

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, SEPTEMBER 16, 2024

24-0010

QUALITY OF LIFE, ARTS, AND CULTURE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER PAUL E. RIDLEY, PRESIDING

PRESENT: [7] Ridley, Resendez, Gracey (**9:04 a.m.), *Bazaldua (**9:20 a.m.),
Blackmon, Schultz, Willis

ABSENT: [0]

The meeting was called to order at 9:00 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 11:01 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, SEPTEMBER 16, 2024

EXHIBIT A

RECEIVED

2024 SEP 13 AM 8:53

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

2 4 0 8 5 6

POSTED CITY SECRETARY
DALLAS, TX



Quality of Life, Arts, and Culture Committee

September 16, 2024

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

| COUNCIL COMMITTEE | |
|--|---|
| ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West | GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez |
| HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis | PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West |
| PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis | QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis |
| TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart | WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis |
| AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart | AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart |
| AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West | AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart |
| AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis | AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz |

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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

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

Rules of Courtesy

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

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

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

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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

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

Reglas de Cortesía

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

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

This City Council Quality of Life, Arts, and Culture Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall. The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The Quality of Life, Arts, and Culture Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at bit.ly/cityofdallastv. The public may also listen to the meeting as an attendee at the following video conference

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf5e4de2d289d9386e713d4a462880ed0>

Call to Order

MINUTES

1. 24-2960 Approval of the August 19, 2024, Quality of Life, Arts, and Culture Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A. 24-2955 Historic Preservation Update
[Andrea Gilles, Deputy Director, Planning and Urban Development; Arturo Del Castillo, Assistant Director, Planning and Urban Development]

Attachments: Presentation

- B. 24-2963 Short-Term Rentals Update
[Christopher Christian, Director, Code Compliance Services; Cedric Secoundiata, Assistant Director, Code Compliance Services; Ariel Garcia, Administrator, Code Compliance Services]

Attachments: Presentation

BRIEFING MEMOS

- C. 24-2957 City Facilities Partners Update - Dallas Theater Center
[Martine Elyse Philippe, Director, Office of Arts and Culture; Glenn Ayers, Assistant Director, Office of Arts and Culture]

Attachments: Memorandum

- D. 24-2956 Upcoming Office of Community Care Agenda Item to Authorize an Amendment to the Service Contract with Senior Citizens of Greater Dallas for the Senior Services Ombudsman Program
[Jessica Galleshaw, Director, Office of Community Care; Holly Holt, Assistant Director, Office of Community Care]

Attachments: Memorandum

- E. 24-2959 Proposed Elimination of the Hotspot Loaning Program
[Mary Jo Guidice, Director, Dallas Public Library; Heather Lowe, Assistant Director, Dallas Public Library]

Attachments: Memorandum

Forecast

- F. 24-2964 Quality of Life, Arts, and Culture Committee Forecast

Attachments: Forecast

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, SEPTEMBER 16, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 16, 2024

Item 1: Approval of the August 19, 2024, Quality of Life, Arts, and Culture Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 16, 2024

BRIEFING ITEMS

Item A: Historic Preservation Update

The following individuals briefed the committee on the item:

- Arturo Del Castillo, Assistant Director, Planning and Urban Development; and
- Emily Liu, Director, Planning and Urban Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 16, 2024

BRIEFING ITEMS

Item B: Short-Term Rentals Update

The following individuals briefed the committee on the item:

- Christopher Christian, Director, Code Compliance Services;
- Cedric Secoundiata, Assistant Director, Code Compliance Services;
- Ariel Garcia, Administrator, Code Compliance Services;
- Sherry Kowalski, City Controller, City Controller's Office;
- Lance Sehorn, Assistant Controller, City Controller's Office; and
- Andrew Spaniol, Deputy Chief of General Litigation, City Attorney's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 16, 2024

BRIEFING MEMOS

Item C: City Facilities Partners Update - Dallas Theater Center

Item D: Upcoming Office of Community Care Agenda Item to Authorize an Amendment to the Service Contract with Senior Citizens of Greater Dallas for the Senior Services Ombudsman Program

