



MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, NOVEMBER 13, 2024

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, NOVEMBER 13, 2024

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1611

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: Ricky Anderson, 7920 Trinity Gate Dr.  
SUBJECT: Homeless people everywhere

SPEAKER: Reggie Ruffin, 2703 Exeter Ave.  
SUBJECT: Current city political affairs

SPEAKER: William Martin, 11155 Morrison Ln.  
SUBJECT: Human trafficking/prostitution/crime

SPEAKER: Regina Imburgia, 5423 Goodwin Ave.  
SUBJECT: City Council voting procedures

SPEAKER: Allyson Raskin, 5533 Meletio Ln.  
SUBJECT: Fluoride in the water

**OPEN MICROPHONE – END OF MEETING:**

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

SPEAKER: Linda Bates, 1207 Hendricks Ave.  
SUBJECT: Contamination

SPEAKER: Lynn Davenport, 7120 Copperlead Dr.  
SUBJECT: Propositions S and U

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1612

Item 1:           Approval of Minutes of the October 23, 2024 City Council Meeting

Councilmember Narvaez moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1613

CONSENT AGENDA

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

Cyrena Nolan, 8 Glenshire Ct. [Agenda Items 9, 14 and 20]  
Regina Imburgia, 5423 Goodwin Ave. [Agenda Items 9, 14 and 20]  
Shirley Rhodes, 3047 Reed Ln., representing Forest Forward [Agenda Item 37]  
Elizabeth Wattley, Not Provided, representing Forest Forward [Agenda Item 37]

The consent agenda consisted of consent agenda items 2-53. Consent agenda item 34 was corrected.

Councilmember Mendelsohn requested consent agenda items 4, 9, 16, 19, 20, 21 and 34 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember West requested consent agenda item 21 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 34 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Mayor Pro Tem Atkins requested consent agenda item 34 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, 3, 5-8, 10-15, 17, 18, 22-33 and 35-53 was presented for consideration.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1614

Item 2: Authorize the **(1)** acceptance of a grant from the U.S. Department of Justice (DOJ) Office of Justice Programs for the BJA FY24 Veterans Treatment Court Discretionary Grant Program (Grant No. 15PBJA-24-GG-03992-VTCX, Assistance Listing No. 16.043) in the amount of \$999,745.00 for the expansion of the South Oak Cliff Veterans Treatment Court Project for the four-year project period from October 1, 2024 through September 30, 2028; **(2)** establishment of appropriations in an amount not to exceed \$999,745.00 in the DOJ FY24 Veterans Treatment Court Discretionary Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$999,745.00 in the DOJ FY24 Veterans Treatment Court Discretionary Grant Fund; and **(4)** execution of the award with the DOJ Office of Justice Programs and all terms, conditions, and documents required by the agreement - Not to exceed \$999,745.00 - Financing: DOJ FY24 Veterans Treatment Court Discretionary Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1615

Item 3: Authorize Supplemental Agreement No. 3 to the professional services contract with Covington & Burling LLP to provide additional legal services to the City of Dallas in connection with the enforcement of the Hensley Field settlement agreement and in litigation against the United States related to the environmental contamination at Hensley Field - Not to exceed \$300,000.00, from \$550,000.00 to \$850,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1616

Item 4: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2024C in an aggregate principal amount not to exceed \$353,000,000.00; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$1,049,000.00 - Financing: 2024C General Obligation Refunding and Improvement Bonds Fund

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

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

Councilmember West moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Mendelsohn absent when vote taken; Bazaldua, Ridley absent)

Assigned ORDINANCE NO. 32908

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1617

Item 5: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Equipment Acquisition Contractual Obligations, Series 2024, in an aggregate principal amount not to exceed \$35,000,000.00; **(2)** levying a tax for payment thereof; **(3)** awarding the sale thereof; **(4)** the execution and delivery of a Paying Agent/Registrar Agreement and Purchase Letter; and **(5)** enacting other provisions relating to the subject - Not to exceed \$220,000.00 - Financing: 2024 Equipment Acquisition Notes Funds Obligation Refunding and Improvement Bonds Fund

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32909

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1618

Item 6: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2024 in a principal amount not to exceed \$295,000,000.00; **(2)** establishing parameters regarding the sale of the bonds; **(3)** approving the execution of agreements in connection with the sale of the bonds; and **(4)** all other matters related thereto - Not to exceed \$856,000.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32910

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1619

Item 7: Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing:  
No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1620

Item 8: Authorize a five-year sole source services agreement for online investigative solutions and criminal activity database services, Accurint Suite, for the Dallas Police Department - LexisNexis Risk Solutions FL Inc., sole source - Not to exceed \$498,645.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1621

Item 9: Authorize a Construction Manager-at-Risk Agreement to provide pre-construction and construction services for the Elm Fork Water Treatment Plant Water Quality Improvements Program - Archer Western Construction, LLC, best value proposer of three - Not to exceed \$4,087,120.00 - Financing: Water Capital Improvement G Fund (\$4,000,000.00) and Water Capital Improvement F Fund (\$87,120.00)

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

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

Councilmember Schultz moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1622

Item 10: Authorize a professional services contract with HDR Engineering, Inc. for erosion control and storm drainage improvements at four locations (list attached to the Agenda Information Sheet) - Not to exceed \$648,051.00 - Financing: 2024 Certificate of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1623

