community Development Block Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1398

Item 36: Authorize **(1)** an amendment that proposes expanding the existing service contract with Senior Citizens of Greater Dallas, Inc. dba The Senior Source (SCGD) in the amount of \$50,868.00 to encompass nursing home ombudsman services within the City of Dallas for SCGD to provide additional services including receiving, investigating, and resolving complaints filed by seniors residing in nursing homes and assisted living facilities for the period August 28, 2024 through November 30, 2024; and **(2)** an extension of the end date from November 8, 2024 to November 30, 2024 - Not to exceed \$50,868.00, from \$250,868.00 to \$301,736.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1399

Item 37: Authorize the second of two, one-year renewal options in the amount of \$50,000.00, to the service contract with Open Arms, Inc. d/b/a Bryan's House, approved as to form by the City Attorney, to provide childcare services for special needs children through the Early Childhood and Out-of-School Time Services Program for the period October 1, 2024 through September 30, 2025 – Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00 - Financing: 2024-2025 Community Development Block Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1400

Item 38: Authorize the second of two, one-year renewal options, to the service contract with Vogel Alcove, approved as to form by the City Attorney, to provide childcare services for homeless children through the Early Childhood and Out-of-School Time Services Program for the period October 1, 2024 through September 30, 2025 and an increase for the renewal - Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00- Financing: 2024-25 Community Development Block Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1401

Item 39: Authorize the **(1)** annual transfer of funding (subject to current and annual appropriations) to the City's Department of Housing and Neighborhood Revitalization, over the term of each tax increment financing (TIF) district, to be deployed in the City's homeowner stabilization, home repair, and displacement mitigation programs from: the Oak Cliff Gateway TIF District Fund in an estimated amount of \$10,507,096.00 (Net Present Value (NPV) not to exceed \$2,958,168.00) to the Equity-TIF-OCGD (Oak Cliff Gateway District) Fund, from the Fort Worth Avenue TIF District Fund in an estimated amount of \$16,070,868.00 (NPV not to exceed \$6,315,196.00) to the Equity-TIF-FWAD (Fort Worth Avenue District) Fund, and from the Deep Ellum TIF District Fund in an estimated amount of \$13,445,178.00 (NPV not to exceed \$6,672,064.00) to the Equity-TIF-DED (Deep Ellum District) Fund; and **(2)** establishment of appropriations in an estimated amount of \$10,507,096.00 (NPV not to exceed \$2,958,168.00) in the Equity-TIF-OCGD Fund, in an estimated amount of \$16,070,868.00 (NPV not to exceed \$6,315,196.00) in the Equity-TIF-FWAD Fund, and in an estimated amount of \$13,445,178.00 (NPV not to exceed \$6,672,064.00) in the Equity-TIF-DED Fund - Not to exceed \$40,023,142.00 - Financing: Equity-TIF-OCGD Fund (\$10,507,096.00) (NPV not to exceed \$2,958,168.00), Equity-TIF-FWAD Fund (\$16,070,868.00) (NPV not to exceed \$6,315,196.00), and Equity-TIF-DED Fund (\$13,445,178.00) (NPV not to exceed \$6,672,064.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1402

Item 40: A resolution adopting the City's Federal Legislative Program for the 119th Session of the United States Congress - Financing: No cost consideration to the City

Councilmember Narvaez 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 adopt the item with changes to: 1) remove #2 which establishes the Department of Public Safety as the primary first responder on state highways; and 2) clarify wording of #1:

[Draft Federal Legislative Program Option 2A Appendix, Page 5]

MONITOR

1. Protect whistleblowers and maintain ethical standards and accountability in the workplace.

[Clarify wording]

~~2. Establish the Department of Public Safety as the primary first responder on state highways.~~

[Remove language]

Motion seconded by Councilmember Willis.

During discussion, Councilmember Mendelsohn withdrew her motion; there was no objection voiced by the city council.

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1403

Item 41: A resolution adopting the City's State Legislative Program for the 89th Session of the Texas Legislature - Financing: No cost consideration to the City

Councilmember Narvaez 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.

Mayor Pro Tem Atkins moved to defer the item to the October 8, 2024 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously deferred. (Arnold, Resendez, Narvaez, Willis absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1404

Item 42: An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-06-155, adopted on June 6, 2024, for the purpose of amending Chapter 3, Chapter 8, and Appendix I of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board, as follows: Section 3-19 is amended to prohibit smoking at DFW Airport and provide specific exceptions to the rule; Articles III and IV of Chapter 3 are amended and combined to clarify and update permit request and issuance procedures and rules applicable to permittees; Section 8-3 is amended to add potential grounds for the denial of requests for permits to film on any portion of DFW Airport grounds for commercial use; and Appendix I is amended to include proposed new streets East 34th Street (E & W), East 35th Street (E & W), South 20th Avenue (N & S), Rental Car Drive (E & W), Strategy Avenue (N & S), Sustainability Drive (E & W), Travel Street (E & W), and Mobility Street (E & W) - Financing: No cost consideration to the City