Item E: Bloomberg Center for Public Innovation Love Your Block Program Grant Recipient. Department: Code Compliance

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 16, 2024

FORECAST

Item F: Quality of Life, Arts, and Culture Committee Forecast

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, SEPTEMBER 16, 2024

EXHIBIT C



City of Dallas

Historic Preservation Update

Quality of Life, Arts, & Culture
September 16, 2024

Andrea Gilles, Deputy Director and
Arturo Del Castillo, Assistant Director
Planning & Development
City of Dallas

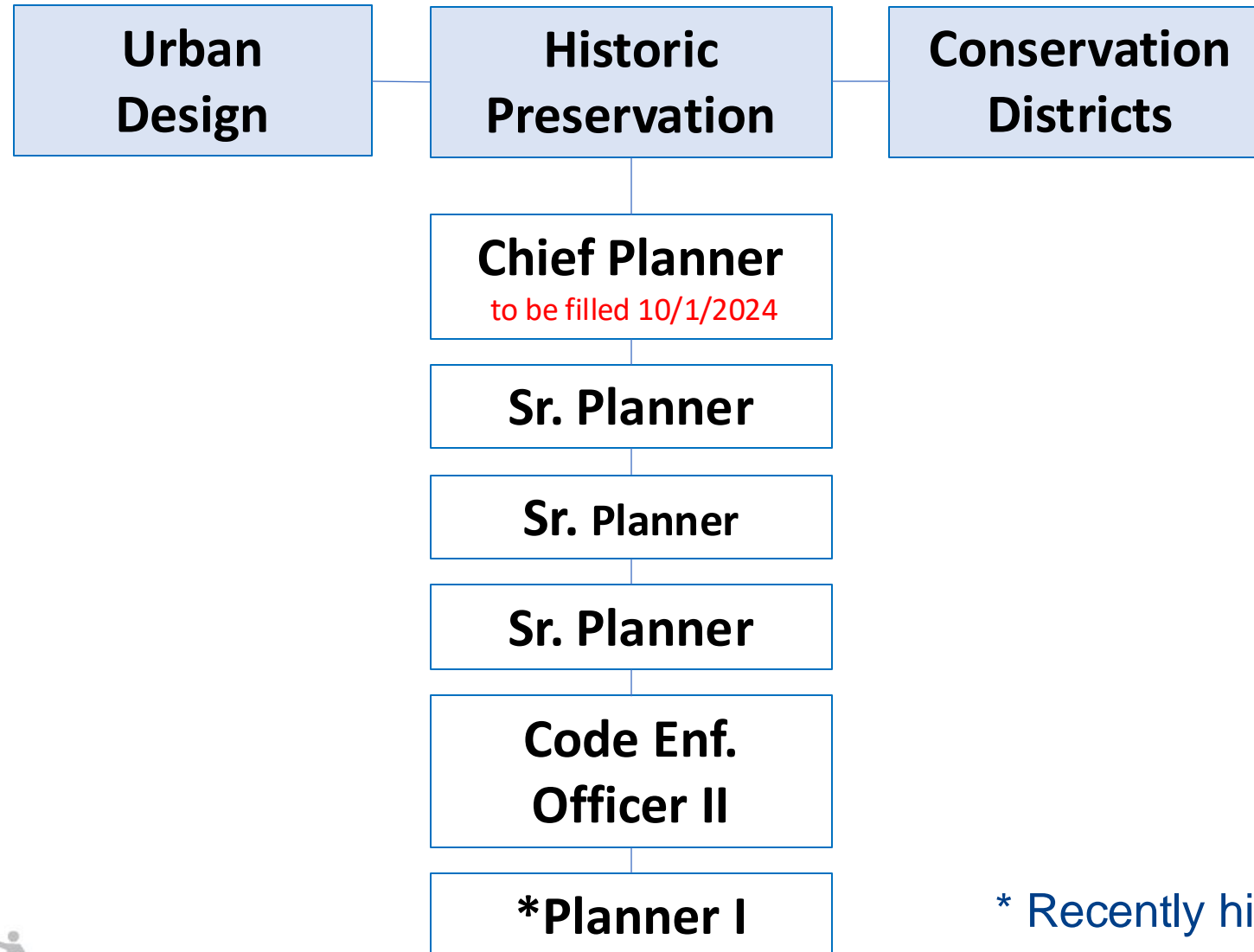
Overview



- Staffing update
- Recent program successes
- New Historic Preservation studies
- Upcoming projects of interest



Historic Preservation Staffing



* Recently hired August 19



Recent Historic Preservation Program Successes



Key successes in the past 6 months:

- 3,000sf Demolition rule in code amendment approved February 2024
- White Rock Cemetery Garden of Memories, a 173-year-old Black cemetery, designated a historic landmark (May 8, 2024)
- Historic and Cultural Preservation Strategy adopted by Council (April 10, 2024)
- 2 Staff and 3 Landmark Commissioners attended the National Alliance of Preservation Commissions (NAPC) conference focused on issues local historic preservation boards and commissions are facing today
- Initiated Designation process for 600 W Jefferson (El Ranchito), Old City Park, Reverchon Park, Queen City, the Shack, and Belmont Hotel
- Filled open Planner I position in August



New Historic Preservation Studies/Projects



New and ongoing studies/projects of note:

- Historic Resource Study of Wheatley Place and Colonial Hills through CLG Grant from THC kicked-off July 2024
- RFP issued and consultant chosen to provide an Economic Impact Study to analyze the impact of the City's historic preservation and conservation program over the life of the program
- Initiate code amendment process to allow administrative review of certain CAs



Projects of Interest on the Horizon FY 2024-25



Subject to available resources:

- RFP for updated historic resource surveys
- RFP to update the City's Preservation Plan to run concurrently with the update to historic resource surveys
- Begin annual training for Landmark Commissioners and Neighborhood Task Force Members
- Formalize current collaboration with Preservation Dallas to plan for and host regular workshops
- Explore developing a Deconstruction program
- Ad-hock committee of the Landmark Commission initiated study the possibility to allow administrative review of certain code amendments





City of Dallas

Historic Preservation Update

Quality of Life, Arts, & Culture
September 16, 2024

Andrea Gilles, Deputy Director and
Arturo Del Castillo, Assistant Director
Planning & Development
City of Dallas



City of Dallas

Short-Term Rentals Update

**Quality of Life, Arts, &
Culture Committee
September 16, 2024**

Christopher Christian, Director
Cedric Secoundiata, Assistant Director
Ariel Garcia, Administrator
Code Compliance Services
City of Dallas

Presentation Overview



- Introduction
- Service Requests
- Short-Term Rental (STR) Registrations
- Overall STR Registration Status
- Hotel Occupancy Tax (HOT)
- Ongoing Initiatives
- Next Steps
- Conclusion



