

City of Dallas

*1500 Marilla Street
Dallas, Texas 75201*



ANNOTATED COUNCIL AGENDA

January 22, 2020

9:13 A.M. – 3:01 P.M.

[20-0180; HELD]

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers
[20-0181]

VOTING AGENDA

1. [20-54](#) Approval of Minutes of the January 8, 2020 City Council Meeting
[20-0182; APPROVED]

CONSENT AGENDA [20-0183; APPROVED]

City Attorney's Office

2. [20-34](#) Authorize an amendment to the bond counsel contract with Norton Rose Fulbright US LLP, to add disclosure counsel services, in accordance with the hourly rates and opinion fees as set forth in Attachment A of the resolution - Financing: Disclosure Counsel fees to be paid from bond proceeds, General Fund, Aviation Funds, Convention Center Funds, and /or Water Utilities Funds, contingent upon completion of each bond sale
[20-0184; APPROVED]
3. [20-94](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Steinsberger Tight Gas Consulting for additional consulting services as an expert in the oil and gas industry in connection with the case styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed \$100,000.00, from \$50,000.00 to \$150,000.00 - Financing: Risk Funds
[20-0185; APPROVED]

Department of Equipment and Fleet Management

4. [20-56](#) Authorize the **(1)** acceptance of a grant from the Texas Commission on Environmental Quality through the Texas Volkswagen Environmental Mitigation Program (Contract No. 582-20-11995-VW) to purchase replacement vehicles and equipment to reduce nitrogen oxides emissions in the amount of \$67,168 for the period January 22, 2020 through January 21, 2022; **(2)** establishment of appropriations in an amount not to exceed \$67,168 in the Volkswagen Environmental Mitigation Program Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$67,168 in the Volkswagen Environmental Mitigation Program Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$67,168 - Financing: Texas Commission on Environmental Quality Grant Funds
[20-0186; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization**

5. [19-2039](#) Authorize the **(1)** sale of up to 99 of the Land Transfer lots included in and identified as Five Mile clusters 1-6 as shown in Exhibit A, to Notre Dame Place, Inc. and/or its affiliates (Developer), subject to restrictive covenants, a right of reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program and the New Construction and Substantial Rehabilitation Program; **(2)** release of all non-tax City liens, notices, or orders that were filed on the 99 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a loan agreement with Developer and/or its affiliates - Not to exceed \$1,600,000.00 - Financing: HOME Investment Partnerships Program Funds
[20-0187; DEFERRED FOR 30 DAYS BY COUNCILMEMBER ATKINS]
6. [19-1808](#) Authorize **(1)** the creation of a Residential Neighborhood Empowerment Zone (NEZ) Program as authorized under Chapter 378 of the Local Government Code to **(a)** create residential NEZ to support tax abatements for the construction and renovation of single-family homes, duplexes, and multifamily developments located within NEZ, including within tax increment financing (TIF) districts; and **(b)** provide development grants in amounts equal to development fees and certain development-related costs to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ; **(2)** an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to add the Residential NEZ Program and delegate authority to the City Manager to modify certain elements outlined in the appendix; **(3)** the City Manager to **(a)** utilize tax abatements offered through the City's Residential NEZ Program authorized under Chapter 378 of the Local Government Code to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ, including within TIF districts; and **(b)** utilize public funding under Chapter 380 of the Local Government Code to provide development grants in amounts equal to development fees and certain development-related costs to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ; **(4)** the City Manager to execute individual tax abatement agreements and other necessary documents up to \$50,000.00 in accordance with the Residential NEZ Program, including within TIF districts; **(5)** a one-time transfer of funds from the Dallas Housing Trust Fund to the NEZ Fund in an amount not to exceed \$1,000,000.00 to provide for development grants as authorized by Chapter 380; and **(6)** an increase in appropriations in an amount not to exceed \$1,000,000.00 from the Neighborhood Empowerment Zones Fund - Financing: Neighborhood Empowerment Zones Fund (\$1,000,000.00) and Estimated Revenue Foregone: General Fund (\$1,875,975.00 over a ten-year period)
[20-0188; APPROVED AS AMENDED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization** (continued)

