

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2020

20-0310

VOTING AGENDA MEETING
CITY COUNCIL CHAMBER, CITY HALL
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [14] Johnson, Medrano, McGough, West, Arnold, Resendez, Narvaez,
Bazaldua, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett

ABSENT: [1] *Thomas

The meeting was called to order at 9:16 a.m. with a quorum of the city council present.

The invocation was given by Fr. Gastón Giacinti, Pastor of St. Bernard of Clairvaux Catholic Church.

Councilmember Mendelsohn led the pledge of allegiances of the United States of America and Texas State Flag.

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 12:54 p.m. and reconvened to open session at 2:05 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 3:03 p.m.

Mayor

ATTEST:

City Secretary

Date Approved

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

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

Ordinances, resolutions, reports and other records pertaining to matters 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: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2020

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2020

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0311

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

OPEN MICROPHONE – BEGINNING OF MEETING:

SPEAKER: Robert Ceccarelli, 1822 Young St.
SUBJECT: Mayor/City Manager need to resign now

SPEAKER: Arman Arashvand, 5424 Miller Ave. (visual presentation)
SUBJECT: Dallas for safer water

SPEAKER: Chantal Arashvand, 9203 Springwater Dr. (visual presentation)
SUBJECT: Fluoride

SPEAKER: Curtis Jones, 1339 Morrell Ave.
SUBJECT: Deed on land

SPEAKER: Kim Noltemy, 2301 Flora St.
SUBJECT: Meyerson Symphony Center building
REPRESENTING: Dallas Symphony Orchestra

ADDITIONAL – OPEN MICROPHONE:

SPEAKER: Kendal Richardson, 3090 Spruce Valley Ln.
SUBJECT: Prayer

SPEAKER: Cora Canady, 2217 52nd St.
SUBJECT: Owner speaking on gentrification

SPEAKER: Aaryaman Singhal, 4019 Soloman Dr. (handout provided)
SUBJECT: Climate change
REPRESENTING: Sunrise Dallas

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Brandon Vance, 1819 Dancliff Dr.
SUBJECT: Homelessness/Homelessness Commission

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0312

Item 1: Approval of Minutes of the February 12, 2020 City Council Meeting

Mayor Pro Tem Medrano moved to adopt the minutes as presented.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Arnold, Bazaldua absent when vote taken; *Thomas absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0313

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-61. Consent agenda items 5, 17 and 49 were corrected. Consent agenda item 55 was deleted.

Councilmember West requested consent agenda item 39 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Blackmon requested consent agenda item 39 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 2-38, 40-54 and 56-61 was presented for consideration.

Mayor Pro Tem Medrano moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Mendelsohn.

After discussion, Mayor Johnson called a vote and declared the consent agenda adopted. (*Thomas absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0314

- Item 2: Authorize a conditional grant agreement with Dallas Housing Foundation and/or its affiliates (Developer) (an “affiliate” shall be an individual or entity that is either a parent company to the Developer or a subsidiary of the Developer) in an amount not to exceed \$1,427,000.00 in 2017 General Obligation Bond Funds (1) for public infrastructure costs; (2) the sale of up to 17 Land Transfer lots, for up to 34 single family homes, included in Jeffries-Meyers cluster 1 and/or 3 as shown in Exhibit A, 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; and (3) the release of all non-tax City liens, notices, or orders that were filed on the 17 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas - Not to exceed \$1,427,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0315

Item 3: Authorize **(1)** an amendment to the Purchase and Sale Agreement and the Development Agreement between the Dallas Housing Acquisition and Development Corporation (DHADC) and Marcer Construction Company, LLC (Developer), for the sale and development of eight single family homes pursuant to the Urban Land Bank Demonstration Program to correct errors in the purchase price of each property; and **(2)** a reimbursement to the Developer in the amount of \$45,000.00 by DHADC - Estimated Revenue Foregone: Non-tax City Liens \$145,016.26

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0316

Item 4: Authorize an amendment to the loan agreement with South Dallas Fair Park/Innercity Community Development Corporation for the development of single-family homes for the Scattered Sites project to **(1)** reduce HOME Investment Partnerships Program loan amount from \$1,220,000.00 to \$286,775.47; and **(2)** reduce the number of single-family homes from eleven to five to allow the closeout of the project to occur based on Resolution Nos . 15-1080 and 16-1224 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0317

