

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 14, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 14, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0701

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: Joe Stokes, 8930 San Benito Way
SUBJECT: Fluoridation

SPEAKER: Linda Newland, 2468 Dorrington Dr. (handout provided)
SUBJECT: Call out the person/poison in the water

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

SPEAKER: Regina Imburgia, 5423 Goodwin Ave. (handout provided)
SUBJECT: Fluoride

SPEAKER: Cyrena Nolan, 8 Glenshire Ct. (handout provided)
SUBJECT: Fluoride

Councilmember Stewart moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow all registered speakers an opportunity to address the city council; there was no objection voiced by the city council.

SPEAKER: Bo Slaughter, 2759 Meadow Dawn Ln.
SUBJECT: Council appreciation and support

SPEAKER: Chinelo White, 10248 Budtime Ln. (handout provided)
SUBJECT: Missing checks from City of Dallas

SPEAKER: Yolanda Williams, 1012 Pindar Ave.
SUBJECT: General

SPEAKER: Lauren Pierce, 8702 Sanshire Ave. (handout provided)
SUBJECT: Closure of Merriman Parkway

SPEAKER: Ronnie Mestas, 3215 Rutz St.
SUBJECT: Community Election

OPEN MICROPHONE – BEGINNING OF MEETING:

(continued)

SPEAKER: Michael Sneed, 3525 Hancock St.

SUBJECT: District 7

SPEAKER: Deloris Phillips, 3001 E. Avenue K., Grand Prairie, TX (handout
provided)

SUBJECT: DPD Report No. 0273291-A

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0702

Item 1: Approval of Minutes of the April 23, 2025 City Council Meeting

Councilmember Schultz moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Bazaldua, Narvaez, Blackmon absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0703

CONSENT AGENDA

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

Mark Mechanic, 4429 Cole Ave.[Agenda Item 13]

The consent agenda consisted of consent agenda items 2-40. Consent agenda item 38 was corrected.

Consent agenda item 24 was removed from the consent agenda to be held until later in the meeting; as agenda item PH3 must be heard before agenda item 24 is considered.

Councilmember Mendelsohn requested consent agenda items 8 and 27 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-7, 9-23, 25, 26 and 28-40 was presented for consideration.

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

Motion seconded by Councilmember Resendez and unanimously adopted. (Blackmon absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0704

Item 2: Authorize payment of the jury verdict entered against the City in the lawsuit styled, Lonzo Richmond v. City of Dallas, Cause No. DC-23-09255 - Not to exceed \$29,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0705

Item 3: Authorize settlement of the lawsuit styled, Darielle Owens v. City of Dallas, Cause No. DC-22-09266 - Not to exceed \$85,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0706

Item 4: Authorize settlement of the lawsuit styled, Louis Brown, Sr. v. City of Dallas, Lyft, Inc. d/b/a Lyft Drives Texas, Inc., and Nicole Jalemah Morrieson, Cause No. DC-23-17846 - Not to exceed \$75,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0707

Item 5: Authorize the **(1)** application for and acceptance of a grant from the National Highway Traffic Safety Administration through the Texas Department of Transportation (TxDOT) for the Selective Traffic Enforcement Program (STEP) Click It Or Ticket Mobilization Grant (Grant No. 2025-Dallas-CIOT-00022, Assistance Listing No. 20.616) in the amount of \$40,062.00 for the safety belt enforcement initiative for the period May 16, 2025 through June 4, 2025; **(2)** establishment of appropriations in the amount \$40,062.00 in the TxDOT FY25 STEP Click It Or Ticket Mobilization Grant Fund; **(3)** receipt and deposit of funds in the amount of \$40,062.00 in the TxDOT FY25 STEP Click It Or Ticket Mobilization Grant Fund; **(4)** local cash match in the amount of \$10,024.95; and **(5)** execution of the grant agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount not to exceed \$50,086.95 - Financing: General Fund (\$10,024.95) and TxDOT FY25 STEP Click It Or Ticket Mobilization Grant Fund (\$40,062.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0708

Item 6: Authorize **(1)** a three-year cooperative purchasing agreement for a cloud-based policy management and compliance platform for the Dallas Police Department with PMAM Corporation through the Texas Department of Information Resources (Contract: DIR-CPO-5263) cooperative agreement; and **(2)** an increase in appropriations in an amount not to exceed \$100,000.00 in the Confiscated Monies-Federal Fund - Not to exceed \$300,000.00 - Financing: Confiscated Monies-Federal Fund (\$100,000.00) and General Fund (\$200,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0709