7. [19-1801](#) Authorize a resolution **(1)** designating approximately 1,595 acres of property generally bounded by Lyndon B. Johnson (LBJ) Freeway, Abrams Road, Audelia Road, Forest Lane, Greenville Avenue, Royal Lane, and Cottonwood Creek in the LBJ/Skillman area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 11 (NEZ No. 11), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 11, within the Skillman Corridor Tax Increment Financing District, and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0189; APPROVED]
8. [19-1802](#) Authorize a resolution **(1)** designating approximately 1,767 acres of property generally bounded by Jupiter Road, Northwest Highway, Garland Road, Shiloh Road, Maylee Boulevard, Gus Thomasson Road, and Peavy Road in the Casa View area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 12 (NEZ No. 12), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 12 and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0190; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization** (continued)

9. [19-1803](#) Authorize a resolution **(1)** designating approximately 2,824 acres of property generally bounded by White Rock Creek, Northwest Highway, Mockingbird Lane, Skillman Avenue, and U.S. Highway 75 in the Vickery Midtown area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 13 (NEZ No. 13), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 13, within the Skillman Corridor Tax Increment Financing District, and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0191; APPROVED]
10. [19-1804](#) Authorize a resolution **(1)** designating approximately 1,365 acres of property generally bounded by Al Lipscomb Way, Malcolm X Boulevard, Robert B. Cullum Boulevard, Pine Street, Central Expressway, and Lamar Street in the Forest District area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 14 (NEZ No. 14), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 14, within the Grand Park South Tax Increment Financing District, and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0192; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization** (continued)

11. [19-1805](#) Authorize a resolution **(1)** designating approximately 297 acres of property generally bounded by the Trinity River, Corinth Street, 8th Street, Ewing Avenue, and R.L. Thornton Freeway in the Bottom/Tenth Street area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 15 (NEZ No. 15), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 15, within the Transit-Oriented Development Tax Increment Financing District, and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0193; APPROVED]
12. [19-1806](#) Authorize a resolution **(1)** designating approximately 2,294 acres of property generally bounded by Canada Drive, Fort Worth Avenue, Hampton Road, and Westmoreland Road in the West Dallas area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 16 (NEZ No. 16), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 16, within either the Fort Worth Avenue Tax Increment Financing (TIF) District or the Sports Arena TIF District, and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program, may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0194; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization** (continued)

13. [19-1807](#) Authorize a resolution **(1)** designating approximately 1,807 acres of property generally bounded by Ledbetter Drive, Westmoreland Road, Red Bird Lane, Hampton Road, Camp Wisdom Road, and Cockrell Hill Road in the Red Bird North area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 17 (NEZ No. 17), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 17 and eligible for the City's Residential Neighborhood Empowerment Zone (NEZ) Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0195; APPROVED]

Department of Public Works

14. [20-49](#) Authorize a construction contract for the selected interior rehabilitation and site improvements at the Bath House Cultural Center located at 521 East Lawther Drive - Nedderman & Associates, Inc., best value proposer of two - Not to exceed \$1,194,400.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund)
[20-0196; APPROVED]

Department of Sustainable Development and Construction

15. [20-23](#) Authorize moving expense and replacement housing payments for Daniel Davila and Debbie G. Davila as a result of an official written offer of just compensation to purchase real property at 2943 McGowan Street for the Cadillac Heights Phase II Project - Not to exceed \$67,050.00 - Financing: Land Acquisition in Cadillac Heights Fund (2006 Bond Funds)
[20-0197; APPROVED]
16. [19-1948](#) Authorize acquisition from David Celella and Lauri Celella, of approximately 114,094 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$56,946.00 (\$53,946.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Water Construction Fund
[20-0198; APPROVED]

CONSENT AGENDA (continued)**Department of Sustainable Development and Construction** (continued)