Item 11: Authorize a professional services contract with GEI Consultants, Inc. to provide engineering services for storm drainage and erosion control improvements at four locations (list attached to the Agenda Information Sheet) - Not to exceed \$389,024.00 - Financing: 2024 Certificate of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1624

Item 12: Authorize acquisition of a drainage easement containing approximately 3,553 square feet of land from Frank David Mitchell located on Whitaker Avenue near its intersection with Genoa Avenue for the Kings Branch Culvert at Genoa Project - Not to exceed \$13,000.00 (\$10,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Control (D) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1625

Item 13: Authorize acquisition of a drainage easement containing approximately 4,738 square feet of land from Lester Claud Loftice and wife, Mary Charles Loftice located on Renner Drive near its intersection with South Denley Drive for the Kings Branch Culvert at Denley Project - Not to exceed \$8,800.00 (\$5,800.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: 2024B Certificates of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1626

Item 14: Authorize Supplemental Agreement No. 6 to the professional services contract with Arcadis CE, Inc. f/k/a Malcolm Pirnie, Inc. to provide additional engineering services associated with water quality improvements at the Elm Fork Water Treatment Plant - Not to exceed \$7,497,216.00, from \$34,063,406.00 to \$41,560,622.00 - Financing: Water Capital Improvement G Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1627

Item 15: Authorize a two-year construction services contract, with three one-year renewal options to perform job order contracting services at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities with Brown & Root Industrial Services, LLC, Phoenix I Restoration & Construction, Ltd, RS Commercial Construction, LLC, Gilbert May, Inc. dba Phillips/May Corporation, Adept Facilities & Design and Big Sky Construction Company, Inc., most advantageous proposers of sixteen, approved as to form by the City Attorney, with the maximum aggregate contract price of work to be awarded during the term of the agreement - Not to exceed \$7,000,000.00 - Financing: Convention Center Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1628

Item 16: An ordinance amending Chapter 2, "Administration," of the Dallas City Code by amending Sections 2-11.2; **(1)** to increase the threshold for certain acquisitions of real property to \$100,000.00; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City

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

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

Councilmember West moved to adopt the item.

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

Assigned ORDINANCE NO. 32911

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1629

Item 17: An ordinance abandoning a portion of a floodway easement to Donald M. McClatchy and Celeste K. McClatchy, the abutting owners, containing approximately 3,732 square feet of land, located near the intersection of Northaven Road and Leachman Circle - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32912

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1630

Item 18: Authorize **(1)** the sale by quitclaim deed of a tax foreclosed property located at 1835 Fernwood Avenue acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas; and **(2)** the acquisition of a tax foreclosed property located at 1835 Fernwood Avenue for the Kings Branch Culvert at Georgia Project - Not to exceed \$20,894.00 (\$19,500.00, plus closing costs and title expenses not to exceed \$ 75.00 plus post judgment taxes not to exceed \$1,319.00) - Financing: 2024B Certificates of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1631

Item 19: Authorize a three-year lease agreement with Lua, LLC, for approximately 4,162 square feet of office space located at 7610 Stemmons Suite 190, to be used as a Northwest Building Inspection District Office for the period November 1, 2024 through October 31, 2027 - Not to exceed \$247,235.72 - Financing: Building Inspection Fund (subject to annual appropriations)

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

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

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1632

Item 20: Authorize an amendment to an existing lease agreement with Continental Electronics Corporation to extend the lease agreement for an additional four years for approximately 28,000 square feet of office and warehouse space and 127 secured parking spaces located at 8231 and 8239 Hoyle Avenue, to be used by the Dallas Water Utilities Pumping Division and Wastewater Collection Division for the period October 1, 2024 through September 30, 2028 - Not to exceed \$931,116.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

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

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

Councilmember West moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1633

Item 21: Authorize the Dallas Housing Finance Corporation to acquire and own 2929 Wycliff, a multifamily development located at 2929 Wycliff Avenue, Dallas, TX 75219 - Estimated Revenue Foregone: General Fund \$4,701,303.00 (15 Years of Estimated Taxes)

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

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

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

Matt Falkin, 6027 Highplace Cir., representing CAF

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a record vote on the motion:

Voting Yes: [7] Atkins, Moreno, Arnold, Resendez, Stewart,  
Schultz, Willis

Voting No: [6] Johnson, West, Gracey, Narvaez, Blackmon,  
Mendelsohn

Absent: [2] Bazaldua, Ridley

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1634

Item 22: Authorize a cooperative purchasing agreement for professional services to support the enterprise capital project management system upgrade for the Department of Information and Technology Services with eCIFM SOLUTIONS INC through the General Service Administration Cooperative Purchase Agreement - Not to exceed \$355,680.96 - Financing: Data Services Fund (\$225,095.96) and Water Construction Fund (\$130,585.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1635

- Item 23: Authorize a two-year cooperative purchasing agreement for Microsoft Government Enterprise Agreement for licenses, operating systems, production suite, and support for the City of Dallas provided by SHI Government Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$16,665,817.36 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1636

Item 24: Authorize a four-year cooperative purchasing agreement for increased capacity of a software-defined wide area network technology solution for the Department of Information and Technology Services with 22nd Century Technologies, Inc. through the U.S. General Services Administration cooperative agreement - Not to exceed \$787,500.00 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1637

Item 25: Authorize a five-year cooperative purchasing agreement for the continuous use of enterprise software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the Texas Department of Information Resources Cooperative agreement - Not exceed \$37,811,032.02 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1638