Item 5: Authorize an amendment to ~~Resolution No. 18-0279, previously approved on February 14, 2018, the~~ loan agreement and conditional grant agreement with East Dallas Community Organization for construction of ~~8~~-eight homes for low and moderate mixed income families to (1) extend the ~~HOME loan agreement and the Bond Conditional Grant Agreement completion date~~ from December 31, 2018 to December 31, 2021; (2) increase the affordable units under the conditional grant agreement from two to six and include reporting/performance thresholds; and (3) reduce the ~~HOME amount of units under the~~ loan agreement from ~~\$807,740.00~~ six to two, reduce funding from up to \$900,000.00 to \$198,256.00 and ~~close out the appropriation; and (3) amend the terms and include reporting/performance thresholds of the 2012 Bond Conditional Grant Agreement~~ -- Financing: No cost consideration to the City

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0318

Item 6: Authorize **(1)** the establishment of appropriations in the amount of \$960,000.00 in the Park Lane/Walnut Street Intersection Improvement Fund; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of \$960,000.00 in the Park Lane/Walnut Street Intersection Improvement Fund; **(3)** the disbursement of local project participation cost in the amount of \$707,034.75 from the Street and Transportation Improvement Fund; and **(4)** a construction contract for intersection improvements at Walnut Street and Greenville Avenue, Abrams Road, and Richland College (Richland East Drive) and on Park Lane at U.S. Highway 75 - Mels Electric, L.P., second lowest responsible bidder of three in the amount of \$1,667,034.75 - Financing: Texas Department of Transportation Grant Funds (\$960,000.00) and Street and Transportation Improvement Fund (2006 Bond Funds) (\$707,034.75)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0319

Item 7: Authorize **(1)** acceptance of a donation in the amount of \$27,500.00 from the Friends of the Dallas Public Library, Inc., on behalf of The Men and Women of Hunt Consolidated, Inc. for the purchase and planting of a large mature tree for the Vickery Branch Library to be located at 8333 Park Lane; **(2)** the receipt and deposit of funds from the Friends of the Dallas Public Library, Inc. on behalf of The Men and Women of Hunt Consolidated, Inc. in an amount not to exceed \$27,500.00 in the Library Private Donation Fund; and **(3)** an increase in appropriations in an amount not to exceed \$27,500.00 in the Library Private Donation Fund - Not to exceed \$27,500.00 - Financing: Library Private Donation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0320

Item 8: Authorize acquisition from Shing Mao and wife Chung-Fong Mao, Yun-Seng Chou, May Liu Chen and Ying Chen Ho, Trustees, of approximately 141,339 square feet of land located near the intersection of Kit Lane and Coit Road for the District 11 New Park at Kit Lane Project - Not to exceed \$1,500,000.00 (\$1,480,000.00, plus closing cost and title expenses not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0321

Item 9: A resolution authorizing the conveyance of two drainage easements and a street easement containing a total of approximately 14,709 square feet of land to the City of Garland for the construction, maintenance and use of drainage and street right-of-way facilities across City-owned land located at Lake Ray Hubbard in exchange for the construction and continued maintenance of erosion control facilities for approximately 10,269 square feet of City-owned land located on the shoreline of Lake Ray Hubbard near the intersection of Zion Road and Bass Pro Drive - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0322

Item 10: A resolution authorizing the conveyance of a preservation covenant to the State Historic Preservation Office for the purpose of assuring preservation of the Juanita Craft Civil Rights House and Memorial Garden land located near the intersection of Atlanta Street and Warren Avenue in Dallas County - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0323

Item 11: An ordinance granting a revocable license to La Tarte Tropezienne USA LLC, for the use of approximately 224 square feet of land to install, maintain and utilize a sidewalk café and ten planter boxes on Main Street right -of-way near Ervay Street intersection - Revenue: General Fund \$200.00 annually and \$100.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31454

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0324

Item 12: An ordinance granting a revocable license to OUTFRONT Media LLC, for the use of approximately 1,020 square feet of aerial space to occupy, maintain and utilize a videoboard sign over a portion of Cesar Chavez Boulevard right-of-way near its intersection with Elm Street - Revenue: General Fund \$6,633.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31455

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0325

Item 13: An ordinance abandoning a portion of a sanitary sewer easement to Kleberg Traders Market, Inc. and Kleberg Market Place, Inc., the abutting owners, containing approximately 7,432 square feet of land, located near the intersection of C. F. Hawn Freeway and Woody Road - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31456

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0326

Item 14: Authorize a professional services contract with Freese and Nichols, Inc. to provide a corridor study and develop preliminary traffic calming concepts for Gaston Avenue from the Garland Road/Grand Avenue/Gaston Avenue intersection to Washington Avenue - Not to exceed \$257,915.00 - Financing: Street and Transportation (A) Fund (2017 Bond Fund) Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0327

Item 15: A resolution authorizing the guidelines for the Cultural Organizations Program within the Office of Arts and Culture to support cultural services in the City of Dallas for FY 2020-21; annual review and approval are required per Cultural Policy - Financing: This action has no cost consideration (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0328