Item 7: Authorize a three-year sole source services agreement for a real-time online reporting platform and criminal activity database services, CloseWatch, for the Dallas Police Department - Zetky, Inc., sole source Not to exceed \$105,750.00
- Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0710

Item 8: Authorize delegation of approval for an assigned weighted value to price of not less than 36.9% of the total weighted value of all selection criteria for civil works projects utilizing Texas Government Code Chapter 2269 Subchapter D (Competitive Sealed Proposals) procurement method to department directors or their designated deputy or assistant directors - 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 Schultz moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0711

Item 9: Authorize a professional services contract with Arredondo, Zepeda & Brunz, LLC to provide preliminary engineering services for dam spillway rehabilitation improvements at Lake Cliff Dam - Not to exceed \$243,634.46 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0712

Item 10: Authorize Supplemental Agreement No. 1 to the professional services contract with Stream Water Group, Inc. to provide additional engineering services associated with the replacement and rehabilitation of water and wastewater mains at 17 locations - Not to exceed \$502,037.50, from \$1,349,635.00 to \$1,851,672.50 - Financing: Wastewater Capital Improvement F Fund (\$232,105.21) and Water (Drinking Water) - TWDB 2022 Fund (\$269,932.29)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0713

Item 11: Authorize Supplemental Agreement No. 3 to the professional services contract with CDM Smith, Inc., to provide additional construction phase engineering services for the rehabilitation of the Jim Miller Pump Station - Not to exceed \$284,934.00, from \$6,828,134.00 to \$7,113,068.00 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0714

Item 12: Authorize Supplemental Agreement No. 1 to the architectural services contract with McAfee3 Architecture, inc. to amend the scope of work to include construction administration phase services for the redesign and co-location of the Airport Operation Center/Airport Emergency Operation Center at Dallas Love Field - Not to exceed \$172,500.00, from \$250,000.00 to \$422,500.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0715

Item 13: An ordinance abandoning a fire lane easement to Berryset II Uptown BJO, LLC and Berryset II Uptown LTN, LLC, the abutting owners, containing approximately 2,000 square feet of land, located near the intersection of Armstrong and Cole Avenues - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33100

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0716

Item 14: An ordinance abandoning a portion of a wastewater easement to Trinity Basin Preparatory, Inc., the abutting owner, containing approximately 3,988 square feet of land, located near the intersection of Ninth and Polk Streets - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33101

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0717

Item 15: An ordinance abandoning a portion of a water easement to Dallas Public Facility Corporation, the abutting owner, containing approximately 7,491 square feet of land, located near the intersection of Technology Boulevard and Connector Drive - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33102

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0718

Item 16: Authorize **(1)** an amendment to Resolution No. 19-1495, previously approved on September 25, 2019, for the use of bond funds on legal services provided to the Dallas Housing Acquisition and Development Corporation (DHADC); **(2)** an amendment to Resolution No. 19-1497, previously approved on September 25, 2019, for the use of bond funds on environmental services provided to the DHADC; to revise the use of funds originally allocated under these resolutions (Funds) to include land acquisitions and other eligible acquisition, environmental, and legal costs to further the City's public purpose of increasing affordable single-family homeownership opportunities; **(3)** to allow disbursement of the Funds directly to the DHADC; **(4)** the disbursement of funds in an amount not to exceed \$536,500.00 to the DHADC from the Economic and Southern Area Transit-Oriented Development Fund; and **(5)** the establishment of appropriations in an amount not to exceed \$1,000,000.00 to the DHADC from the Mixed Income Housing Development Bonus Fund for costs related to Urban Land Bank Demonstration Program management, administration, and fees - Not to exceed \$1,536,500.00 - Financing: Economic and Southern Area Transit-Oriented Development Fund (2006 General Obligation Fund) (\$536,500.00) and Mixed Income Housing Development Bonus Fund (\$1,000,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0719

Item 17: Authorize a one-year cooperative purchasing agreement for the software subscription, implementation, and maintenance and support of apid Deploy platform for enhanced Next Generation 911 mapping and analytics for the Department of Information and Technology Services with AT&T Enterprises LLC through the Houston Galveston Area Council cooperative agreement - Not to exceed \$471,250.00 - Financing: CSEC Prop 8 Next Generation 9-1-1 Service Fund (\$417,020.00) and 2022 Homeland Security - Urban Area Security Initiative 23-25 Fund (\$54,230.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0720

Item 18: Authorize a two-year cooperative purchasing agreement for continuous helpdesk and desktop support services for the Department of Information and Technology Services with GTS Technology Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$6,656,999.04 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0721