Introduction



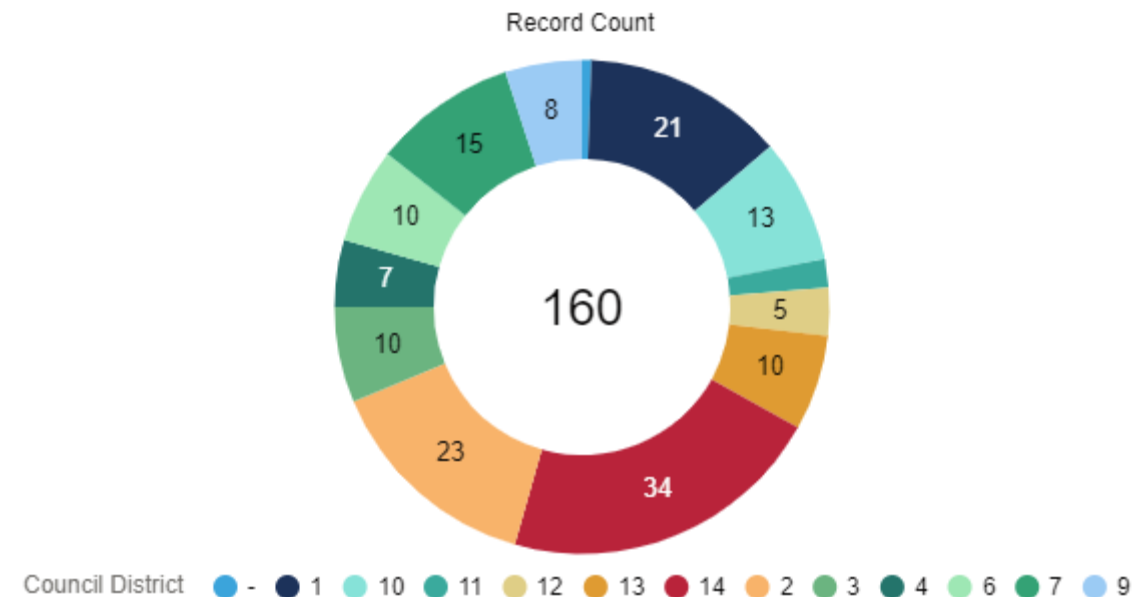
- This presentation serves to provide an update on STR service requests, registration status, and HOT collection.



Service Requests



- Since council vote on 06/14/23 there have been **160** calls for service for STR related complaints
- The most common complaints are noise, general ongoing operation, parking complaints, and litter.
- CCS dispatches staff to reported problem properties, engaging and educating property owners regarding regulations; Issuing notices of violation for any apparent violations within CCS authority.



STR Registrations



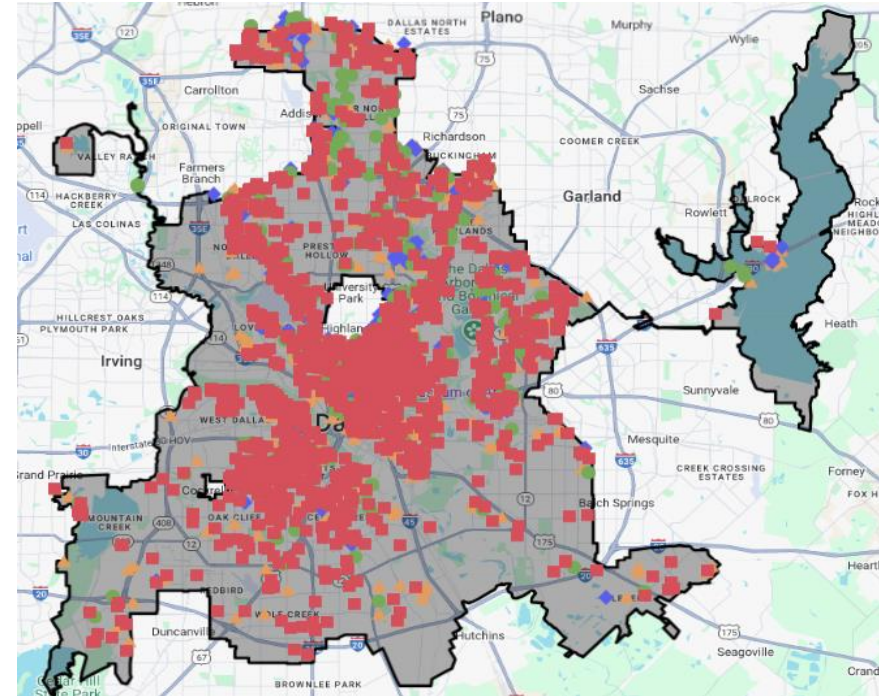
- Due to legal injunction, the enforcement of the short-term rental ordinances has been suspended.
- As a result, no properties have been legally registered to operate by Code Compliance.