Item 16: Authorize a public hearing to be held on March 25, 2020 to receive comments on the FY 2020-21 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0329

Item 17: Authorize the execution of a contract with Child Poverty Action Lab for the period ~~January 22, 2020~~ February 2, 2020 through ~~January 31, 2021~~ April 24, 2021 to (1) provide research and technical support to the City of Dallas for the Supplemental Nutrition Program for Women, Infants and Children (WIC) Program administered by the City to support efforts to improve client outcomes and increase participation in the WIC Program; (2) fund \$13,293.00 in cost to the Corporation for National and Community Service on behalf of the City to provide AmeriCorps Volunteers in Service to America who will perform volunteer services to the City in support of the WIC Program; and (3) execute all terms, conditions, and documents required by the contract - Financing: No cost consideration to the City

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0330

Item 18: Authorize the **(1)** acceptance of a cost-share grant from the Corporation for National and Community Service (CNCS) to provide four AmeriCorps Volunteers in Service to America (VISTA) members to perform volunteer services to strengthen and supplement efforts to eliminate poverty and poverty-related human, social and environmental problems in support of the Supplemental Nutrition Program for Women, Infants and Children Program for the period February 2, 2020 through April 24, 2021, with a one-year renewal option; and **(2)** execution of the cost-share agreement with CNCS and all terms, conditions, and documents required by the agreement - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0331

- Item 19: Authorize an Interlocal Agreement between the City of Dallas and Dallas Area Rapid Transit (DART) to implement the Senior Medical Transportation Program utilizing DART's Transportation Assistance Program, known as the DART Rides Program in an amount not to exceed \$674,458.18 for the period February 26, 2020 through April 30, 2022, with matching funds to be provided through a grant from the North Central Texas Council of Governments for the Enhanced Mobility of Seniors and Individuals with Disabilities Program to provide transportation services throughout Dallas County for low-to-moderate income seniors aged 65 and above, enabling them to access medical, health and wellness services - Not to exceed \$674,458.18 - Financing: North Central Texas Council of Governments Grant Funds (\$337,229.09) and General Fund (\$337,229.09) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0332

Item 20: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0333

Item 21: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0334

Item 22: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0335

Item 23: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0336

Item 24: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0337

Item 25: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0338

Item 26: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0339

Item 27: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0340

- Item 28: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0341

Item 29: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0342

Item 30: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0343

Item 31: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0344

Item 32: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0345

Item 33: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0346

Item 34: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0347

Item 35: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0348

Item 36: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0349

Item 37: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0350

Item 38: A resolution accepting the FY 2018-2019 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0351

Item 39: Adopt a resolution **(1)** authorizing and approving the creation of a public facility corporation in accordance with the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (“Act”), to be named the Dallas Public Facility Corporation (“Corporation”); and **(2)** approving the Corporation’s proposed Articles of Incorporation and Bylaws - Financing: No cost consideration to the City

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

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

Councilmember West moved to defer the item to the March 25, 2020 voting agenda meeting of the city council.

Motion seconded by Councilmember Mendelsohn.

At the request of Councilmember West, the following individual addressed the city council on the item:

Mathew Vrugink, 6727 Sunnyland Ln., representing Ojala Holdings

After discussion, Mayor Johnson called a vote and declared the item unanimously deferred. (*Thomas absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0352

Item 40: Authorize an amendment to the By-Laws for the Board of Directors of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District) to modify: **(1)** the board composition in accordance with amendments to the Tax Increment Financing Act; **(2)** the project design review process; and **(3)** related matters hereto - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0353

Item 41: Authorize an amendment to Ordinance No. 26147, previously approved on October 26, 2005 to modify the composition of the board of directors for Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District) in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31457

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0354

- Item 42: Authorize **(1)** a public hearing to be held on March 25, 2020, to receive comments concerning the expansion of the Dallas Tourism Public Improvement District (District) in accordance with House Bill 1136 legislation, which was approved during the 86th Texas Legislative Session, allowing the City to include property in a hotel-public improvement district (hotel-PID) if such property could have been included in the District without violating the petition thresholds when the District was created, for the purpose of providing supplemental public services to be funded by assessments on Dallas hotels with 100 or more rooms; and at the close of the hearing, **(2)** a resolution approving the expanded boundaries of the District to include an estimated 12 additional Dallas hotels in the District not described in the resolution or petition re-establishing the District in 2016 - Financing: No cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0355