Councilmember Narvaez 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 Narvaez moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

Assigned ORDINANCE NO. 32874

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1405

Item 43: Authorize the City Manager to **(1)** exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; **(2)** provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and **(3)** increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with ~~\$464,250.00~~ \$164,250.00 sourced from General Fund for an increase for pay-to-stay shelter beds, \$300,000.00 sourced from General Fund for an increase for the facility management services contract, and \$815,694.00 sourced from Texas Department of Housing and Community Affairs (“TDHCA”) Grant Funds - Not to exceed \$5,798,944.00 - Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1406

Item 44: Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1407

Item 45: Authorize **(1)** a three-year master agreement for the purchase of equipment and horticulture materials for parks, playgrounds, and golf courses for the Park & Recreation Department - PlayWell Group in the estimated amount of \$1,083,029.92, Most Dependable Fountains, Inc. in the estimated amount of \$297,071.00, and Pioneer Manufacturing Company in the estimated amount of \$220,000.00; lowest responsible bidders of three; and **(2)** a three-year master agreement for the purchase of equipment and horticulture materials for parks, playgrounds, and golf courses for the Park & Recreation Department with BSN Sports, LLC in the estimated amount of \$100,000.00, Superior International Industries dba Superior Recreational Products in the estimated amount of \$50,000.00, The Playground, Shade and Surfacing Depot LLC in the estimated amount of \$42,000.00, Whirlix Design, Inc. in the estimated amount of \$40,500.00, Lea Park & Play, Inc. in the estimated amount of \$32,500.00, Victor Stanley, Inc. in the estimated amount of \$27,000.00, T.F. Harper & Associates, LP in the estimated amount of \$20,000.00, Child's Play, Inc. in the estimated amount of \$10,000.00, Cunningham Associates, Inc. dba Cunnigham Recreation in the estimated amount of \$10,000.00, Webuildfun, Inc. in the estimated amount of \$10,000.00, and PlayPower LT Farmington, Inc. in the estimated amount of \$10,000.00, through The Local Government Purchasing Cooperative (Buyboard) agreement - Total estimated amount of \$1,952,100.92 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1408

Item 46: Authorize a three-year master agreement for the purchase of fire hydrant markers for the Water Utilities Department - Adam Campos dba Graphics MFG in the estimated amount of \$158,275.00 and Centerline Supply, Inc. in the estimated amount of \$134,300.00, lowest responsible bidders of three - Total estimated amount of \$292,575.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1409

Item 47: Authorize a one-year service contract, with two one-year renewal options, for housing rental subsidies and supportive services for seniors from October 1, 2024 through September 30, 2025 for the Office of Homeless Solutions with Catholic Charities of Dallas, Inc., the most advantageous proposer of five - Not to exceed \$250,000.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1410

Item 48: Authorize a one-year service contract to complete a senior services strategic plan for the Office of Community Care for the term of one year from September 11, 2024 to September 10, 2025 with Guidehouse, Inc., most advantageous proposer of six - Not to exceed \$250,000.00 - Financing: General Fund

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:

- For the term of one year from September 25, 2024 to September 24, 2025

Motion seconded by Councilmember Schultz.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1411

Item 49: Authorize a three-year service price agreement for tire repair services for the Department of Equipment and Fleet Management and the Department of Sanitation Services - The Goodyear Tire & Rubber Company in the estimated amount of \$967,053.70 and Southern Tire Mart, LLC in the estimated amount of \$427,605.00, lowest responsible bidders of three - Total estimated amount of \$1,394,658.70 - Financing: Sanitation Operation Fund (\$749,950.00) and Equipment and Fleet Management Fund (\$644,708.70) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1412

Item 50: Authorize a five-year service price agreement for language proficiency testing services for the Department of Human Resources - ALTA Language Services, Inc., most advantageous proposer of two - Estimated amount of \$134,629.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1413

Item 51: Authorize a five-year service price agreement for a web-based safety and environmental management system for the Water Utilities Department - HSI Workplace Compliance Solutions, Inc., most advantageous proposer of two - Estimated amount of \$525,421.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1414

Item 52: Authorize a five-year service price agreement for parts and labor for repair and maintenance of machine shop related equipment for the Water Utilities Department and the Department of Aviation - Two Elk Investments, LLC dba Billor McDowell, only bidder - Estimated amount of \$310,005.00 - Financing: Dallas Water Utilities Fund (\$281,780.00) and Aviation Fund (\$28,225.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1415

Item 53: Authorize Supplemental Agreement No. 1 to increase the service contract with Greater Dallas Hispanic Chamber of Commerce for the development and administration of the Dallas Accelerator Program - Not to exceed \$62,500.00, from \$250,000.00 to \$312,500.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1416