17. [19-1820](#) Authorize an increase in the amount for the acquisition of a wastewater easement from Feizy Properties Inc., of approximately 146 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project - Not to exceed \$365.00, increased from \$8,475.00 (\$5,475.00, plus closing costs and title expenses not to exceed \$3,000.00) to \$8,840.00 (\$5,840.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Capital Improvement D Fund
[20-0199; APPROVED]
18. [19-1944](#) Authorize an increase in the purchase amount for the acquisition of an access easement from Price London Park, L.P., of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$ 23,114.00, increased from \$22,460.00 to \$45,574.00 (\$42,074.00, plus closing costs and title expenses not to exceed \$3,500.00) - Financing: Sewer Construction Fund
[20-0200; APPROVED]
19. [19-736](#) An ordinance granting a private license to Taylor Street 2111, L.P., for the use of a total of approximately 1,245 square feet of aerial space to install, occupy and maintain two blade signs, six awnings without a premise sign and one awning with a premise sign over portions of Taylor Street and Pearl Expressway rights-of-way near its intersection with Taylor Street - Revenue: General Fund \$3,000.00 annually and \$600.00 one-time fee, plus the \$20.00 ordinance publication fee
[20-0201; APPROVED; ORDINANCE 31434]

Department of Transportation

20. [20-7](#) Adopt a resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Dallas and Dallas Area Rapid Transit (DART) for the prohibition of freight services on DART's Cotton Belt Line of approximately a three-mile section from the Dallas City Limit at the Dallas North Tollway to the Dallas City Limit west of Waterview Parkway - Financing: No cost consideration to the City
[20-0202; APPROVED]
21. [20-39](#) Authorize payment to the Texas Department of Transportation for cost overruns related to the intersection and traffic signal improvements at six off-system locations: Illinois Avenue and Kiest Boulevard, Mockingbird Lane and Williamson Road, Elam Road and Prairie Creek Road, Corinth Street and Illinois Avenue, Jefferson Boulevard and Westmoreland Road, and Martin Luther King Jr. Boulevard and Holmes Street; in the amount of \$206,967.09 - Financing: General Fund
[20-0203; APPROVED]

CONSENT AGENDA (continued)**Department of Transportation** (continued)

22. [20-11](#) Authorize a decrease in the construction services contract with Roadway Solutions, Inc. for traffic signal construction of Warranted Traffic Signal Installation Group 5, to remove the construction of the traffic signal located at North Prairie Creek Road at Forney Road from the contract - Not to exceed (\$312,035.00), from \$1,297,982.00 to \$985,947.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
[20-0204; APPROVED]
23. [20-12](#) Authorize a decrease in the construction services contract with Roadway Solutions, Inc. for traffic signal construction of Warranted Traffic Signal Installation Group 6, to remove the construction of the traffic signal located at Interstate Highway 20 Eastbound/Westbound at Mountain Creek Parkway from the contract - Not to exceed (\$316,275.00), from \$1,337,393.00 to \$1,021,118.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
[20-0205; APPROVED]

Office of Budget

24. [19-2044](#) Authorize **(1)** an extension through September 30, 2020 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2019-20 Action Plan to: **(a)** use unspent prior year CDBG Funds in the amount of \$2,098,680.00 for the Residential Development Acquisition Loan Program and \$400,000.00 to complete renovation of the Vickery Meadow Community Court; and **(b)** re-allocate funds in the Housing Opportunities for Persons with AIDS Grant/Program Administration category from the Office of Homeless Solutions to the Office of Budget in the amount of \$86,000.00; and **(3)** a public hearing to be held on February 26, 2020 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2019-20 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0206; APPROVED]

CONSENT AGENDA (continued)**Office of Community Care**

25. [19-1930](#) Authorize the **(1)** acceptance of a grant from the Texas Department of Criminal Justice (TDCJ) (Contract No. 696-TC-20-21-L098) in the amount of \$500,000.00 (\$250,000.00 for FY 2019-2020 and \$250,000.00 for FY 2020-2021) for re-entry services to individuals being released from TDCJ who are returning to the City of Dallas area for the period September 1, 2019 through August 31, 2021; **(2)** establishment of appropriations in an amount not to exceed \$500,000.00 in the TDCJ Re-Entry Services Grant Program Fund; **(3)** receipt and deposit of grant funds from TDCJ in an amount not to exceed \$500,000.00 in the TDCJ Re-Entry Services Grant Program Fund; and **(4)** execution of the Interlocal Agreement with TDCJ and all terms, conditions, and documents required by the agreement - Not to exceed \$500,000.00 - Financing: Texas Department of Criminal Justice Grant Funds
[20-0207; APPROVED]