Item 26: Authorize a five-year master agreement for the purchase of Cisco communications equipment and SmartNet maintenance for the Department of Information & Technology Services with Presidio Networked Solutions Group, LLC through The Interlocal Purchasing System cooperative agreement - Estimated amount of \$16,514,751.03 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1639

Item 27: Authorize a four-year service price agreement for FirstNet services to provide public safety wireless devices and mobile services for the Department of Information & Technology Services with AT&T Enterprises, LLC through the Department of Information Resources cooperative agreement - Estimated amount of \$23,934,014.39 - Financing: Data Services Fund (\$4,932,673.63), 9-1-1 System Operations Fund (\$1,026,253.92), General Fund (\$14,694,265.77), Dallas Water Utilities Fund (\$1,825,691.36) and Sanitation Operation Fund (\$1,455,129.71)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1640

Item 28: Authorize the **(1)** acceptance of a grant from the U. S. Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant Program (Agreement No. CSJ 0918-47-514, Assistance Listing No. 20.205) in the amount of \$12,000,000.00 as Federal share in the total project cost of \$12,628,452.00, which includes \$11,880,000.00 in Federal reimbursement, \$120,000.00 as Federal participation for direct state costs, \$628,452.00 as State participation for indirect state costs, and the City of Dallas' portion covered by the use of 2,400,000 regional Transportation Development Credits in lieu of a local cash match plus any cost overruns for costs to update the advanced traffic management system (ATMS) to accommodate and integrate signal preemption and cloud-based improvements to the City's signal system, and construct signal improvements to give emergency vehicles priority in the corridor on Harry Hines Boulevard within a one-mile radius around Southwest Medical District; **(2)** receipt and deposit of funds in the amount of \$11,880,000.00 in the FY25 TxDOT Surface Transportation Block Grant Program Fund; **(3)** establishment of appropriations in the amount of \$11,880,000.00 in the FY25 TxDOT Surface Transportation Block Grant Program Fund; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$11,880,000.00 - Financing: FY25 TxDOT Surface Transportation Block Grant Program Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1641

Item 29: Authorize **(1)** the acceptance of a grant from the U. S. Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Congestion Mitigation and Air Quality (CMAQ) Improvement Program (Agreement No. CSJ 0918-47-376, Assistance Listing No. 20.205) in the amount of \$350,000.00 as Federal share in the total project cost of \$466,778.00, which includes \$343,000.00 in Federal reimbursement, \$7,000.00 as Federal participation for direct state costs, \$20,528.00 as State participation for indirect state cost, and \$96,250.00 (\$85,750.00 for construction costs and \$10,500.00 for direct state costs paid to TxDOT prior to construction) plus any cost overruns as local participation for costs to implement bike lanes along Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane; **(2)** the receipt and deposit of funds in the amount of \$343,000.00 in the TxDOT CMAQ Fair Oaks Bike Lanes Fund; **(3)** the establishment of appropriations in the amount of \$343,000.00 in the TxDOT CMAQ Fair Oaks Bike Lanes Fund; **(4)** a required local match in the amount of \$96,250.00; and **(5)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$439,250.00 - Financing: TxDOT CMAQ Fair Oaks Bike Lanes Fund (\$343,000.00) and Bike Lane Fund (\$96,250.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1642

Item 30: Authorize **(1)** the ratification of \$3,357,336.91 for the purchase and payment of the application Libby and e-content services for the Library from Overdrive, Inc. from February 27, 2023 through October 31, 2024; and **(2)** a five-year cooperative purchasing service price agreement, with OverDrive, Inc. in the estimated amount of \$15,312,750.00 for the Libby application and e-content for the Library, through an interlocal cooperative purchasing agreement with the City of Austin, Texas - Total estimated amount of \$18,670,086.91 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1643

Item 31: Authorize **(1)** the ratification of \$771,566.90 the purchase and payment of the application Hoopla and e-content services for the Library from Midwest Tape LLC from February 27, 2023 through October 31, 2024; and **(2)** a five-year cooperative purchasing service price agreement with Midwest Tape LLC in the estimated amount of \$3,460,371.00 for the application Hoopla and e-content for the Library through an interlocal cooperative purchasing agreement with the City of Austin, Texas - Total estimated amount of \$4,231,937.90 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1644

Item 32: Authorize the **(1)** acceptance of two grants from the Institute of Museum and Library Service through the Texas State Library and Archives Commission (TSLAC) for the State Fiscal Year (SFY) 2025 TSLAC TexTreasures Original 2025 (Grant No. TXT-25003/Federal ID No. LS-256843-OLS-24, Assistance Listing No. 45.310) in the amount of \$35,674.00 for the period July 1, 2024 through June 30, 2025 and an ILL Lending Reimbursement 2024 (Grant No. 904061/FAIN No. LS-253655-OLS-23, Assistance Listing No. 45.310) in the amount of \$19,799.00 for library lends made between August 1, 2023 through July 31, 2024; **(2)** establishment of appropriations in an amount not to exceed \$35,674.00 in the TSLAC TexTreasures Original 2025 and \$19,799.00 in the ILL Lending Reimbursement 2024; **(3)** receipt and deposit of funds from the Texas State Library and Archives Commission in an amount not to exceed \$35,674.00 in the TSLAC TexTreasures Original 2025 and \$19,799.00 in the ILL Lending Reimbursement; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$55,473.00 - Financing: Texas State Library and Archives Commission TexTreasures Original 2025 Fund (\$19,799.00) and Texas State Library and Archives ILL Lending Reimbursement 2024 Fund (\$34,674.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1645