Item 43: Authorize the **(1)** acceptance of a grant from the Texas Department of Housing and Community Affairs (“TDHCA”) (Contract No. 30206000003) in an amount not to exceed \$35,135.00 to provide case management to persons experiencing homelessness for the period December 1, 2019 through November 30, 2020; **(2)** establishment of appropriations in an amount not to exceed \$35,135.00 in the FY 2020 TDHCA Texas Ending Homelessness Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$35,135.00 in the FY 2020 TDHCA Texas Ending Homelessness Fund; **(4)** City Manager to enter into represent the City with respect to, and execute the contract with TDHCA for the Texas Ending Homelessness Grant Fund; and **(5)** Assistant City Manager to execute the grant agreement and all terms, conditions, and documents required by the agreement on the City Manager’s behalf - Not to exceed \$35,135.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0356

Item 44: Authorize **(1)** a one-year emergency service price agreement for temporary day labor citywide - All Temps 1 Personnel in an estimated amount of \$5,584,484.35; and **(2)** the ratification of \$465,373.69 for temporary day labor citywide with All Temps 1 Personnel - Total estimated amount of \$6,049,858.04 - Financing: General Fund (\$4,141,056.90), Dallas Water Utilities Fund (\$792,531.40), Equipment and Fleet Management Fund (\$626,384.39), Aviation Fund (\$434,984.79), and Convention and Event Services Fund (\$54,900.56)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0357

Item 45: Authorize a three-year service price agreement for e-content for the Library - OverDrive, Inc. in the estimated amount of \$7,681,410 and Midwest Tape, LLC in the estimated amount of \$4,083,072, most advantageous proposers of four - Total estimated amount of \$11,764,482 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0358

Item 46: Authorize a three-year service price agreement for airport financial and management consulting services for the Department of Aviation - Unison Consulting, only proposer - Estimated amount of \$375,314 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0359

Item 47: Authorize a three-year service contract for access to the Dallas Homeless Response System Analysis and Reporting System - Metro Dallas Homeless Alliance, sole source - Not to exceed \$450,000 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0360

Item 48: Authorize a one-year cooperative purchasing agreement for plumbing services at City facilities with The Brandt Companies, LLC through the Texas Association of School Boards cooperative agreement - Estimated amount of \$420,000 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0361

Item 49: Authorize a two-year ~~cooperative purchasing agreement~~ construction contract for citywide on-site glass installation of window glass and glass repairs with Peruna Glass, Inc. dba Glass Doctor of North Texas, LLC through the Texas Association of School Boards cooperative agreement - ~~Estimated amount of~~ Not to exceed \$975,000 - Financing: General Fund (\$225,000) and Capital Construction Fund (\$750,000)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0362

Item 50: Authorize a two-year cooperative purchasing agreement for city employee software training for the Office of Innovation with DSQUORUM, LLC dba Data Society through the General Services Administration cooperative agreement - Estimated amount of \$248,506 - Financing: General Fund (\$180,724), Dallas Water Utilities Fund (\$4,108), Convention and Event Services Fund (\$6,162), Sanitation Operation Fund (\$5,136), Aviation Fund (\$14,378), Building Inspection Fund (\$19,510), Risk Management Fund (\$9,244), and Equipment and Fleet Management Fund (\$9,244)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0363

Item 51: Authorize a three-year cooperative purchasing agreement for hardware, software maintenance, and support for the City's electronic data discovery system for the Department of Information and Technology Services distributed by Carahsoft Technology Corp. and sold through TEQSYS, Inc. through the Department of Information Resources cooperative agreement - Not to exceed \$400,771.04 - Financing: Information Technology Services Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0364

Item 52: Authorize a three-year master agreement for athletic, physical education, gymnasium supplies, and equipment for the Park and Recreation Department with BSN Sports, LLC in the estimated amount of \$500,000 and S&S Worldwide, Inc. in the estimated amount of \$350,000 through the Texas Association of School Boards cooperative agreement - Total estimated amount of \$850,000 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0365

Item 53: Authorize a three-year master agreement for construction project signs - Dallas Lite & Barricade, lowest responsible bidder of four - Estimated amount of \$121,622.60 - Financing: General Fund (\$4,499.80), Water Construction Fund (\$47,726.70), Sewer Construction Fund (\$47,726.70), Stormwater Drainage Management Capital Construction Fund (\$14,747.00) and Dallas Water Utilities Fund (\$6,922.40)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0366

Item 54: Authorize Supplemental No. 3 to increase the service contract with Jellison, Inc. dba Jelco for maintenance and repair of gymnasium floors at 34 recreation centers for the Park and Recreation Department - Not to exceed \$60,849.50, from \$243,398.00 to \$304,247.50 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0367

Item 55: ~~Authorize Supplemental Agreement No. 12 to increase the service contract with TriTech Software Systems for maintenance and support of the City's existing computer-aided dispatch system for the Department of Information and Technology Services Not to exceed \$8,588,795.53, from \$7,317,196.93 to \$15,905,992.46 Financing: 9-1-1 System Operations Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0368