Office of Procurement Services

26. [20-25](#) Authorize a one-year agreement for excess workers' compensation insurance through an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2020 through January 31, 2021 - Not to exceed \$800,000 - Financing: Workers' Compensation Fund
[20-0208; APPROVED]
27. [19-1925](#) Authorize a one-year master agreement for traffic signal controller cabinets and ancillary equipment for the Department of Transportation with Consolidated Traffic Controls, Inc. through the Houston-Galveston Area Council of Governments cooperative agreement - Estimated amount of \$840,000 - Financing: General Fund
[20-0209; APPROVED]
28. [19-1403](#) Authorize a three-year master agreement for hydrogen peroxide for the Water Utilities Department - Evonik Corporation, lowest responsible bidder of five - Estimated amount of \$1,123,500 - Financing: Dallas Water Utilities Fund
[20-0210; APPROVED]
29. [20-41](#) Authorize a three-year master agreement for liquid cationic polymer for the Water Utilities Department - Polydyne, Inc., only bidder - Estimated amount of \$3,663,600 - Financing: Dallas Water Utilities Fund
[20-0211; APPROVED]
30. [20-48](#) Authorize a three-year master agreement with, two one-year renewal options, for compressed natural gas for equipped fleet vehicles for the Department of Equipment and Fleet Management - Clean Energy, a California corporation, registered to do business in Texas as California Clean Energy, Inc., only bidder - Estimated amount of \$2,686,250.88 - Financing: Equipment and Fleet Management Fund
[20-0212; APPROVED]

CONSENT AGENDA (continued)**Office of Procurement Services** (continued)

31. [20-50](#) Authorize **(1)** a three-year master agreement with, two one-year renewal options, for the purchase of unleaded and diesel fuels based on Platts index rates for the Department of Equipment and Fleet Management - Truman Arnold Companies dba TAC Energy in an estimated amount of \$25,287,062.43, World Fuel Services, Inc. in an estimated amount of \$21,046,330.39, Ports Petroleum Co., Inc. in an estimated amount of \$16,337,858.73, Martin Eagle Oil Company, Inc. in an estimated amount of \$16,188,561.78, and W. Douglass Distributing, LTD in an estimated amount of \$7,995,395.04, lowest responsible bidders of ten - Total estimated amount of \$86,855,208.37; and **(2)** an increase to the master agreement with Truman Arnold Companies dba TAC Energy in an amount not to exceed \$459,583.00, from \$40,909,089.75 to \$41,368,672.75 and Martin Eagle Oil Company, Inc. in an amount not to exceed \$212,018.00, from \$10,129,680.88 to \$10,341,698.88, for the purchase of unleaded and diesel fuels based on Platts index rates for the Department of Equipment and Fleet Management – Total amount not to exceed \$671,601.00, from \$51,038,770.63 to \$51,710,371.63 - Financing: Equipment and Fleet Management Fund (\$87,526,809.37)
[20-0213; APPROVED]
32. [20-52](#) Authorize **(1)** Supplemental Agreement No. 2 to increase the service contract with National Waste Management Louisiana, Inc. dba NWMLA, Inc. for yard waste grinding services for the Department Sanitation Services in the amount of \$544,475, from \$2,177,900 to \$2,722,375; and **(2)** the ratification of \$700,000 to pay outstanding yard waste grinding service invoices associated with the October 20, 2019 tornado with National Waste Management Louisiana, Inc. dba NWMLA, Inc. - Total not to exceed \$1,244,475 - Financing: Sanitation Operation Fund (subject to appropriations)
[20-0214; APPROVED]
33. [19-1999](#) Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options to the service contract with Results Staffing, Inc. for temporary labor for the Department of Sanitation Services - Not to exceed \$9,000,306 - Financing: Sanitation Operation Fund (subject to appropriations)
[20-0215; APPROVED]
34. [20-40](#) Authorize Supplemental Agreement No. 6 to the subscription contract with Workday, Inc. to amend the scope of services and decrease the contract amount - Not to exceed (\$366,454.79), from \$20,296,345.00 to \$19,929,890.21 - Financing: Data Services Fund
[20-0216; APPROVED]