Item 54: Authorize a public hearing to be held on October 23, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion parkland at Flag Pole Hill Park located at 8015 Doran Circle, totaling approximately 29,355 square feet (0.67 acres) of land and temporary use of approximately 17,114 square feet (0.40 acres) of land, by Dallas Water Utilities for the construction of two 60-inch stormwater lines for the Guildhall-McCree Storm Drainage Relief System Project, for the public benefit - Revenue: Capital Gifts, Donation & Development Fund \$639.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1417

Item 55: Authorize **(1)** the Dallas Police Department to receive and deposit funds in the amount of \$600,000.00 from various federal, state, and local law enforcement agencies to participate in investigations, receive reimbursements, share asset forfeitures, and set out operational procedures as requested for various task forces including, but not limited to those shown (list attached to the Agenda Information Sheet) for reimbursement of overtime for investigative services for FY 2024-25; **(2)** a City contribution of Federal Insurance Contributions Act costs in the amount of \$8,700.00; **(3)** an increase in appropriations in an amount not to exceed \$600,000.00 in the Various Task Force Fund; and **(4)** execution of the agreements - Total not to exceed \$608,700.00 - Financing: General Fund (\$8,700.00) (subject to appropriations) and Various Task Force Fund (\$600,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1418

Item 56: Authorize the **(1)** application for and acceptance of a grant from the National Highway Traffic Safety Administration through the Texas Department of Transportation (TxDOT) for the Selective Traffic Enforcement Program (STEP) Comprehensive 2025 (Grant No. 2025-Dallas-S-1YG-00036, Assistance Listing No. 20.600) in the amount of \$788,382.00 for travel expenses and overtime reimbursement for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in the amount of \$788,382.00 in the TxDOT FY25 STEP Comprehensive Grant Fund; **(3)** receipt and deposit of funds in the amount of \$788,382.00 in the TxDOT FY25 STEP Comprehensive Grant Fund; **(4)** a local cash match in the amount of \$219,253.20; and **(5)** execution of the award with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$1,007,635.20 - Financing: TxDOT FY25 STEP Comprehensive Grant Fund (\$788,382.00) and General Fund (\$219,253.20) (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1419

Item 57: Authorize a three-year service agreement for an online community member incident reporting portal and management system, Desk Officer Reporting System for the Police Department - LexisNexis Risk Solutions FL Inc., sole source - Not to exceed \$320,909.64 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1420

Item 58: Authorize a five-year service contract for preventative maintenance and repair agreement for gate, gate operators, and card readers, for the Police Department with DG Investment Intermediate Holdings 2, Inc. dba Convergint Technologies, LLC through procurement by Sourcewell Cooperative Purchasing Program (Contract 030421-CTL) - Amount not to exceed \$3,122,875.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1421

Item 59: Authorize Supplemental Agreement No. 2 to extend the service contract with CentralSquare Technologies, LLC (previously Public Safety Corporation) for the processing of [applications and renewals of](#) security alarm permits and [the](#) collection of fees associated with the security alarm permits and false alarms for the Police Department extending the term from October 2, 2024 to October 1, 2025 - Estimated Annual Net Revenue: General Fund \$3,500,000.00

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1422

Item 60: Authorize a professional services contract with Westwood Professional Services, Inc. for engineering services associated with the investigation, preliminary design, and development of construction plans and specifications for dam safety improvements at the Cherrybrook Lake Dam and the Hatfield Branch Dam (list attached to the Agenda Information Sheet) - Not to exceed \$786,770.48
- Financing: 2024 Certificate of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1423

Item 61: Authorize **(1)** acquisition from Jerry Dale Armstrong, Jr., of an industrially improved tract of land containing approximately 5.383 acres located on Botham Jean Boulevard near its intersection with South Central Expressway for the Dallas Floodway Extension Project; and **(2)** an increase in appropriations in an amount not to exceed \$1,550,000.00 in the Trinity River Corridor Project Fund - Not to exceed \$1,550,000.00 (\$1,540,000.00, plus closing costs and title expenses not to exceed \$10,000.00) - Financing: Trinity River Corridor Project Fund (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1424

Item 62: Authorize acquisition of a drainage easement containing approximately 3,644 square feet of land from A.J. Wallace and wife, Marilyn Wallace, located at East Woodin Boulevard near its intersection with Fernwood Avenue for the Kings Branch Culvert at Woodin Project - Not to exceed \$13,700.00 (\$10,700.00, plus closing costs and title expenses not to exceed \$3,000.00)
- Financing: 2024B Certificate of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1425

Item 63: Authorize the acquisition of four tracts of land containing a total of approximately 35,494 square feet of land from D.R. Horton - Texas, Ltd., located at Walnut Ridge Drive near its intersection with Cornerstone Lane in Ellis County, Texas for the Integrated Pipeline System to Dallas Waterline Project - Not to exceed \$474,000.00 (\$464,000.00, plus closing costs and title expenses not to exceed \$10,000.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1426