Item 33: Authorize the first of two, one year renewal options to the, two-year construction services contracts with METCO Engineering, Inc., Big Sky Construction Company, Inc., Brown & Root Industrial Services, LLC, Gilbert May Inc. dba Phillips May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, LP dba Nouveau Construction and Technology Services, LP, to provide job order contracting services at City Facilities – Not to exceed \$2,500,000.00, from \$10,000,000.00 to \$12,500,000.00 - Financing: 2017 General Obligation Bond Funds (\$1,441,536.08) and ARPA Redevelopment Fund (\$1,058,463.92)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1646

Item 34: Authorize a five-year Indefinite Delivery/Indefinite Quantity cooperative purchase agreement ~~for general marketing services for the Office of Communications & Customer Experience/311~~ with Alpha Business Images (ABI), LLC for the Office of Communication and Customer Experience/311 through ~~the an interlocal agreement with~~ Dallas County cooperative agreement with ABI, ~~using the Dallas County ABI contract terms~~ to provide ongoing creative design services for the citywide branding refresh, with standardized graphic toolkits, social media graphics, proactive communications support, messaging, and outreach initiatives, and marketing campaign development and deployment, including the recruitment and retention of City of Dallas team members and uniformed first responders; developing a video and photo asset library, the overall website refresh and 311 app design, and launch a standalone City of Dallas site that will publish content about departments, eliminating excess cost for duplicate communication platforms that will expand equitable engagement and two-way communication, while providing critical information to the City of Dallas residents - Estimated amount of \$1,000,000.00 - Financing: General Fund (\$563,000.00) and ARPA Redevelopment Fund (\$437,000.00) (subject to annual appropriations)

Corrected

Councilmember Blackmon, Mayor Pro Tem Atkins and Councilmember Mendelsohn requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Narvaez.

Councilmember Blackmon moved a subsidiary motion to remand the item to the Government Performance and Financial Management Council Committee.

Subsidiary motion seconded by Councilmember Schultz.

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

Voting Yes: [10] Johnson, Atkins, West, Resendez, Narvaez,  
Blackmon, Stewart, Schultz, Mendelsohn,  
Willis

Voting No: [3] Moreno, Gracey, Arnold

Absent: [2] Bazaldua, Ridley

The city secretary declared the item remanded.

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1647

- Item 35: Authorize the City Manager or her designee to exercise the second of two one-year renewal options for the service contract with Senior Citizens of Greater Dallas, Inc. d/b/a the Senior Source, as a sole source, to provide nursing home ombudsman services, which includes: receiving, investigating and resolving complaints and assisting in obtaining goods or services for seniors residing in nursing homes and assisted living facilities within the city of Dallas with a term beginning on December 1, 2024 through November 30, 2025 - Not to exceed \$150,868.00, from \$301,736.00 to \$452,604.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1648

Item 36: Authorize **(1)** a Conditional Chapter 380 Economic Development Loan Agreement with Southfair Community Development Corporation in an amount not to exceed \$1,190,354.00, sourced from the South Dallas/Fair Park Opportunity Fund; and **(2)** a Chapter 373 Conditional Grant Agreement with Borrower/Recipient in an amount not to exceed \$312,500.00 sourced from the Public Private Partnership Fund, for capital improvements and construction costs related to the development of the Malcolm's Point Retail Project to be located at 2807 Al Lipscomb Way, Dallas, Texas 75215, in accordance with the City's Economic Development Incentive Policy and the South Dallas Fair Park Opportunity Fund Program Statement - Total amount not to exceed \$1,502,854.00 - Financing: South Dallas Fair Park Opportunity Fund (\$1,190,354.00) and Public Private Partnership Fund (\$312,500.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1649

Item 37: Authorize a Conditional Chapter 373 Community Development Grant Agreement with Forest Forward in an amount not to exceed \$8,000,000 to reimburse construction and infrastructure expenses related to the redevelopment of the historic Forest Theater located at 1918 Martin Luther King Boulevard, Dallas, Texas 75215 in accordance with the City's Economic Development Incentive Policy - Total amount not to exceed \$8,000,000.00 - Financing: Infrastructure Investment Fund (\$7,000,000.00) and Public Private Partnership Fund (\$1,000,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1650

Item 38: An ordinance approving Dallas-Fort Worth International Airport Board Resolution 2024-10-269, adopted on October 3, 2024, for the purpose of amending Chapter 6 (Wastewater Pretreatment and Discharge Rules and Regulations) of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board to implement and enforce a continuing wastewater pretreatment program as required by 40 CFR 403 for the Central Regional Wastewater System - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32913

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1651

Item 39: Authorize the ratification to pay outstanding invoices to The Brandt Companies, LLC in the amount of \$2,498,693.40, Rushco Energy Specialist, Inc. in the amount of \$970,434.69 and Wesco Chemicals, Inc. in the amount of \$86,351.22, for heating, ventilation, and air conditioning parts, labor, repair services, equipment rental, and water treatment chemicals - Total amount of \$3,555,479.31 - Financing: General Fund (\$3,279,766.94), Stormwater Drainage Management Fund (\$4,855.03) and Dallas Water Utilities Fund (\$270,857.34)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1652

Item 40: Authorize a three-year master agreement for the purchase of propane and propane cylinders for citywide use - Ferrellgas, LP in the estimated amount of \$146,410.37 and Atlantic Petroleum & Mineral Resources, Inc. in the estimated amount of \$17,670.00, lowest responsible bidders of three - Total estimated amount of \$164,080.37 - Financing: General Fund (\$153,978.81) and Dallas Water Utilities Fund (\$10,101.56)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1653