Office of Strategic Partnerships & Government Affairs

35. [20-45](#) Authorize the endorsement of Mayor Eric Johnson as the City of Dallas representative on the Texas Municipal League Board of Directors as a director-at-large - Financing: No cost consideration to the City
[20-0217; APPROVED]

CONSENT AGENDA (continued)**Park & Recreation Department**

36. [20-2](#) Authorize an application for a Solid Waste Implementation Grant in the amount of \$200,000.00 from the North Central Texas Council of Governments for the Dallas Park and Recreation Department Treecycling Project - Financing: This action has no cost consideration to the City (see Fiscal Information)
[20-0218; APPROVED]
37. [19-1848](#) Authorize a construction contract for site drainage improvements at the Trinity River Audubon Center located at 6500 Great Trinity Forest Way – Iron T Construction, Inc., lowest responsible bidder of three - Not to exceed \$85,000.00 - Financing: Capital Construction Fund
[20-0219; APPROVED]

Water Utilities Department

38. [19-1945](#) Authorize a Facilities Extension Agreement between the City and Oncor Electric Delivery Company LLC to expand the West Electrical Substation at the Elm Fork Water Treatment Plant - Not to exceed \$1,312,051.00 - Financing: Water Construction Fund
[20-0220; APPROVED]
39. [19-1926](#) Authorize a construction contract for the installation of water and wastewater mains at 6 locations (list attached to the Agenda Information Sheet) - SYB Construction Company, Inc., lowest responsible bidder of five - Not to exceed \$4,293,456.25 - Financing: Water (Drinking Water) - TWDB 2019 Fund (\$2,511,641.15) and Wastewater (Clean Water) - TWDB 2019 Fund (\$1,781,815.10)
[20-0221; APPROVED]
40. [19-1847](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to provide design and additional engineering services required for major maintenance and rehabilitation improvements at Dallas Water Utilities' raw water system facilities - Not to exceed \$4,949,190.00, from \$1,637,463.00 to \$6,586,653.00 - Financing: Water Capital Improvement E Fund
[20-0222; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

41. [20-55](#) 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)
[20-0223; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ITEMS FOR INDIVIDUAL CONSIDERATION (continued)**Office of Economic Development**

42. [20-19](#) Authorize a business personal property tax abatement agreement with I -20 Distribution Park Phase I LLC and Zume, Inc. or an affiliate thereof ("Zume") for a period of five years in an amount equal to the City ad valorem taxes assessed as follows: 50% for year one; 40% for year two; 30% for year three; 20% for year four; and 10% for year five in connection with a biodegradable food package processing and manufacturing facility located at 9155 Southlink Drive in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$2,237,750.00 over a five-year period
[20-0224; APPROVED]
43. [20-20](#) Authorize **(1)** a development agreement with HW Commerce Office LP and/or its affiliates ("Developer") in an amount not to exceed \$2,576,125.00, payable from current and future Deep Ellum Tax Increment Financing ("TIF") District Funds, in consideration of The Stack Deep Ellum Project on property currently addressed at 2700, 2712, and 2718 Commerce Street in Tax Increment Financing Reinvestment Zone Number Twelve ("Deep Ellum TIF District"); and **(2)** an increase in appropriations in an amount not to exceed \$2,576,125.00 in the Deep Ellum TIF District Fund - Not to exceed \$2,576,125.00 - Financing: Deep Ellum TIF District Fund (subject to current and future appropriations from tax increments)
[20-0225; APPROVED]

ADDITIONS:

Closed Session

[20-0226; HELD]