Item 56: Authorize a professional services contract with Jacobs Engineering Group, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for Timberglen Trail - Phase 2, and schematic design, survey and route development for Timberglen Trail - Phase 3 - Not to exceed \$716,685.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0369

Item 57: Authorize a professional services contract with Urban Engineers Group, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for renovations at Kidd Springs Park Japanese Garden located at 700 West Canty Street - Not to exceed \$98,400.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0370

Item 58: Authorize **(1)** a construction contract for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive - Azteca Enterprises, Inc., best value proposer of three; **(2)** the receipt and deposit of funds in an amount not to exceed \$5,046,710.00 from the State Fair of Texas in the Fair Park Capital Reserves Fund; and **(3)** an increase in appropriations in an amount not to exceed \$5,046,710.00 in the Fair Park Capital Reserves Fund - Estimated Costs: Not to exceed \$10,042,531.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$4,995,821.00) and Fair Park Capital Reserves Fund (\$5,046,710.00); Estimated Revenue: \$5,046,710.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0371

Item 59: Authorize an increase in the construction services contract with Big Sky Construction Co., Inc. for the Phase 2 Aquatics Facilities Project to add increased scope of work to elements of the original facility to include resurfacing and repairs of the existing slides and play structures and repairs to the existing filtration system at Bahama Beach Waterpark located at 1895 Campfire Circle - Not to exceed \$484,666.19, from \$14,652,011.75 to \$15,136,677.94 - Financing: Recreation Program Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0372

Item 60: Authorize an increase in the construction services contract with Horsley Specialties, Inc. for additional scope of work for the abatement of asbestos containing materials and mold at the Hall of State located at 3939 Grand Avenue in Fair Park - Not to exceed \$84,899.00, from \$365,473.00 to \$450,372.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0373

Item 61: Authorize a professional services contract with Gupta and Associates, Inc. to provide engineering services for the investigation, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start-up associated with electrical and bar screen improvements at the Southside Wastewater Treatment Plant - Not to exceed \$3,580,000.00 - Financing: Wastewater Capital Improvement D Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0374

Item 62: 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 received and indicated the nominees met qualifications for service with the terms for appointment for the 2019-2021 term.

Councilmember Atkins moved to appoint the following:

- Gary E. Griffith and Susan E. Morgan, both Dallas County Residents, to the Reinvestment Zone Fourteen Board (Skillman Corridor);
- Jonathan R. Braddick, Dallas County Resident, to the Reinvestment Zone Seventeen Board (TOD);
- Rene V. Martinez to the Trinity River Corridor Local Government Corporation;
- Lisa Kay Marshall, General Public, to the Citizen Homelessness Commission;
- Ronald Stinson to the City Plan and Zoning Commission;
- Jonathan E. Maples and Ronald Wright to the Community Police Oversight Board;
- Bab O. Adetiba, Active in SDFP Community, to the South Dallas/Fair Park Opportunity Fund Board; and
- Cheri Gambow and Scott R. Hounsel, Vice Chairs, to the Board of Adjustment.

Motion seconded by Deputy Mayor Pro Tem McGough and unanimously adopted. (*Thomas absent)

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

20-5400	CHC	CITIZEN HOMELESSNESS COMMISSION
20-5401	CPC	CITY PLAN AND ZONING COMMISSION
20-5402	CPO	COMMUNITY POLICE OVERSIGHT BOARD
20-5403	RZ14	REINVESTMENT ZONE FOURTEEN BOARD (SKILLMAN CORRIDOR)
20-5404	RZ17	REINVESTMENT ZONE SEVENTEEN BOARD (TOD)
20-5405	SDF	SOUTH DALLAS/FAIR PARK OPPORTUNITY FUND BOARD
20-5406	TRL	TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION
20-5407		BOARD OFFICERS

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0375

Item 63: Authorize acceptance of a zoning application on property with delinquent taxes located at 5713 and 5715 Sadler Circle - Financing: No cost consideration to the City

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Bazaldua.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted.
(*Thomas absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0376

Item 64: 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 (This item was deferred on January 22, 2020)

Councilmember Atkins moved to defer the item to the March 25, 2020 voting agenda meeting of the city council.

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

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0377

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discuss the appointment of the city attorney

At 12:54 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 matter:

Personnel (Sec. 551.074 T.O.M.A.)