Item 41: Authorize a three-year master agreement for the purchase of law enforcement badges for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of seven - Estimated amount of \$599,998.85 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1654

Item 42: Authorize a three-year master agreement for the purchase of various types of pressure reducing valves, parts, and accessories for the Dallas Water Utilities Department - The Valve Agency, Inc., lowest responsible bidder of two - Estimated amount of \$481,000.00 - Financing: Dallas Water Utilities Fund (\$469,000.00) and Stormwater Drainage Management Fund (\$12,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1655

Item 43: Authorize a five-year master agreement for the purchase of 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 \$4,990,727.04 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1656

Item 44: Authorize a two-year professional services contract for the Dallas Streetcar Operations and Maintenance Study for the Department of Transportation and Public Works - Gresham Smith, most highly qualified firm of two - Not to exceed \$626,494.58 - Financing: DART Public Transportation System Projects Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1657

Item 45: Authorize a three-year service contract for building automation management system services for the Department of Facilities and Real Estate Management - Trane U.S., Inc., most advantageous proposer of two - Not to exceed \$1,807,531.40 - Financing: General Fund (\$903,765.66) and Capital Construction Fund (\$903,765.74) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1658

Item 46: Authorize a five-year service contract for consulting services for economic analysis, forecasting, and research for Budget and Management Services - Dearmon Analytics, LLC, most advantageous proposer of seven - Not to exceed \$299,125.02 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1659

Item 47: Authorize a three-year service price agreement for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Dallas Water Utilities Department - Good Earth Corporation, only bidder - Estimated amount of \$13,250,000.00 - Financing: Dallas Water Utilities Fund (\$12,000,000.00) and Stormwater Drainage Management Fund (\$1,250,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1660

Item 48: Authorize a three-year service price agreement for local courier services for delivery and pick-up needs for citywide use - Reliable Couriers in an estimated amount of \$204,600.00 and Veterans Standard America, Inc in an estimated amount of \$100,000.00, lowest responsible bidders of four - Total estimated amount of \$304,600.00 - Financing: General Fund (\$204,600.00) and Equipment and Fleet Management Fund (\$100,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1661

Item 49: Authorize a three-year service price agreement for the inspection, maintenance, repair, parts and labor of the overhead gantry crane system and hoist at citywide department locations - Royal Arc Welding Company, lowest responsible bidder of two - Estimated amount of \$337,308.00 - Financing: General Fund (\$3,674.00), Dallas Water Utilities Fund (\$270,925.50), Stormwater Drainage Management Fund (\$54,854.50), Equipment and Fleet Management Fund (\$6,402.00), and Sanitation Operation Fund (\$1,452.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1662

Item 50: Authorize the **(1)** the Advance Funding Agreement with the Texas Department of Transportation (TxDOT) (Agreement No. CSJ 0918-47-320, Assistance Listing No. 20.205) for the Federal Highway Administration Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the design and construction of the Fair Park East Dallas Trail in the amount of \$8,423,200.00 of which the Federal portion is \$8,000,000.00, the State's portion is \$423,200.00, and the City of Dallas' local match is covered by the use of Federal Transportation Development Credits; **(2)** establishment of appropriations in the amount of \$7,931,500.00 in the Fair Park East Dallas Trail Fund; **(3)** receipt and deposit of funds in the amount of \$7,931,500.00 in the Fair Park East Dallas Trail Fund; and **(4)** execution of the agreement and all terms, conditions and documents required by the agreement - Total amount of \$7,931,500.00 - Financing: Fair Park East Dallas Trail Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1663

Item 51: Authorize the **(1)** third amendment to extend the lease and use agreement between Fair Park First and Live Nation Worldwide for an additional ten years, plus two additional five-year extension options; **(2)** receipt and deposit of funds Live Nation Worldwide in an amount not to exceed \$1,000,000.00 in Fair Park Surcharge & Excess Revenues Fund; **(3)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Fair Park Surcharge and Excess Revenues Fund; and **(4)** transfer of funds to Debt Service Fund in an amount not to exceed \$1,000,000.00 - Estimated Revenue: Fair Park Surcharge and Excess Revenues Fund \$1,000,000.00

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1664

Item 52: Authorize a public hearing to be held on December 11, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at West Trinity Heights Park, located at 1900 Harlandale Avenue, totaling approximately 24,204 square feet of land (0.56 acres), by the Dallas Water Utilities Department for a public drainage project - Revenue: Capital Gifts, Donation & Development Fund \$657.77

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1665

Item 53: Authorize **(1)** Supplemental Agreement No. 4 to the architecture contract with Overland Partners, Inc. for the Cotton Bowl Renovation, Rehabilitation and Addition Project (the “Project”) located at 3750 The Midway, for additional architectural and engineering services for coordination of construction documents and other miscellaneous items; **(2)** an increase in appropriations in an amount not to exceed \$ 336,213.00 in the Fair Park Naming Sponsorship Fund; and **(3)** disbursement of funds in the amount of \$336,213.00 from the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$336,213.00, from \$7,788,373.80 to \$8,124,586.80 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1666

Item 54: 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 a nomination was received and indicated the nominee met qualifications for service with the term for appointment for the 2023-2025 term to begin on October 1, 2023.

Councilmember West moved to appoint the following:

- Susan Morgan, Chair, to the Reinvestment Zone Fourteen Board (Skillman Corridor).