Item 64: Authorize an Interlocal Agreement with the City of DeSoto for the relocation of a 30-inch-diameter water transmission main and appurtenance adjustments within City of DeSoto corporate limits - Not to exceed \$686,360.50
- Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1427

Item 65: Authorize a construction services contract for the replacement and rehabilitation of water and wastewater mains for the Hickory Creek Phase 2A Project (list attached to the Agenda Information Sheet) - Douglas Dailey Construction, LLC, lowest responsible bidder of four - Not to exceed \$12,538,800.00 - Financing: Water Construction Fund (\$61,700.00), 2022C Water Revenue Bonds TWDB LM221535 Fund (\$4,785,780.00), Wastewater Capital Improvement G Fund (\$2,990,642.67), and Wastewater Capital Improvement F Fund (\$4,700,677.33)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1428

Item 66: Authorize a construction services contract for water and wastewater main replacements at 20 locations - Muniz Construction, Inc., lowest responsible bidder of six - Not to exceed \$17,315,565.00 - Financing: Water Construction Fund (\$7,083,895.23), 2022C Water Revenue Bonds TWDB LM221535 Fund (\$2,607,299.77), Wastewater Capital Improvement G Fund (\$5,624,370.00), and Wastewater Capital Improvement F Fund (\$2,000,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1429

Item 67: Authorize an increase in the construction services contract with Archer Western Construction, LLC for major maintenance and rehabilitation improvements at Dallas Water Utilities Water Treatment Plants - Not to exceed \$3,276,740.00, from \$25,427,590.00 to \$28,704,330.00 - Financing: Water Construction Fund

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 Schultz.

Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No." (Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1430

Item 68: Authorize Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc. for additional services associated with the Long Range Water Supply Plan - Not to exceed \$1,003,649.00, from \$2,275,563.00 to \$3,279,212.00 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1431

Item 69: Authorize Supplemental Agreement No. 3 to the professional services contract with Alan Plummer & Associates, Inc. dba Plummer Associates, Inc., to provide construction phase services related to the East Side Water Treatment Plant Laboratory Renovation Project - Not to exceed \$272,323.00, from \$5,605,782.00 to \$5,878,105.00 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1432

Item 70: Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC, to provide additional engineering services required for raw water facility major maintenance and rehabilitation improvements at the Bachman Water Treatment Plant and Tawakoni Balancing Reservoir - Not to exceed \$3,175,021.00, from \$8,481,480.00 to \$11,656,501.00 - Financing: Water Capital Improvement F Fund (\$2,000,000.00), Water Capital Improvement G Fund (\$1,050,000.00), and Water Construction Fund (\$125,021.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1433

Item 71: Authorize Supplemental Agreement No. 4 to the professional services contract with Freese and Nichols, Inc. to provide additional construction management services for improvements at the Elm Fork Water Treatment Plant, East Side Water Treatment Plant, Bachman Water Treatment Plant, and several pumping facilities - Not to exceed \$2,000,000.00, from \$20,777,706.00 to \$22,777,706.00 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1434

Item 72: Authorize Supplemental Agreement No. 7 to the professional services contract with Black & Veatch Corporation for additional engineering services associated with water quality improvements at the East Side Water Treatment Plant - Not to exceed \$1,949,796.00, from \$23,920,885.00 to \$25,870,681.00 - Financing: Water Capital Improvement G Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1435

Item 73: 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 West moved to appoint the following:

- Charles Brant, Registered architect, to the Building Inspection Advisory, Examining & Appeal Board;
- Aaliyah Haqq to the City Plan and Zoning Commission;
- Rebecca Posten, General Public, to the Environmental Commission;
- Douglas Dunsavage, Non-profit management and operations, to the South Dallas/Fair Park Opportunity Fund Board;
- Peter Jacobsen to the Reinvestment Zone Sixteen Board (Davis Garden); and
- Travis Gasper to the Reinvestment Zone Seventeen Board (TOD)

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Stewart absent when vote taken)

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

24-6256	BIA	BUILDING INSPECTION ADVISORY, EXAMINING & APPEAL BOARD
24-6257	CPC	CITY PLAN AND ZONING COMMISSION
24-6258	EVC	ENVIRONMENTAL COMMISSION
24-6259	RZ16	REINVESTMENT ZONE SIXTEEN BOARD (DAVIS GARDEN)
24-6260	RZ17	REINVESTMENT ZONE SEVENTEEN BOARD (TOD)
24-6261	SDF	SOUTH DALLAS/FAIR PARK OPPORTUNITY FUND BOARD