- Discuss the appointment of the city attorney

The closed session ended and reconvened to open session at 2:05 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0378

Item 65: Authorize the following: **(1)** a conditional grant agreement with EmDev Fund, LLC or an affiliate thereof (“Developer”) for the development of the AT LAST! Project located at 405 East Overton Road, Dallas, Texas 75216 in an amount not to exceed \$400,000.00; and **(2)** an increase in appropriations in an amount not to exceed \$400,000.00 in the ECO (I) Fund - Not to exceed \$400,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)

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

Vivian Jones, 1211 Exeter Ave., representing EmDev Fund, LLC/AT LAST!
Randy Bowman, 6637 Northaven Rd., representing EmDev Fund, LLC/AT LAST!
Eric Krueger, 3140 Harvard Ave., representing EmDev Fund, LLC/AT LAST!
Bryan Carter, Address Not Provided, representing EmDev Fund, LLC/AT LAST!

Councilmember Bazaldua moved to defer the item to the March 25, 2020 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon.

Councilmember Arnold requested a point of information on whether a motion to not defer was allowable. Mayor Johnson announced a motion to not defer was not allowable.

During Deputy Mayor Pro Tem McGough’s discussion and after a point of order stated by Councilmember Narvaez, Mayor Johnson announced city council discussion at this time should be only on the merits of Councilmember Bazaldua’s motion to delay.

During discussion, Councilmember Kleinman requested a record vote.

Mayor Johnson called a record vote on Councilmember Bazaldua’s motion to defer the item to the March 25, 2020 voting agenda meeting of the city council:

Voting Yes:	[3]	Medrano, West, Bazaldua
Voting No:	[11]	Johnson, McGough, Arnold, Resendez, Narvaez, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett
Absent:	[1]	*Thomas

The city secretary declared the motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0378

Page 2

Councilmember Arnold moved to waive the prohibitions in Sections 12A-15(a) and (b) regarding a former city official proposing, negotiating, entering into, or having a financial interest in a discretionary city contract for Randy Bowman.

Motion seconded by Councilmember Atkins.

At Councilmember Kleinman's request for point of information, the city attorney announced the existing ordinance allows for a waiver.

During discussion, Councilmember Arnold requested a record vote.

During further discussion and at Councilmember Bazaldua's request for point of information, the city secretary announced Randy Bowman was a holdover board member prior to his resignation.

Mayor Johnson called a record vote on Councilmember Arnold's motion to waive the prohibitions in Sections 12A-15(a) and (b) regarding a former city official proposing, negotiating, entering into, or having a financial interest in a discretionary city contract for Randy Bowman:

Voting Yes: [14] Johnson, Medrano, McGough, West,
Arnold, Resendez, Narvaez,
Bazaldua, Atkins, Blackmon,
Kleinman, Mendelsohn, Gates,
Blewett

Voting No: [0]

Absent: [1] *Thomas

The city secretary declared the waiver adopted.

Councilmember Anold moved to adopt the item.

Motion seconded by Councilmember Atkins.

Durring discussion, Councilmember Blewett called the question.

Motion seconded by Councilmember Atkins.

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

Voting Yes: [8] Johnson, West, Arnold, Resendez,
Atkins, Blackmon, Kleinman,
Blewett

Voting No: [6] Medrano, McGough, Narvaez,
Bazaldua, Mendelsohn, Gates

Absent: [1] *Thomas

The city secretary declared the motion failed.

After discussion, Councilmember Arnold requested a record vote.

Mayor Johnson called a record vote on Councilmember Arnold's motion to adopt the item:

Voting Yes: [11] Johnson, Medrano, McGough,
Arnold, Resendez, Narvaez, Atkins,
Blackmon, Kleinman, Gates, Blewett

Voting No: [3] West, Bazaldua, Mendelsohn

Absent: [1] *Thomas

The city secretary declared the item adopted.

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0379

Item 66: Authorize **(1)** adoption of a Resolution of Support for S Zang, LP, or its affiliate (“Applicant”), related to its application to the Texas Department of Housing and Community Affairs for 9% Competitive Low Income Housing Tax Credits (“LIHTC”) for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments; **(2)** a line of credit for the proposed multifamily development in an amount not to exceed \$500.00 related to the Resolution of Support; and **(3)** an amended and restated redevelopment loan agreement with the Applicant (originally with WCH Limited Partnership, the current owner of the property) for low income housing for families at the Parks at Wynnewood, to **(a)** require the Applicant to obtain 2020 9% Low Income Housing Tax Credit for the HighPoint at Wynnewood Apartments; **(b)** extend the timeline for completion by 10 years, to 2027; **(c)** extend the maturity date by 10 years, to 2027; **(d)** lower the number of units to be built from 160 to 120; **(e)** require a 15 year affordability period; **(f)** allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms; and **(g)** require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$50,000.00 for social services, as consideration to the City for such amendments - Not to exceed \$500.00 - Financing Public/Private Partnership Fund

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

Darren Smith, 8506 Carrie Ln., Rowlett, TX, representing MVAH Partners

Councilmember Arnold moved a subsidiary motion to defer the item for 30 days.