Overall STR Registration Status



- Presently there are 3,512 active STR properties detected by GovOS software.



Hotel Occupancy Tax (HOT)



- Per Chapter 351 of the Texas Tax Code and Chapter 334 of the Texas Local Government Code, every person (entity) owning, operating, managing, or controlling a short-term rental (STR) in the City of Dallas (City) is required to collect Hotel Occupancy Tax (HOT) in the amount of 9% of net room receipts from their guests and report the collections and pay the HOT to the City. Guests who stay 30 or more consecutive nights are exempt from paying HOT.
- HOT collected from STRs for the periods of June 2023 through July 2024: **\$3,907,558.75**
- HOT collected from STRs during FY 2023: **\$3,824,201.93**
- HOT collected from STRs during FY 2024 YTD July: **\$2,650,731.47**

| STR Counts | | |
|------------------------|--------------|--------------|
| | 7/3/2023 | 9/3/2024 |
| STRs-Active Count | 1,921 | 2,024 |
| STRs-Potential Count | 1,329 | 1,488 |
| Total STR Count | 3,250 | 3,512 |

- Key Challenges in Collection: The City Controller's Office (CCO) mails monthly notifications to properties identified as potential STRs. The challenge is that not all property owners/managers respond to the CCO's request to register their property to file and pay HOT.



Ongoing Initiatives



- CCS staff continues enforcement of its existing ordinances governing minimum property standards, disturbing noises, and private nuisances while providing education to operators upon encounter and via our dedicated STR webpage.
- CCS staff has maintained a relationship with our partners in the Controller's Office. Frequent updates are shared from both sides.



Next Steps



- The STR compliance software is ready for deployment. ITS continues to work on the payment portal deployment with a target timeline for end of September 2024.
- Await release of injunction prohibiting enforcement.



Conclusion



- The Dallas short-term rental program is currently under legal injunction that has halted registration requirements, zoning restrictions, and penalties for noncompliance enforcement.





City of Dallas

Short-Term Rentals Update

**Quality of Life, Arts, &
Culture Committee
September 16, 2024**

Christopher Christian, Director
Cedric Secoundiata, Assistant Director
Ariel Garcia, Administrator
Code Compliance Services
City of Dallas

Memorandum



CITY OF DALLAS

DATE September 13, 2024

TO Honorable Chair and Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **City Facilities Partners Update – Dallas Theater Center**

The City of Dallas Office of Arts and Culture typically contracts with various Dallas-based arts and culture non-profit organizations for two purposes. The most common is contracting for artistic and cultural services for Dallas residents and visitors. More uniquely, Dallas contracts with select organizations to provide long-term management of City-owned cultural venues. The Office of Arts and Culture (OAC) will provide a series of monthly memoranda as an update on each of our facility management partners in alignment with the Dallas Cultural Plan 2018 initiative to, “increase transparency in facility policies and structures.”

Historical Context

The Office of Arts and Culture has a history of contracts with Dallas Theater Center (DTC) under both purposes referenced above. On an annual basis, OAC contracts with DTC through the Cultural Organizations Program (COP) which provides operating support for Dallas-based arts and culture non-profit organizations for a year-long season of artistic and cultural services and/or events. City Council annually approves both the guidelines for COP and the eventual funding allocation to recommended organizations. In FY 2023-24, DTC was awarded \$90,007 through a COP contract which will end September 30, 2024. OAC is currently in the funding recommendation process for FY 2024-25. The COP funding allocation is currently scheduled to be briefed to QOLAC on October 21, 2024 and considered for approval by City Council on October 23, 2024.

The City also holds a long-term facility management agreement with DTC to manage the operations of Kalita Humphrey’s Theater and the Heldt Annex adjacent to the Kalita. The initial management agreement was executed in 1973, when DTC donated the Kalita to the City of Dallas with the general agreement for DTC to operate the building and the City to provide maintenance and repair. The City charges DTC \$1 annually to lease the Kalita for operation. Since the initial agreement, the City has executed five (5) amendments to the contract. Below is a timeline with brief details related to each of the five amendments as well as key events and actions related to the Kalita and DTC’s operation of the venue:

1959

- DTC built Kalita Humphreys Theater designed by renowned architect Frank Lloyd Wright, with an education wing added in 1968.