Motion seconded by Councilmember Schultz and unanimously adopted. (\*Johnson abstain; Bazaldua, Ridley absent)

\*Note: Per the Dallas City Charter, Ch III, Sec. 2, The Mayor shall have a vote on all matters coming before the city council, other than confirmation of appointments by the mayor, unless otherwise disqualified, but no power to veto.

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

24-6550

**BOARD OFFICER**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1667

Item 55: Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 43,175 square feet, from Second 55 Venture, LLC, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project - Not to exceed \$52,120.00 (\$48,120.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund)

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 43,175 square feet, from Second 55 Venture, LLC, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project.

The city secretary announced the item would require a record vote.

Councilmember Schultz moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

Voting Yes: [12] Johnson, Atkins, Arnold, West, Moreno, Gracey, Resendez, Blackmon, Stewart, Schultz, Mendelsohn, Willis

Voting No: [1] Narvaez

Absent: [2] Bazaldua, Ridley

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1668

Item 56: Authorize (1) payment of annual membership fees and continuation of arrangements for the Airports Council International-North America in an amount not to exceed \$110,000.00, American Association of Airport Executives in an amount not to exceed \$60,000.00, Oncor Cities Steering Committee in an amount not to exceed \$159,153.36, Texas Coalition of Cities For Utility Issues in an amount not to exceed \$49,500.00, North Texas Commission in an amount not to exceed \$60,000.00, North Central Texas Council of Governments in an amount not to exceed \$130,197.00, National League of Cities in an amount not to exceed \$39,536.00, Texas Municipal League in an amount not to exceed \$65,589.00, Dallas Regional Mobility Coalition in an amount not to exceed \$37,500.00, Transportation Excellence for the 21st Century in an amount not to exceed \$25,000.00, North Central Texas Council of Governments Regional Emergency Preparedness Program in an amount not to exceed \$15,000.00, Forrester Research, Inc. in an amount not to exceed \$650,000.00, Water Research Foundation in an amount not to exceed \$413,381.00, and United States Conference of Mayors in an amount not to exceed \$40,235.00; and (2) Supplemental Agreement No. 2 to increase the three-year annual membership fee and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in an amount not to exceed \$292,040.00, from \$4,990,835.00 to \$5,282,875.00 - Total not to exceed \$2,147,131.36 - Financing: General Fund

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Schultz.

Councilmember West moved a subsidiary motion to remove the payment to the United States Conference of Mayors in an amount not to exceed \$40,235.00 and reallocate the funds to the Mayor's budget.

Subsidiary motion seconded by Mayor Pro Tem Atkins.

After discussion, Mayor Johnson called a vote on Councilmember West's subsidiary motion and declared the motion adopted. (Bazaldua, Ridley absent)

Mayor Johnson called a vote on Councilmember Arnold's motion, as amended by Councilmember West's subsidiary motion, and declared the item amended on a divided vote with Councilmembers Blackmon and Schultz voting "No." (Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1669

**CLOSED SESSION**

- Item 57: Attorney Briefings (Sec. 551.071 T.O.M.A.) Seeking the advice of the City Attorney regarding:
- *Dallas Police and Fire Pension System v. City of Dallas*;
  - *Kristi Walters, et al. v. City of Dallas*; and
  - Legal issues related to the November 5, 2024, election and propositions

- Item 58: Real Estate (Sec. 551.072 T.O.M.A.)
- (1) Deliberate the purchase, exchange, lease, or value of real property located at 1000 Belleview Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).
  - (1) Deliberate the purchase, exchange, lease, or value of real property, Bullington Truck Terminal, generally located underground at 1627 Pacific Avenue, because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

At 12:59 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

- Item 57: Attorney Briefings (Sec. 551.071 T.O.M.A.) Seeking the advice of the City Attorney regarding:
- *Dallas Police and Fire Pension System v. City of Dallas*;
  - *Kristi Walters, et al. v. City of Dallas*; and
  - Legal issues related to the November 5, 2024, election and propositions

- Item 58: Real Estate (Sec. 551.072 T.O.M.A.)
- (1) Deliberate the purchase, exchange, lease, or value of real property located at 1000 Belleview Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1669

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**CLOSED SESSION**

(continued)

- (1) Deliberate the purchase, exchange, lease, or value of real property, Bullington Truck Terminal, generally located underground at 1627 Pacific Avenue, because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and
- (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

The closed session ended and reconvened to open session at 3:22 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1670

Item 59: A resolution authorizing an increase in the joint election agreement and election services contract between the City of Dallas and Dallas County for the May 4, 2024 special (bond) election in the amount of \$76,060.08, from \$595,279.67 to \$671,339.75 - Not to exceed \$76,060.08 - Financing: General Fund

Councilmember West moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1671

Item 60: An ordinance amending Ordinance No. 19983, passed by the Dallas City Council on June 8, 1988; **(1)** by deleting the city manager's proposals for improvement of the police department; **(2)** providing a savings clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City

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

Pete Marocco, 3637 McFarlin Blvd., University Park, TX

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

Voting Yes: [8] Atkins, Gracey, Arnold, Resendez,  
Narvaez, Blackmon, Schultz, Willis