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1436

Item 74: Authorize the endorsement of Councilmember Gay Donnell Willis as the City's candidate for the 2025 National League of Cities - Vice Chair Position of the Finance, Administration, and Intergovernmental Relations Federal Advocacy Committee - Financing: No cost consideration to the City

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1437

Item 75: Authorize **(1)** the approval of the 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 \$31,000,000.00; proceeds of the Bonds will be loaned April Housing, or its affiliate, 13695 Goldmark Drive (TX) Owner, LP (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Waterford at Goldmark and located at 13695 Goldmark Drive, Dallas, Texas, 75240 (Development); and **(2)** the approval of the 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 18, 2024 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 (This item was deferred on May 22, 2024 and June 12, 2024)

Councilmember Schultz moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1438

Item 76: A resolution to approve the Dallas Fort Worth International Airport Board's FY 2025 budget - Financing: No cost consideration to the City (This item was deferred on September 11, 2024)

Councilmember Narvaez moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1439

Item 77: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00 (This item was deferred on August 28, 2024 and September 11, 2024)

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

- The City Manager is authorized to accept funds in an amount not to exceed \$1,300,00.00; and
- The Chief Financial Officer is authorized to receive and deposit quarterly payments in the amount \$325,000.00

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1440

CLOSED SESSION

Item 78: Attorney Briefing (Sec. 551.071 T.O.M.A)

Seeking the advice of the City Attorney regarding:

- *Dallas Police and Fire Pension System v. City of Dallas*

Item 79: Real Estate (Sec. 551.072 T.O.M.A)

- (1) Deliberate the purchase, exchange, lease, or value of real property located at 1000 Belleview because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

At 12:42 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

Item 78: Attorney Briefing (Sec. 551.071 T.O.M.A)

Seeking the advice of the City Attorney regarding:

- *Dallas Police and Fire Pension System v. City of Dallas*

Item 79: Real Estate (Sec. 551.072 T.O.M.A)

- (1) Deliberate the purchase, exchange, lease, or value of real property located at 1000 Belleview because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

The closed session ended and reconvened to open session at 2:13 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1441

Item 80: Authorize a forty-year lease agreement, with four, ten-year renewal options, with University of North Texas System, for approximately 4.216 acres of land located at 7300 University Hills Boulevard, to be used as a law enforcement training facility for the Dallas Police Department - Financing: No cost consideration to the City

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1442

Item 81: Authorize a letter agreement to the Garage Lease with Option Agreement with Kyndryl, Inc., successor in interest to International Business Machines Corporation, to delay the closing date with regard to the transfer of title for the Garage and/or Building to occur on or before September 30, 2025 - Financing: No cost consideration to the City

Councilmember Moreno moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1443

Item 82: A resolution amending the city's policy governing the use of legislature travel funds in order to more efficiently allow for councilmembers to travel to Austin and Washington D.C to speak on legislatives matters - Financing: No cost consideration to the City

Deputy Mayor Pro Tem Bazaldua moved to hold the item under advisement until the October 23, 2024 voting agenda meeting of the city council.

Motion seconded by Mayor Pro Tem Atkins and unanimously held. (Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1444

Item 83: Authorize the City's contracted broker of record, McGriff Insurance Services, LLC to purchase insurance policies for commercial property, boiler and machinery and loss control, terrorism, cyber liability, fine arts, crime, aviation, flood, media professional liability, general liability, and other lines of coverage as needed for the period October 1, 2024 to September 30, 2025 - Not to exceed \$14,993,958.00 - Financing: Risk Management Fund (subject to annual appropriations)

Councilmember Schultz moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted. (Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1445

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z11.

Agenda item Z1: Zoning Case Z223-338(LC)
Agenda item Z2: Zoning Case Z234-117(CR)
Agenda item Z3: Zoning Case Z234-147(GB)
Agenda item Z4: Zoning Case Z234-150(MB)
Agenda item Z5: Zoning Case Z234-186(LC)
Agenda item Z6: Zoning Case Z234-191(LC)
Agenda item Z7: Zoning Case Z234-209(WK)
Agenda item Z8: Zoning Case Z234-214(LC)
Agenda item Z9: Zoning Case Z234-216(MB)
Agenda item Z10: Zoning Case Z234-221(MB)
Agenda item Z11: Zoning Case Z234-223(LC)

Agenda items Z4 and Z6 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items Z1-Z3, Z5 and Z7–Z11 was presented for consideration.