1973

- DTC donates the Kalita Humphrey’s Theatre to the City of Dallas and the initial lease agreement is executed with term ending 1993 establishing DTC to operate the building and the City to provide maintenance.

- The building porte-cochere enclosed, and lobby expanded.

1983

- First Amendment executed increasing amount of acreage to 9.87 acres. A twenty-year renewal option is acknowledged. The interior of theater and lobby altered, parking added, Heldt Annex building constructed to further improve the leased premises.

1991

- Second Amendment executed to include the addition of the Heldt administration building in the lease.

2005

- KHT designated as a Dallas Historic Landmark.

2010

- New Master Plan developed for Kalita funded by 2006 Bond titled “Dallas Theater Center Master Plan: Kalita Humphreys Theater at Turtle Creek.”

2019

- Original 1959-1960 configuration designated as primary period of significance.
- Updated Master Plan submitted to OAC. The plan was not adopted by City Council.
- Third Amendment executed to include DTC's responsibility to update Master Plan for the Kalita by the end of 2020. The amendment also updated DTC's operating model to include an Equitable Access Plan reflecting Dallas Cultural Plan's priority of Equity and Space and right to sublease. The three-year Equitable Access Plan began FY 23 and ends in FY 25, including anchor tenants Uptown Players (Kalita) and Second Thought Theater (Heldt Annex Building). Additional language for DTC to maintain the Kalita in a clean, safe, condition and in good order and repair during its use of the premises. The amendment also extended the lease agreement term to June 1, 2024.

2021

- Fourth Amendment executed extending the delivery requirements of the Master Plan due to Covid 19.
- Fifth Amendment executed to extend lease term to June 1, 2025, extend implementation of the Equitable Access Plan by one year, and defer the schedule for non-resident rentals by one year.

Current Status and Needs

The Kalita Humphrey's Theater is an important cultural asset with critical investments needs and repairs. The 2024 Bond Program includes \$8,983,794 for upgrades and repairs to HVAC systems, fire alarm upgrades, public safety upgrades, elevator upgrades, water infiltration mitigation, interior and exterior repairs and accessibility enhancements including backstage area repairs and upgrades. Bond projects scheduled for year two of five in bond project executions. However, critical investment needs and repairs may go beyond the cost and scope of the 2024 bond funding.

Next Steps

DATE September 13, 2024
SUBJECT **City Facilities Partners Update – Dallas Theater Center**
PAGE **3 of 3**

The most pressing item under consideration is how OAC will address the upcoming expiration of the most recent contract amendment with DTC which terminates the long-term management agreement on June 1, 2025. It is the intention of OAC to continue conversations with DTC leadership and other key stakeholders through the rest of the 2024 calendar year to establish an administrative timeline for options related to the lease agreement, community and stakeholder engagement, effective models for facility maintenance and repair, and updates to QOLAC and City Council. OAC leadership has already been in conversations with DTC and core tenant, Uptown Players, to discuss upcoming lease agreement expiration and timelines as well as gathering feedback on the Equitable Access Plan to inform future discussions and recommendation on how OAC may proceed and further inform QOLAC.

Should you have any questions or need any additional information, please contact myself or Martine Philippe, Director of Arts and Culture, at 214-671-2828 or at martine.philippe@dallas.gov.