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- City of Dallas v. Delta Air Lines, et al., Cause No. 3:15-CV-2069-K.
[BRIEFED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Sustainable Development and Construction****ZONING CASES – CONSENT**

[20-0227; APPROVED]

- Z1. [20-35](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 2078 for an industrial (outside) potentially incompatible use limited to concrete and asphalt crushing on property zoned an IM Industrial Manufacturing District on the east line of Luna Road, north of Ryan Road
Recommendation of Staff and CPC: Approval for a five-year period, subject to a revised site plan and conditions
Z189-263(PD)
[20-0228; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31435]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – INDIVIDUAL**

- Z2. [20-36](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a conceptual plan, Phase I development plan and conditions
Z189-304(CY)
[20-0229; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31436]
- Z3. [20-37](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street
Recommendation of Staff: Approval, subject to a revised development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a revised development plan and conditions
Z189-312(SM)
[20-0230; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31437]
- Z4. [20-106](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions
Z189-316(PD)
[20-0231; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 31438]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL**

- Z5. [19-1722](#) A public hearing to receive comments regarding an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south side of Samuell Boulevard, east of North Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Denial without prejudice
Z189-235(PD)
Note: This item was deferred by the City Council before opening the public hearing on October 23, 2019, and is scheduled for consideration on January 22, 2020
[20-0232; HEARING CLOSED; DENIED WITH PREJUDICE BY COUNCILMEMBER BAZALDUA]
- Z6. [20-133](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval
Z189-323(AU)
Note: This item was deferred by the City Council before opening the public hearing on January 8, 2020, and is scheduled for consideration on January 22, 2020
[20-0233; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31439]

MISCELLANEOUS HEARINGS**Department of Housing & Neighborhood Revitalization**

- PH1. [19-2035](#) A public hearing to receive comments on the proposed City of Dallas FY 2019-20 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2019-20 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City
[20-0234; HEARING CLOSED; APPROVED]

MISCELLANEOUS HEARINGS (continued)**Office of Economic Development**

- PH2. [20-21](#) A public hearing to receive comments on Substantial Amendment No. 1 to the FY 2019-20 Action Plan for the City of Dallas Community Development Block Grant (CDBG) Business Revolving Loan Program to terminate the CDBG Revolving Loan Fund Program from the FY 2019-20 Action Plan; and, at the close of the public hearing, authorize **(1)** the final adoption of Substantial Amendment No. 1 to the FY 2019-20 Action Plan for the CDBG Business Revolving Loan Program; **(2)** establish appropriations in the Revolving Loan Fund-Phase Out Fund in an estimated amount of \$2,971,174.00; **(3)** the receipt of \$2,243,549.30 in funds from PeopleFund and the deposit of an estimated \$914,518.82 into the CDBG Program Income Fund, an estimated \$473,995.57 into the Public Private Partnership Fund (PPP) and \$401,632.58 loan repayment from the Neighborhood Loan Program into the corresponding fund based on original source of funds (i.e. CDBG Housing and Urban Development (HUD) Funds or PPP Funds) to the eligible fund; **(4)** transfer from the Revolving Loan Fund - Phase Out Fund an estimated \$453,402.33 and any interest due to the HUD CDBG Program Income Fund (of the corresponding current balance of the Public Private Partnership Funds transferred from PeopleFund to the City) to close the HUD CDBG RLF Program; **(5)** the set-up of a Business Loan Receivable for an estimated principal amount of \$624,692.00 of the outstanding loan portfolio from PeopleFund; and **(6)** amendments to the management contract with PeopleFund, authorized by Resolution No. 18-1374, previously on September 26, 2018 and the Chapter 380 Agreement with PeopleFund, authorized by Resolution No. 10-1238, previously on May 12, 2010, to allow PeopleFund to continue servicing the existing Business Revolving Loan Program and Small Business Loan Program portfolios on behalf of the City without originating any additional loans - Estimated Revenue: Revolving Loan Fund - Phase Out Fund (\$2,971,174.00); Estimated Cost Consideration: Not to exceed \$23,000.00
[20-0235; HEARING CLOSED; APPROVED]