Subsidiary motion seconded by Councilmember Kleinman.

Councilmember Arnold requested a record vote.

Mayor Johnson called a record vote on Councilmember Arnold's subsidiary motion to defer the item for 30 days:

Voting Yes:	[1]	Arnold
Voting No:	[12]	Johnson, Medrano, McGough, West, Resendez, Narvaez, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett
Absent when vote taken:	[1]	Bazaldua
Absent:	[1]	*Thomas

The city secretary declared the motion failed.

After discussion, Councilmember Arnold requested a record vote.

Mayor Johnson called a record vote on Councilmember West's original motion:

Voting Yes:	[13]	Johnson, Medrano, McGough, West, Arnold, Resendez, Narvaez, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett
Voting No:	[0]	
Absent when vote taken:	[1]	Bazaldua
Absent:	[1]	*Thomas

The city secretary declared the item adopted.

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0380

Item 67: Authorize **(1)** the adoption of a Resolution of Support for Dallas Stemmons, Ltd., an affiliate of Palladium USA International, Inc. (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Dallas Stemmons Apartments; and **(2)** an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

Councilmember West moved to reconsider the action on agenda item 32 from the February 12, 2020 voting agenda meeting.

Motion seconded by Councilmember Narvaez and unanimously adopted. (*Thomas absent)

[Motion from the February 12, 2020 city council voting agenda (Agenda Item 32) to be reconsidered; as an effect of the adoption of the motion to Reconsider]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

Councilmember West moved a subsidiary motion to adopt Councilmember Atkins' motion to adopt the item with the following changes:

- Replacing all references to "Dallas Stemmons, Ltd., an affiliate of Palladium USA International Inc." with "Dallas Stemmons, Ltd., or an affiliate."

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

Tom Huth, 13330 Noel Rd., representing Palladium USA

After discussion, Mayor Johnson called a vote and declared the item unanimously amended. (*Thomas Absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0381

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer agenda item Z6 to the April 22, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

The zoning consent docket consisted of agenda items Z1-Z10.

Agenda item Z1: Zoning Case Z189-256(PD)
Agenda item Z2: Zoning Case Z189-282(PD)
Agenda item Z3: Zoning Case Z189-347(AU)
Agenda item Z4: Zoning Case Z189-363(CT)
Agenda item Z5: Zoning Case Z190-104(JM)
Agenda item Z6: Zoning Case Z190-110(CT)
Agenda item Z7: Zoning Case Z190-112(CT)
Agenda item Z8: Zoning Case Z190-120(CT)
Agenda item Z9: Zoning Case Z190-125(JM)
Agenda item Z10: Zoning Case Z190-128(AU)

Agenda items Z2, Z5, Z7, Z8 and Z10 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items Z1, Z3, Z4 and Z9 was presented for consideration.

Agenda item Z1: Zoning Case Z189-256(PD)
Agenda item Z3: Zoning Case Z189-347(AU)
Agenda item Z4: Zoning Case Z189-363(CT)
Agenda item Z9: Zoning Case Z190-125(JM)

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

No one appeared in opposition to or in favor of the city plan commission's recommendations.

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

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

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0382

Item Z1: Zoning Case Z189-256(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open -enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street

Recommendation of Staff and CPC: Approval subject to a development plan, traffic management plan, and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31458

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0383

Item Z2: Zoning Case Z189-282(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Councilmember Gates requested the item be considered as an individual hearing later in the meeting, there was no objection voiced to the request.

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

- Subject to corrected site plan as approved by the City Plan Commission and handed out today to the City Council

and pass the ordinance.

Motion seconded by Councilmember Atkins and unanimously amended. (Johnson, West absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31459

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0384

Item Z3: Zoning Case Z189-347(AU) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 444, on the south line of California Crossing Road, east of Wildwood Drive

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31460

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0385

Item Z4: Zoning Case Z189-363(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225], at the terminus of Pauma Valley Circle, east of Woods Edge Drive

Recommendation of Staff and CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31461

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0386

Item Z5: Zoning Case Z190-104(JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and (1) an ordinance granting a P(A) Parking District and a resolution accepting the deed restrictions volunteered by the applicant; (2) an ordinance terminating Specific Use Permit No. 600 for an institutional use; and (3) an ordinance terminating Specific Use Permit No. 1568 for an open-enrollment charter school use, on property zoned an MF-2(A) Multifamily District and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Ross Avenue and southeast line of Munger Avenue, between North Prairie Avenue and Annex Avenue

Recommendation of Staff and CPC: Approval of a P(A) District on the MF-2(A) District lots, subject to a site plan and deed restrictions volunteered by the applicant; approval of the termination of Specific Use Permit No. 600; and approval of the termination of Specific Use Permit No. 1568

Mayor Pro Tem Medrano requested the item be considered as an individual hearing later in the meeting, there was no objection voiced to the request.