Voting No: [2] Johnson, Moreno

Absent When Vote Taken: [3] West, Stewart, Mendelsohn

Absent: [2] Bazaldua, Ridley

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1672

Item 61: Authorize a Construction Manager at Risk Agreement with Trinity Alliance Ventures, LLC, a joint venture, best value proposer of two, for pre-construction and construction services for Component 1 of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan (hereinafter “the Project”) comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 to provide for **(1)** pre-construction services for the Project for a fee in the amount not to exceed \$7,550,000.00; **(2)** construction management services at a rate of two and ninety-five hundredths percent (2.95%) of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$1.9 billion to \$2.5 billion; and **(3)** the establishment of appropriations in an amount not to exceed \$7,550,000.00 in the Convention Center Revenue Bonds, Series 2023 Fund - Not to exceed \$7,550,000.00 - Financing: Convention Center Revenue Bonds, Series 2023 Fund

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

Jennifer Scripps, 1401 Elm St., representing Downtown Dallas, Inc.  
Eugene Walker Jr., 6312 Concerto Ln., representing Trinity Alliance Ventures  
LLC  
Craig Davis, 1807 Ross Ave., representing Visit Dallas  
Tammy Pierce, 325 N. St. Paul St.  
John Martinez, 2926 Lovers Ln., University Park, TX, representing Regional  
Hispanic Contractors Assoc.  
Dominique Alexander, Not Provided

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1673

Item 62: Authorize **(1)** rejection of the statement of qualification received for the engineering services contract for “Request for Qualifications CIZ24-TRN-3104 - Jefferson Boulevard Viaduct Modification and Realignment Engineering Services”; **(2)** modification of the request for qualifications into two separate projects; and **(3)** the re-advertisement for new statements of qualification for the modified projects - Financing: No cost consideration to the City

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Resendez and unanimously adopted. (Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1674

Item 63: Authorize a fourteen-month subrecipient agreement, subject to appropriation, to provide housing support, workforce /skills training, and/or certification and job placement assistance, to eligible individuals, on behalf of the Office of Community Care and Empowerment, approved as to form by the City Attorney with: **(a)** Community Missionary Baptist Church in an amount not to exceed \$351,436.00; **(b)** Family Gateway in an amount not to exceed \$307,040.00; **(c)** Friendship West Baptist Church in an amount not to exceed \$1,009,279.50; **(d)** Girls Incorporated of Metropolitan Dallas in an amount not to exceed \$375,000.00; **(e)** Harmony Community Development Corporation in an amount not to exceed \$300,000.00; **(f)** Chocolate Mint Foundation in an amount not to exceed \$950,000.00; **(g)** Phoenix House Texas in an amount not to exceed \$124,630.00; and **(h)** St. Phillips School and Community Center in an amount not to exceed \$332,452.50 - Total not to exceed \$3,749,838.00 - Financing: TPWD Coronavirus State and Fiscal Recovery Fund

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Blackmon.

Councilmember Arnold moved a subsidiary motion to remove the following:

- Family Gateway in an amount not to exceed \$307,040.00;
- Phoenix House Texas in an amount not to exceed \$124,630.00; and
- St. Phillips School and Community Center in an amount not to exceed \$332,452.50

Subsidiary motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Atkins called a record vote on Councilmember Arnold's subsidiary motion:

Voting Yes: [5] Atkins, Arnold, Resendez, Narvaez,  
Mendelsohn

Voting No: [5] Moreno, Gracey\*, Blackmon, Schultz, Willis

Absent When Vote Taken: [3] Johnson, West, Stewart

Absent: [2] Bazaldua, Ridley

The city secretary declared the subsidiary motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1674

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Presiding Officer Atkins called a vote on Councilmember Arnold's original motion to adopt the item and declared the item adopted on a divided vote with Councilmember Arnold voting "No." (Johnson, West, Stewart absent when vote taken; Bazaldua, Ridley absent)

**\*Dissent/Protest:** In accordance with section 4.8 of the City Council Rules of Procedures, I am officially protesting the final vote on agenda item 63 at the November 13, 2024 Council meeting. Please let the record reflect that my vote for this item; more specifically, Councilwoman Arnold's amendment motion requesting that the three organizations be held for further review to ensure they are actually serving residents in District 111.

Furthermore, I would like the record to reflect that City staff should produce the criteria and proof by which these organizations are serving residents of District 111.

Finally, for the remaining funds not yet awarded, I would like staff to use the same criteria and evaluation method (also requiring the organizations to produce documentation showing they meet the developed criteria) before awards are issued. I am asking that this criteria be reviewed by State Rep. Yvonne Davis' office before any additional awards are issued.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1675

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer agenda item Z1 to the December 11, 2024 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer agenda item Z2 to the December 11, 2024 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Gracey moved to defer agenda item Z7 to the December 11, 2024 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z7.

Agenda item Z1: Zoning Case Z223-302(GB)  
Agenda item Z2: Zoning Case Z234-114(MB)  
Agenda item Z3: Zoning Case Z234-174(LC)  
Agenda item Z4: Zoning Case Z234-194(LC)  
Agenda item Z5: Zoning Case Z234-226(MP)  
Agenda item Z6: Zoning Case Z234-256(LC)  
Agenda item Z7: Zoning Case Z234-257(GB)

Therefore, the consent zoning docket, consisting of agenda items Z3-Z6 was presented for consideration.