Sincerely,



M. Elizabeth (Liz) Cedillo-Pereira
Assistant City Manager

Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 13, 2024

TO Honorable Chair and Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **Upcoming Office of Community Care Agenda Item to Authorize an Amendment to the Service Contract with Senior Citizens of Greater Dallas for the Senior Services Ombudsman Program**

On September 25, 2024, the following Office of Community Care item will be considered by City Council:

File ID: 24-2432: Authorize an amendment to the service contract with Senior Citizens of Greater Dallas, Inc. to provide nursing home ombudsman services, which includes receiving, investigating and resolving complaints and assisting in obtaining goods or services for seniors residing in nursing homes and assisted living facilities within the City of Dallas - Not to exceed \$50,868.00, from \$250,868.00 to \$301,736.00 – Financing: General Funds

Background

The City of Dallas has a longstanding partnership with Senior Citizens of Greater Dallas, Inc. (“Senior Source”), to serve older adults in our community, including support for a key initiative, the Senior Services Ombudsman Program. City funds have long supported this project to promote safety in Dallas assisted living and nursing home facilities, bolstering local capacity of staff and volunteers to make proactive and responsive visits to these facilities, and to conduct outreach and engagement with older adults residing in these facilities, and their families. The goal of the program is to assist residents and to protect their health, safety, welfare and rights. This is accomplished through advocacy efforts of volunteer and paid certified ombudsmen who respond to long-term care residents’ requests for assistance with complaints and concerns. Nursing home and assisted living monitoring by certified ombudsmen include observation, research, and investigation of concerns. The Ombudsman Program is also a resource for residents and families searching for a long-term care facility. The program provides training to nursing home and assisted living staff, as well as resident and family councils, on residents’ rights, the role of the ombudsman, abuse and neglect, and reducing restraint use.

About this Amendment

This amendment corrects a prior error in the contract renewal for Senior Source, by correcting the funding level to be consistent with the annual budget set forth in the three-year agreement (one-year plus two one-year renewal options). The error took place when the initial contract authorization language did not properly authorize the renewals, creating inconsistency. The first renewal was scheduled for November 2023, and it was at this time that the error was discovered, forcing the department to execute the renewal via administrative action due to time limitations creating a risk of service lapse. However,

this only enabled the authorization of a portion of the second-year funding. This item corrects that error by correcting the funding level.

Funding for this item will enable the Senior Source to continue service delivery through the end of the second year of this contract period, at which point the department will return to this committee and properly authorize the third renewal option, and provide assistance to 1,000 seniors. Funding supports staff, both those who make the visits and those who recruit and train volunteers, as well as training costs. The staff and volunteers enabled by City support allow for numerous additional visits, where staff and volunteers observe the facilities, living conditions and treatment of residents first-hand, and are able to interact with residents, receive complaints or concerns related to resident safety or other issues, and through the Senior Source’s designation as ombudsman, are able to respond to and address complaints. Examples of the types of complaints received include lack of staff assistance, resident neglect (eg bed sores), special dietary needs not being met, discharges and evictions, and other critical issues.

Performance Goals and Accomplishments November 2023 – July 2024

The program is on track to meet annual goals in each category.

| Performance Measure | Annual Goal | Accomplishments FY24 to Date (11/23-7/24) |
|--|-------------|---|
| Number of nursing home and assisted living visits by certified staff and volunteer ombudsmen | 376 | 241 |
| Number of unduplicated nursing home and assisted living residents visited | 2,200 | 1,159 |
| Receive, investigate, and resolve complaints | 270 | 222 |
| Provide ombudsman information to City of Dallas nursing homes and assisted living facilities | 33 | 0* accomplished through annual outreach/in-service to be held in fall |
| Recruit and place volunteers within the 34 contracted nursing homes and assisted living facilities | 335 | 818 |
| Consultations to nursing home and assisted living administrators | 450 | 619 |
| Attend inspections and fair hearings | 22 | 12 |

DATE September 13, 2024
 SUBJECT **Proposed closure of the Skillman Southwestern Branch Library**
 PAGE **3 of 3**

| | | |
|--|-----|-----------------------|
| Assist low-income residents in obtaining needed goods or services | 270 | 405 |
| Provide educational in-services for nursing home and assisted living staff | 1 | 0* to be held in fall |

About Senior Source

The mission of Senior Citizens of Greater Dallas, Inc. is to enhance the overall quality of life and empower all older adults in greater Dallas to thrive. They have served older adults in the Dallas area for 62 years. Senior Citizens of Greater Dallas, Inc. is designated by the State of Texas as the local ombudsman for Dallas County, consistent with federal mandate from the Older Americans Act, Title VII, Chapter 2.