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

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Audra Buckley, 1414 Bellview St., representing the applicant

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

- Subject to amended deed restrictions volunteered by the applicant and a revised site plan to reflect the changes to the deed restrictions

and pass the ordinances.

Motion seconded by Councilmember Blackmon and unanimously amended. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NOS. 31462, 31463 and 31464

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0387

Item Z6: Zoning Case Z190-110(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District, at the terminus of Maceo Circle Drive, south of Magna Vista Drive and west of Scenic Circle

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer the item to the April 22, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

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

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0388

Item Z7: Zoning Case Z190-112(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2269 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 LI-D-1 Light Industrial District with D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Councilmember Bazaldua requested the item be considered as an individual hearing later in the meeting, there was no objection voiced to the request.

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

- Approve the specific use permit for a two-year period with eligibility for automatic renewal for one additional two-year period

and pass the ordinance.

Motion seconded by Councilmember Blackmon and unanimously amended. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31465

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0389

Item Z8: Zoning Case Z190-120(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue

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

Councilmember West announced he had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember West left the city council chamber.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

Motion seconded by Councilmember Narvaez.

During discussion, Councilmember Arnold requested the nature of Councilmember West's conflict of interest.

In order to allow the city secretary time to retrieve the conflict of interest document submitted by Councilmember West, the item was held until later in the meeting.

Later in the meeting, the item was brought back for further consideration.

The city secretary announced the following:

- Nature of Conflict – Councilmember West owns property in the area.

Councilmember Arnold requested a record vote.

Presiding Officer Medrano called a record vote on Councilmember Blackmon's motion:

Voting Yes:	[12]	Medrano, McGough, West, Arnold, Resendez, Narvaez, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett
Voting No:	[0]	
Abstain:	[1]	West
Absent when vote taken:	[2]	Johnson
Absent:	[1]	*Thomas

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31466

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0390

Item Z9: Zoning Case Z190-125(JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive -in or drive-through service on property zoned Planned Development District No . 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue

Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31467

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0391

Item Z10: Zoning Case Z190-128(AU) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 514, on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive

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

Councilmember West requested the item be considered as an individual hearing later in the meeting, there was no objection voiced to the request.

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

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Jonathan Vinson, 6342 Vickery Blvd., representing the applicant

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

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember West requested a record vote.

Presiding Officer Medrano called a record vote on Councilmember Mendelsohn's motion:

Voting Yes: [7] McGough, Resendez, Blackmon,
Kleinman, Mendelsohn, Gates,
Blewett

Voting No: [6] Medrano, West, Arnold, Narvaez,
Atkins, Bazaldua

Absent when vote taken: [1] Johnson

Absent: [1] *Thomas

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31468

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0392

ZONING CASES – INDIVIDUAL

Item Z11: Z189-367(AU)

A public hearing to receive comments regarding an application for and an ordinance granting 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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb 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: Approval for a one-year period, subject to a site plan and conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31469

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0393

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

Item PH1: A public hearing to receive comments regarding consideration of amending street designations, minimum lot area for duplexes, required parking, and development types in Article XIII, "Form Districts," of Chapter 51A of the Dallas Development Code and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

No one addressed the city council on the item.

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

Motion seconded by Councilmember West and unanimously adopted. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31470

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL
FEBRUARY 26, 2020

20-0394

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

Item PH2: A public hearing to receive comments regarding consideration of amending regulations pertaining to the timeline for mailing property owner notifications prior to the City Council public hearing; the deadline for filing a written protest prior to the City Council public hearing; and increasing the area of notification for authorized hearings in Chapter 51A Section 51A-4.701 of the Dallas Development Code and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

No one addressed the city council on the item.

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

Motion seconded by Councilmember West.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31471

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0395

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2019-20 Action Plan to: (a) use unspent prior year Community Development Block Grant funds in the total amount of \$2,098,680 for the Residential Development Acquisition Loan Program and \$400,000 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; and at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2019-20 Action Plan - Financing: No cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Atkins and unanimously adopted. (Johnson absent when vote taken; *Thomas absent)

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2020

20-0396

MISCELLANEOUS HEARINGS – UNDER ADVISEMENT

Item PH4: A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Ewing Avenue from Clarendon Drive to Interstate Highway 35E from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 84 feet of right-of-way with two-way bicycle facility on the westside of the roadway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) (This item was deferred on December 11, 2019)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Johnson absent when vote taken; *Thomas absent)

Assigned ORDINANCE NO. 31472

*** Note: Absent on city business per section 4.11(b)(3) of the City Council Rules of Procedure.**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2020

EXHIBIT C