Agenda item Z3: Zoning Case Z234-174(LC)  
Agenda item Z4: Zoning Case Z234-194(LC)  
Agenda item Z5: Zoning Case Z234-226(MP)  
Agenda item Z6: Zoning Case Z234-256(LC)

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

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

Randall Edwards, 7948 Wes Hodges Rd. [Agenda Item Z5]  
Maxwell Fisher, 2502 Grandview Dr., Richardson, TX [Agenda Item Z5]  
Elizabeth Garcia, 7926 Wes Hodges Rd. (Interpreter provided) [Agenda Item Z5]

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1675

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

Motion seconded by Councilmember Schultz and unanimously adopted. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1676

Item Z1: Zoning Case Z223-302(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway; between Silverado Drive and Jordan Valley Road

Recommendation of Staff: Denial

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the December 11, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Resendez and unanimously deferred. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1677

Item Z2: Zoning Case Z234-114(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for TH-3(A) Townhouse District uses and standards on property zoned Residential Use Subdistrict within Planned Development District No. 625, on the south corner of South Lancaster Road and Crouch Road

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

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the December 11, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Resendez and unanimously deferred. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1678

Item Z3: Zoning Case Z234-174(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse Subdistrict; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest side of Herrling Street; between South 2nd Avenue and Cross Street

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32915

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1679

Item Z4: Zoning Case Z234-194(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, on the west side of Greenville Avenue, between Sears Street and Alta Avenue

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

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32916

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1680

Item Z5: Zoning Case Z234-226(MP) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses and standards; **(2)** an ordinance terminating Specific Use Permit No. 1646 for a transit passenger station or transfer center; and **(3)** an ordinance terminating a D-1 Liquor Control Overlay on property zoned an IM Industrial Manufacturing District, a CS Commercial Service District, and Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the southwest corner of South Buckner Boulevard and Elam Road

Recommendation of Staff: **(1)** Approval of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; **(2)** approval of the termination of Specific Use Permit No. 1646; and **(3)** approval of the termination of a D-1 Liquor Control Overlay

Recommendation of CPC: **(1)** Approval of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; **(2)** approval of the termination of Specific Use Permit No. 1646; and **(3)** approval of the termination of a D-1 Liquor Control Overlay

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NOS. 32917, 32918 AND 32919

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1681

Item Z6: Zoning Case Z234-256(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 2250 for a tower/antenna for cellular communication, on the east line of North Masters Drive; between Oak Gate Lane and Checota Drive

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32920

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1682

Item Z7: Zoning Case Z234-257(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, south of Singing Hills Drive

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Gracey moved to defer the item to the December 11, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1683

ZONING CASES – INDIVIDUAL

Item Z8: Zoning Case Z223-329(MP)

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District; and a resolution accepting deed restrictions volunteered by the applicant with consideration for a Planned Development District uses and standards and personal service uses on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway

Recommendation of Staff: Approval of an NS(A) Neighborhood Service District, in lieu of a Planned Development District

Recommendation of CPC: Approval of an NS(A) Neighborhood Service District, subject to deed restrictions volunteered by the applicant, in lieu of a Planned Development District

The following individual addressed the city council on the item:

Ismael Segovia, Not Provided

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

Motion seconded by Councilmember Resendez and unanimously adopted. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

Assigned ORDINANCE NO. 32921

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1684

ZONING CASES – INDIVIDUAL

Item Z9: Zoning Case Z234-110(LC)

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a new Planned Development District for R-1ac(A) Single Family District uses; and **(2)** an ordinance terminating Specific Use Permit No. 580 for a private school with consideration for a Specific Use Permit for a private school on property zoned an R-1ac(A) Single Family District, on the south side of the intersection of West Northwest Highway and Meadowbrook Drive

Recommendation of Staff: **(1)** Approval of a Specific Use Permit for a private school for a ten-year period, subject to a revised site plan, a traffic management plan, and staff's recommended conditions, in lieu of a Planned Development District; and **(2)** approval of the termination of Specific Use Permit No. 580

Recommendation of CPC: **(1)** Approval of a Planned Development District, subject to a development plan, a traffic management plan, and conditions; and **(2)** approval of the termination of Specific Use Permit No. 580

The following individual addressed the city council on the item:

Margot Murphy, 3904 Elm St., representing Compass School

Councilmember Willis 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, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

Assigned ORDINANCE NOS. 32922 AND 32923

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1685

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z10: Zoning Case Z234-115(MB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop on the north corner of South Lancaster Road and Cherry Valley Boulevard

Recommendation of Staff: Denial

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

Note: This item was deferred by the City Council at the public hearings on August 28, 2024 and September 11, 2024, and is scheduled for consideration on November 13, 2024.

Prior to the item being read into the record, Councilmember Narvaez moved to defer the item to the December 11, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Resendez and unanimously deferred. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1686

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z11: Zoning Case Z234-190(LC)

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road; between North Dallas Avenue and Van Horn Drive

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

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

Note: This item was deferred by the City Council at the public hearing on October 8, 2024 and is scheduled for consideration on November 13, 2024.

Prior to the item being read into the record, Councilmember Narvaez moved to defer the item to the December 11, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Resendez and unanimously deferred. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 13, 2024

24-1687

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z12: Zoning Case Z212-358(JM)

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

Recommendation of Staff: Approval, subject to a conceptual plan, a development plan, and staff's recommended conditions

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

Note: This item was deferred by the City Council at the public hearing on October 23, 2024, and is scheduled for consideration on November 13, 2024.

Prior to the item being read into the record, Councilmember Schultz moved to remand the item to the city plan and zoning commission.

Motion seconded by Councilmember Blackmon and unanimously remanded. (Johnson, West, Arnold, Stewart absent when vote taken; Bazaldua, Ridley absent)

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, NOVEMBER 13, 2024

EXHIBIT C