Item 19: Authorize an ordinance relinquishing extraterritorial jurisdiction of the City of Dallas to a tract of land generally located on the southeast line of FM 740, southwest of Coolwater Circle in Kaufman County; and providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33103

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0722

Item 20: Authorize **(1)** an agreement with Vivante Turtle Creek, LLC for contribution of funds towards the warranted traffic signal installation at the intersection of Turtle Creek Boulevard and Fairmount Street in the city of Dallas; **(2)** an increase in appropriations in an amount not to exceed \$112,500.00 in the Transportation Special Projects Fund; and **(3)** the receipt and deposit of funds in an amount not to exceed \$112,500.00 in the Transportation Special Projects Fund - Not to exceed \$112,500.00 Financing: Transportation Special Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0723

Item 21: Authorize **(1)** Supplemental Agreement No. 1 to the professional services contract with Raba Kistner, Inc. for the additional construction material testing services needed for the Canada Drive Project; and **(2)** an extension to the contract term until February 2026 - Not to exceed \$98,538.00, from \$98,851.00 to \$197,389.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0724

Item 22: Authorize Supplemental Agreement No. 1 to the professional engineering services contract with Criado & Associates, LLC, formerly known as Criado & Associates, Inc. for engineering, subsurface utilities engineering, and survey services - Not to exceed \$1,019,887.82, from \$1,622,681.18 to \$2,642,569.00 - Financing: Convention Center Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0725

Item 23: Authorize the **(1)** acceptance of a five-year-contract from Texas Health and Human Services Commission (HHSC) for the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) Program (ContractNo. HHS001503400005 Catalog of Federal Domestic Assistance Nos. 10.557 and 10.561) in an amount of \$140,536,168.00 for the period October 1, 2025 through September 30, 2030; **(2)** establishment of appropriations in an amount of \$140,536,168.00 in the FY26-FY30 WIC Program-Women, Infants, and Children Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$140,536,168.00 in the FY26-FY30 WIC Program-Women, Infants, and Children Fund; and **(4)** execution of a five-year contract with HHSC and all terms, conditions, and documents required by the agreement - Not to exceed \$140,536,168.00 - Financing: FY26-FY30 WIC Program-Women, Infants, and Children Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0726

Note: Agenda Item No. PH3 must be heard before Agenda Item No. 24 may be considered

Item 24: Authorize **(1)** a development agreement with Tango North RF, LLC and/or its affiliates (“Developer”) in an amount not to exceed \$29,399,487.00 (“TIF Subsidy”), payable from current and future Downtown Connection Sub-district funds in the Downtown Connection Tax Increment Financing (“TIF”) District (“Zone”), in consideration of the Developer’s design, engineering, financing, and construction of a new Fire Station No. 18 and associated infrastructure and streetscape improvements (“Project”) to be developed on three vacant properties currently addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street and adjacent rights-of-way in the Zone; **(2)** upon completion and acceptance of the Project: **(a)** City’s acquisition from Developer of the properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located); and **(b)** City’s direct sale to the Developer of approximately 1.09 acres of property addressed as 660 North Griffin Street, including the existing Fire Station No. 18 in as-is condition and at fair market value in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; and **(3)** upon completion and acceptance of the Project, the City Manager to execute customary and reasonable closing documents, as may be required and approved as to form by the City Attorney, to effectuate the transaction - Not to exceed \$29,399,487.00 - Financing: Downtown Connection TIF District Fund (subject to current and annual appropriations from tax increments)

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

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0727

Item 25: Authorize an economic development incentive agreement and all other necessary documents with Palladium Buckner Station, Ltd. and/or its affiliates (“Developer”) to include: **(1)** a Chapter 380 Economic Development Grant in an amount not to exceed \$8,316,907.16 (“Grant”); and **(2)** a Chapter 380 Economic Development Loan in an amount not to exceed \$6,183,092.84 (“Loan”), in consideration of the Palladium Buckner Station Project (“Project”), a mixed-income and transit-oriented development project proposed on real property currently addressed as 8008 Elam Road, Dallas, Texas 75217 in accordance with the Economic Development Incentive Policy - Total not to exceed \$14,500,000.00 - Financing: Economic and Southern Area Transit-Oriented Development Funds (2006 General Obligation Bond Fund) (\$1,583,815.53), ECO (I) Fund (2017 General Obligation Bond Fund) (\$1,738,275.42), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$4,994,816.21), and Public/Private Partnership Fund (\$6,183,092.84) (subject to current and annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0728

Item 26: Authorize a two-year master agreement for the purchase of cement treated base, rebase and super slurry products for the Department of Transportation and Public Works - K4 Provisions LLC, only bidder - Estimated amount of \$3,068,925.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0729