Agenda item Z1: Zoning Case Z223-338(LC)
Agenda item Z2: Zoning Case Z234-117(CR)
Agenda item Z3: Zoning Case Z234-147(GB)
Agenda item Z5: Zoning Case Z234-186(LC)
Agenda item Z7: Zoning Case Z234-209(WK)
Agenda item Z8: Zoning Case Z234-214(LC)
Agenda item Z9: Zoning Case Z234-216(MB)
Agenda item Z10: Zoning Case Z234-221(MB)
Agenda item Z11: Zoning Case Z234-223(LC)

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

The following individual addressed the city council on the zoning consent docket:

Andrew Ruegg, 2201 Main St., representing Marlows Fuel Center [Agenda item Z6]

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1446

Item Z1: Zoning Case Z223-338(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with consideration for a MF-2 Multiple-Family Subdistrict, on the southeast line of Lucas Drive, between Maple Avenue and Brown Street

Recommendation of Staff: Approval of an MF-2 Subdistrict, in lieu of a GR General Retail Subdistrict

Recommendation of CPC: Approval of an MF-2 Subdistrict, in lieu of a GR General Retail Subdistrict

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32875

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1447

Item Z2: Zoning Case Z234-117(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345], on the southeast line of Telephone Road; southwest of the intersection of Bonnie View Road and Telephone Road

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32876

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1448

Item Z3: Zoning Case Z234-147(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned an R-7.5(A) Single Family District, on the northwest corner of Elam Road and North Prairie Creek Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32877

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1449

Item Z4: Zoning Case Z234-150(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District uses and LO-1 Limited Office District uses on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District, on the north line of Lake June Road; east of Saint Augustine Drive

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions

Councilmember Resendez 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.

No one addressed the city council on the item.

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

- replace CPC's recommended conditions for sidewalks with the following condition: 'A sidewalk with a minimum unobstructed width of six feet must be provided along all public streets, drives, and shared access easements.

and pass the ordinance.

Motion seconded by Councilmember Blackmon and unanimously amended. (Schultz absent when vote taken)

Assigned ORDINANCE NO. 32878

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1450

Item Z5: Zoning Case Z234-186(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for an amendment to deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue and a resolution accepting an amendment to deed restrictions volunteered by the applicant

Recommendation of Staff: Approval of an amendment to deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant

Recommendation of CPC: Approval of an amendment to deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant

Adopted as part of the consent zoning docket.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1451

Item Z6: Zoning Case Z234-191(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a truck stop on property zoned a CS Commercial Service District with Specific Use Permit No. 1851 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less and a D-1 Liquor Control Overlay, on the west corner of C.F. Hawn Freeway and Silverado Drive

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

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

Mayor Pro Tem Atkins 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.

No one addressed the city council on the item.

Mayor Pro Tem Atkins moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- For a ten-year period

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously amended.

Assigned ORDINANCE NO. 32879

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1452

Item Z7: Zoning Case Z234-209(WK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Elm Street and North Field Street

Recommendation of Staff: Approval for a six-year period, subject to amended conditions

Recommendation of CPC: Approval for a s i x -year period, subject to amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32880

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1453

Item Z8: Zoning Case Z234-214(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) with a Class A dance hall on property zoned a CS Commercial Service District, on the west side of McCree Road; north of East Northwest Highway

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32881

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1454

Item Z9: Zoning Case Z234-216(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of Oakwood Drive; west of Haymarket Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32882

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1455

Item Z10: Zoning Case Z234-221(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2118 for vehicle display, sales, and service on property zoned Subdistrict 2 within Planned Development District No. 534, the C. F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the south line of C. F. Hawn Freeway; east of Murdock Road

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32883

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1456

Item Z11: Zoning Case Z234-223(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a microbrewery, microdistillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Main Street and North Crowds Street

Recommendation of Staff: Denial

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32884

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1457

ZONING CASES — INDIVIDUAL

Item Z12: Zoning Case Z212-358(JM)

~~A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road~~

~~Recommendation of Staff: Approval, subject to a conceptual plan, a development plan, and conditions~~

~~Recommendation of CPC: Approval, subject to a conceptual plan, a development plan, and conditions~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1458

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments regarding an application by The Culbreath, LP or its affiliate, DHA Housing Solutions for North Texas (collectively referred to as “Applicant”) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Culbreath located at 2770 Bethurum Avenue, Dallas, TX 75215; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Culbreath - Financing: No cost consideration to the City

No one addressed the city council on the item.

Deputy Mayor Pro Tem Bazaldua moved to close the public hearing and hold the item under advisement until the October 23, 2024 voting agenda meeting of the city council.

Motion seconded by Mayor Pro Tem Atkins.