Should you have any questions or need any additional information, please contact myself or Jessica Galleshaw, Director of Office of Community Care, at 214-670-5113 or Jessica.Galleshaw@dallascityhall.com.

Sincerely,



M. Elizabeth (Liz) Cedillo-Pereira
 Assistant City Manager

Kimberly Bizer Tolbert, City Manager (I)
 Tammy Palomino, City Attorney
 Mark Swann, City Auditor
 Billerae Johnson, City Secretary
 Preston Robinson, Administrative Judge
 Dominique Artis, Chief of Public Safety (I)
 Dev Rastogi, Assistant City Manager

Alina Ciocan, Assistant City Manager
 Donzell Gipson, Assistant City Manager (I)
 Robin Bentley, Assistant City Manager (I)
 Jack Ireland, Chief Financial Officer
 Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
 Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 13, 2024

TO Honorable Chair and Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **Proposed Elimination of the Hotspot and Laptop Lending Program**

The purpose of this memo is to provide background information on the proposed elimination of the hotspot laptop lending program in the City Manager's Recommended Biennial Budget for FY 2024-25 and FY 2025-26. After careful consideration of the factors below, this cost reduction measure helps the Dallas Public Library to maintain its current level of service across the City and expanded hours across the system which were instituted in January 2024.

This program was selected based on several factors:

- Initial investment in wifi hotspot laptops was largely a response to the COVID-19 pandemic to promote internet access during a period in which library buildings were closed.
- While hotspot laptops do provide a temporary connection to the internet, 30-day loans of hotspot laptops are not a long-term solution for home internet service that would support remote work and/or online learning.
- The program cost is high compared to other services. For 1,800 hotspots, the total cost of the program is \$619,920. This is higher than other proposed cuts to programming staff and entire branch staffing.
- Compared to other loanable materials the staff time required is intensive. More than any other type of material, these items are lost or returned with incomplete parts causing conflicts with the public for Library personnel.
- Ending the hotspot laptop program preserves in Library service where access to the internet can be accompanied by Library personnel that can assist with digital literacy skills.

Should you have any questions or need any additional information, please contact myself or Mary Jo Giudice, Director of Library, at 214-670-7803 or maryjo.giudice@dallas.gov

Sincerely,

DATE September 13, 2024
SUBJECT **Proposed elimination of the hotspot loaning program**
PAGE **2 of 2**



M. Elizabeth (Liz) Cedillo-Pereira
Assistant City Manager

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QUALITY OF LIFE, ARTS, AND CULTURE

COMMITTEE 2 MONTH FORECAST

| | TITLE | DEPARTMENT |
|--|--|---|
| Monday, October 21, 2024, 9:00 A.M. | | |
| BRIEFING ITEMS | Adult Learning | Dallas Public Library |
| | Reintroduction of the Quality of Life, Arts, and Culture Committee Goals, Scope, Action Plans and Next Steps | QOLAC Departments |
| | Periodic weekend street closures to create vehicle-free zones | Transportation, Convention Event Services, Dallas Police Department |
| BRIEFINGS BY MEMORANDUM | Utilization of Mixed-Use Libraries | Dallas Public Library |
| | Dallas Black Dance Theater Update | City Attorney's Office |
| | QOLAC 2 Month Committee Forecast | City Manager's Office |
| Tuesday, November 12, 2024, 9:00 A.M. | | |
| BRIEFING ITEMS | Parklets Progress Update | Convention Event Services |
| | | |
| BRIEFINGS BY MEMORANDUM | | |
| | QOLAC 2 Month Committee Forecast | City Manager's Office |