Item 27: Authorize a two-year service contract for a pay equity survey for the Department of Human Resources - Salary.com, LLC, only proposer - Not to exceed \$175,500.00 - Financing: General 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 Resendez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0730

Item 28: Authorize a two-year service contract for Employee Assistance Program administration services for the Department of Human Resources - ComPsych Corporation, most advantageous proposer of seven - Not to exceed \$451,799.04 - Financing: Employee Health Benefits Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0731

Item 29: Authorize a three-year service price agreement for the installation, maintenance, and repair of electromagnetic gates, wood, chain link, ornamental wrought iron, and field fencing for citywide use - LLANO RIVER FENCE COMPANY, LLC in the estimated amount of \$4,288,716.14 and Swift Corporation in the estimated amount of \$130,464.24, lowest responsible bidders of three - Total estimated amount of \$4,419,180.38 - Financing: General Fund (\$1,664,718.07), Aviation Fund (\$2,074,380.10), Dallas Water Utilities Fund (\$647,678.64), and Communication Services Fund (\$32,403.57) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0732

Item 30: Authorize a three-year service price agreement in the estimated amount of \$5,954,100.00, with one seven-year renewal option in the estimated amount of \$19,045,900.00, as detailed in the Fiscal Information section, for the purchase and processing of the physical books collection for the Library - Brodart Co., most advantageous proposer of three - Estimated amount of \$25,000,000.00 - Financing: General Fund (\$23,758,000.00), Kahn Fund (\$706,000.00), Gift and Donations (\$187,000.00), Hamon Fund (\$52,000.00), Genealogy Fund (\$147,000.00), Meadows Fund (\$60,000.00), and Children's Fund (\$90,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0733

Item 31: Authorize a five-year concession contract for the operation of food and beverage concessions at the Kiest Softball Complex for the Park & Recreation Department - Realford Consulting LLC, most advantageous proposer of two
- Estimated Annual Net Revenue: Recreation Program Fund \$158,774.64

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0734

Item 32: Authorize a five-year service price agreement for janitorial services for the Dallas Water Utilities Department and Office of Community Care and Empowerment - Ivy Glaze, LLC in an estimated amount of \$5,366,262.72, and Andrews Building Services, Inc. in an estimated amount of \$697,130.88, lowest responsible bidders of twelve - Total estimated amount of \$6,063,393.60 - Financing: Dallas Water Utilities Fund (\$5,366,262.72) and WIC Program-Women, Infants, and Children Grant (\$697,130.88) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0735

Item 33: Authorize a five-year service price agreement for original equipment manufacturer, aftermarket parts, and labor services for the Department of Equipment and Fleet Management - Felix Flores dba Dallas Paint and Body, Texas Kenworth Company, LLC dba MHC Kenworth Dallas, Park Cities Limited Partnership dba Planet Ford Dallas Love Field, Industrial Power, LLC dba Industrial Power Truck and Equipment, and Neopart Transit, LLC, most advantageous proposers of six - Estimated amount of \$16,799,414.94 - Financing: Equipment and Fleet Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0736

Item 34: Authorize a five-year service price agreement, with two one-year renewal options, for operation and maintenance services for fire alarm, fire protection, access control, and camera systems including monitoring, testing, inspection, and repair for the Woodall Rodgers Deck Plaza Tunnel for the Department of Transportation and Public Works - CMC Network Solutions, LLC, only proposer - Estimated amount of \$884,900.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0737

Item 35: Authorize a six-year service price agreement, with two two-year renewal options, for hazardous and non-hazardous waste disposal, spill cleanup, and waste transportation services for citywide use - EnviroServe, Inc. in an estimated amount of \$2,903,740.33, Triumvirate Environmental Services, Inc. in an estimated amount of \$1,075,008.02, and Lone Star Hazmat Response, LLC in an estimated amount of \$118,850.75, most advantageous proposers of six - Total estimated amount of \$4,097,599.10 - Financing: General Fund (\$3,681,654.95), Stormwater Drainage Management Operation Fund (\$11,960.08), Sanitation Operation Fund (\$40,885.59), Dallas Water Utilities Fund (\$98,904.00), Equipment & Fleet Management Fund (\$230,186.15), and Aviation Fund (\$34,008.33) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0738

Item 36: Authorize the rejection of proposals received for temporary industrial and day laborer services for Dallas Animal Services - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0739

Item 37: Authorize the purchase of a 2024 Freightliner sewer cleaner truck (VIN 3ALHG3FE4RDVG7884) for Dallas Water Utilities Department - CLS Sewer Equipment Co., Inc. - Not to exceed \$550,671.50 - Financing: Stormwater Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0740