During discussion and at the request of Councilmember Moreno, the following individual addressed the city council:

Deborah Welchel, 21518 Patton Ave., Lago Vista, TX

After discussion, Mayor Johnson called a vote and declared the item unanimously held.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1459

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments regarding consideration of an ordinance adopting the ForwardDallas 2.0 Comprehensive Land Use Plan; and, at the close of the public hearing an ordinance adopting the ForwardDallas 2.0 Comprehensive Land Use Plan - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

Ed Zahra, 1003 Valencia St., representing Neighborhood Coalition Dallas
Dolores Serroka, 4822 Swiss Ave.
Travis Rose, 7709 El Pastel Ave.
Leslie Vrugink, 6727 Sunnyland Ln.
Marla Bane, 3706 Truesdell Pl.
Adam Lamont, 9432 Amberton Pkwy., representing Dallas Neighbors for Housing
Peter Cioe, 1826 Maryland Ave.
Hexel Colorado, 1509 Main St., representing Dallas Neighbors for Housing
Andrew Warren, 8629 Southwestern Blvd., representing Dallas Neighbors for Housing
Jessica Ramirez, 272 W. Lawson Rd., representing Kleberg Rylie Neighborhood Assoc.
Jack Kocks, 7658 El Pensador Dr.
Julia Davis, 6108 Junius St.
Robert Hogue, 7126 La Vista Dr.
Evelyn Mayo, 2833 Province Ln., representing Downwinders at Risk
Carol Bell-Walton, 6705 Velasco Ave.
Matthew Boss, 4039 Cole Ave.
Mary Paras, 2703 Kingston Ave.
Ronnie Mestas, 3215 Rutz St.
Nate Weymouth, 8600 Thackery St.
Michael Lewis, 4333 Gilbert Ave.
Greg Estell, 411 Bondstone Dr., representing Old Lake Highlands Neighborhood Assoc.
Rebekah Komblum, 4207 Live Oak St., representing Dallas Neighbors for Housing
Jennifer Rangel, 1441 Westmount Ave., representing RAYO Planning
Billy Lane, 2831 Whitewood Dr., representing Dallas Housing Coalition
Mike Northrup, 5703 Goliad Ave.
Daniel Roby, 10207 Royal Highlands Dr, representing Austin Street Center
Roy Atwood, 2650 Cedar Springs Rd.
Jose Rivas, 6145 Parkdale Dr.
Susybelle Gosslee, 9511 Faircrest Dr., representing West Love Neighborhood
Linda Blase, 2310 Roanoke Ave., representing West Love Neighborhood
Jim Anderson, 4706 Swiss Ave., representing Dallas Neighbors for Housing
Jonathan Dillahunty, 11344 Lanewood Cir., representing Dallas Neighbors for Housing
Nate Hemby, 336 Beckleywood Blvd.

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Kathy Coffman, 10805 Larkglen Cir.
Elliot Outland, 3250 N. Hall St., representing Dallas Neighbors for Housing
Michael Williams, 3100 McKinnon St., representing The Real Estate Council
Anita Nunez, 8308 Lullwater Dr.
Ann Loft, 3301 Elm St., representing Inclusive Communities Project
William Joy, 701 Melba St.
Cindy Hua, 718 Crested Cove Dr., Garland, TX, representing Downwinders at Risk
Laura Quintero, 330 Linkwood Dr., Duncanville, TX, representing Downwinders at Risk
Ian Seamans, 1202 E. Park Blvd., Plano, TX, representing Environment Texas
Anga Sanders, Not Provided, representing Kiest Forest Estates Neighborhood Assoc.
Cookie Peadon, Not Provided, representing North Dallas Neighborhood Assoc.
Karen Roberts, Not Provided
Richard Thacker, Not Provided
Tom DuPree, 5132 Bellerive Dr.
Debbie Solis, 2322 Kenesaw Dr.
David Lehde, 5816 W. Plano Pkwy., representing Dallas Builders Association
Bob Ikel, 9109 Clearlake Dr.
Matt Bach, 15746 Covewood Cir.
Diane Benjamin, 6530 Waggoner Dr.
Caleb Roberts, 2847 Alabama Ave.
RaJean Higginson, 7233 Helsem Bend Cir.
Marc Ishmael, 1655 Grigsby Ave.
Garrett Pennell, 10640 Steppington Dr.
Kristal Roberts, 14012 Hughes Ln.
Dalton Pfiffner, 9330 Alta Mira Dr.
Melanie Vanlandingham, 6311 Lakeshore Dr.
Norma Minnis, Not provided
Cynthia Salinas Tooley, 726 S. Clinton Ave.
Vinith Kantamneni, 2801 Live Oak St., representing Dallas Neighbors for Housing

Mayor Pro Tem Atkins moved to close the public hearing and adopt the item with the amendments as recommended by the Economic Development Committee with the following changes:

- In Chapter 1, Item 1-4: add language to Relationship to Other Plans- 'In areas with historic and cultural resources, land use decisions guided by this comprehensive plan should consider the guidance, goals, policies, and regulations stipulated in the future Historic Preservation Plan, the Historic & Cultural Preservation Strategy, and historic preservation and conservation ordinances adopted by the City.'
- In Chapter 1, Item 1-5: amend the "Monitoring Progress" section- to require the comprehensive land use plan to be reviewed within five years from the date of adoption and consider revision of the plan within ten years of the date of adoption.
- All references to the annual reporting of Key Performance Indicators should reflect reporting to the city plan commission and the city council.

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- In Chapter 4, Section 4-10 add new Item C12 - 'Streamline and simplify incentives for reuse and reinvestment in historic properties, both existing and those designated in the future, to encourage property owners and developers to preserve historic structures and places.'
- In Chapter 4, Section 4-12 revise Item C13 to read: 'Expand the suite of context-sensitive design and preservation tools including historic and conservation districts, design standards, and neighborhood stabilization overlay programs and update applicable ordinances to better respond to rapidly changing conditions in established neighborhoods.'
- Update the place type map as reflected in the exhibits distributed by staff to:
 - Amend the place type shown on the Mountain Creek amendment map from regional open space to utility to reflect the existing privately-owned power plant properties; and
 - Amend the place type shown on the Near Bishop Arts amendment map from city residential to community residential to reflect the established development pattern.

Motion seconded by Councilmember West.

During discussion, Councilmember Ridley moved a subsidiary motion to:

- Amend the Community Residential placetype in the Matrix to make single family attached uses, townhomes and duplexes to a secondary use. City Residential placetype to make the single family attached uses a primary use.

Subsidiary motion seconded by Councilmember Mendelsohn.

Councilmember West moved to call the question.

Call seconded by Councilmember Schultz.

Mayor Johnson called a record vote on Councilmember West's call the question:

Voting Yes: [10] Atkins, Bazaldua, West, Gracey, Resendez,
Narvaez, Blackmon, Stewart, Schultz,
Willis

Voting No: [5] Johnson, Moreno, Arnold, Mendelsohn,
Ridley

The city secretary declared the call the question adopted.

Councilmember West requested a record vote.

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Mayor Johnson called a record vote on Councilmember Ridley's subsidiary motion:

Voting Yes: [5] Johnson, Moreno, Arnold, Mendelsohn,
Ridley

Voting No: [10] Atkins, Bazaldua, West, Gracey, Resendez,
Narvaez, Blackmon, Stewart, Schultz,
Willis

The city secretary declared the subsidiary motion failed.

Councilmember Mendelsohn moved a subsidiary motion to:

- Update the matrix by moving Community Residential - striking duplexes and townhomes and moving to a secondary placetype single family attached.

Subsidiary motion seconded by Councilmember Moreno.

After discussion, Councilmember Mendelsohn withdrew her subsidiary motion; there was no objection voiced by the city council.

Councilmember Gracey moved a subsidiary motion to:

- Keep the place type shown on the Mountain Creek amendment map regional open space; and
- On page 3-5 add a footnote after the "Power Station" example in the "Utility" land use to read as followed: "In the regional open space placetype, a masterplan review for compatibility with a power station should be undergone in the area adjacent to Mountain Creek Lake."

Motion seconded by Councilmember Narvaez.

During discussion, Deputy Mayor Pro Tem Bazaldua moved to call the question.

Call seconded by Councilmember West.

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24-1459

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Mayor Johnson called a record vote on Deputy Mayor Pro Tem Bazaldua's call the question:

Voting Yes: [10] Atkins, Bazaldua, West, Gracey, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis

Voting No: [5] Johnson, Moreno, Arnold, Mendelsohn, Ridley

The city secretary declared the call adopted.

Mayor Johnson called a vote on Councilmember Gracey's subsidiary motion and declared the subsidiary motion adopted on a divided vote with Councilmember Ridley voting "No."

Councilmember West requested a record vote on Mayor Pro Tem Atkins' amended motion.

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

Voting Yes: [11] Atkins, Bazaldua, West, Gracey, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis, Ridley

Voting No: [4] Johnson, Moreno, Arnold, Mendelsohn,

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 25, 2024

24-1460

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Item PH3: A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a church [Steven Temple Church], as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit, pursuant to Chapter 28 of the Texas Alcoholic Beverage Code, for a restaurant without drive-in or drive-through service with a food and beverage certificate [La Reyna Rental Properties, LLC - DBA La Reyna's Micheladas], on the southeast corner of Alabama Avenue and East Saner Avenue - AV234-003 - Financing: No cost consideration to the City (This item was deferred on August 14, 2024)

The city secretary announced the item required a motion and two seconds for approval, as it was an alcohol variance.

The following individual addressed the city council on the item:

Reyna Solozano, Not Provided

Councilmember Arnold moved to close the public hearing and deny the item.

Motion seconded by Councilmember Ridley.

During discussion, Councilmember Arnold requested a record vote.

After discussion, Mayor Johnson called a record vote on Councilmember Arnold's motion:

Voting Yes: [8] Atkins, Moreno, Gracey, Arnold, Narvaez,
Stewart, Mendelsohn, Ridley

Voting No: [7] Johnson, Bazaldua, West, Resendez,
Blackmon, Schultz, Willis

The city secretary declared the item denied.

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 25, 2024

EXHIBIT C