Item 38: Authorize Supplemental Agreement No. 3 to exercise the ~~first~~ second of two, one-year renewal options, for continued citywide lease of multi-functional devices and desktop printers, maintenance, and managed services - Canon USA, Inc. - Not to exceed \$2,185,405.78 - Financing: Data Services Fund (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0741

Item 39: Authorize Supplemental Agreement No. 3 to increase the service contract with FMLASource, Inc. for continued Family Medical Leave Act services for the Department of Human Resources and to extend service contract from July 1, 2025 to February 28, 2026 - Not to exceed \$140,086.08, from \$978,118.44 to \$1,118,204.52 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0742

Item 40: Authorize an application for the Texas Parks and Wildlife Department National Parks Service Land and Water Conservation Fund (LWCF) Outdoor Recreation Legacy Partnership Program (ORLP) competitive grant up to an amount of \$15,000,000.00 for the Texas Trees Foundation Southwestern Medical District Green Park Project within the Southwestern Medical District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0743

Item 41: 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)

There were no appointments made to boards and commissions.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0744

Item 42: An ordinance abandoning a portion of an alley to Stephen Brett Carter and Kathryn J. Carter, the abutting owners, containing approximately 271 square feet of land, located near the intersection of Jefferson Boulevard and Winnetka Avenue; and authorizing the quitclaim - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0745

Item 43: An ordinance amending Chapter 32, "Parks and Water Reservoirs", of the Dallas City Code, by amending Section 32-11.3; to **(1)** add the Prism and Sunset Bay location that is in defense to prosecution for consuming or possessing alcoholic beverages in a park; and **(2)** remove Dreyfuss Club location that is in defense to prosecution for consuming or possessing alcoholic beverages in a park - Financing: No cost consideration to the City

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

Assigned ORDINANCE NO. 33105

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0746

Item 44: A resolution **(1)** authorizing a merit increase in the annual base salary of City Secretary Bilierae Johnson in the amount of \$XXXX, from \$214,240.00 to \$XXXX, effective XXXX; **(2)** reappointing Bilierae Johnson as City Secretary for the City of Dallas, for a period of two years, effective XXXX; and **(3)** authorizing a retention incentive payment in the amount of \$XXXX - Not to exceed \$XXXX - Financing: General Fund (This item was held under advisement on April 23, 2025)

The city secretary stated this item would be held until later in the meeting.

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

Mayor Pro Tem Atkins moved the following:

- That City Secretary Bilierae Johnson's annual salary be increased to \$232,836.03 effective (January 8, 2025),
- That Bilierae Johnson is reappointed as City Secretary of the City of Dallas for a period of two years effective immediately, and
- That City Secretary Bilierae Johnson receive a one-time retention incentive payment in the amount of \$12,299.76 on June 13, 2025, if she remains on the active employee payroll on this date.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Resendez, Schultz, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0747

Item 45: A resolution authorizing **(1)** a merit increase in the annual base salary of City Auditor Mark S. Swann in the amount of \$XXXX, from \$214,240.00 to \$XXXX, effective XXXX, and **(2)** a retention incentive payment in the amount of \$XXXX - Not to exceed \$XXXX- Financing: General Fund (This item was held under advisement on April 23, 2025)

The city secretary stated this item would be held until later in the meeting.

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

Councilmember West moved the following:

- That City Auditor Mark S. Swann's annual salary be increased to \$231,721.98, effective (January 8, 2025), and
- That City Auditor Mark S. Swann receive a one-time retention incentive payment in the amount of \$10,933.12 on June 13, 2025, if he remains on the active employee payroll on this date.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Resendez, Schultz, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0748

Item 46: A resolution authorizing **(1)** a merit increase in the annual base salary of City Attorney Tammy L. Palomino in the amount of \$XXXX, from \$325,000.00 to \$XXXX, effective XXXX, and **(2)** a retention incentive payment in the amount of \$XXXX - Not to exceed \$XXXX - Financing: General Fund (This item was held under advisement on April 23, 2025)

The city secretary stated this item would be held until later in the meeting.

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

Mayor Pro Tem Atkins moved the following:

- That City Attorney Tammy L. Palomino's annual salary be increased to \$338,000.00, effective (January 8, 2025),
- That City Attorney Tammy L. Palomino receive a one-time incentive payment in the amount of \$3,197.26 on June 13, 2025, if she remains on the active employee payroll on this date, and
- That the city manager is hereby authorized to execute the first amendment to the City Attorney Agreement of Appointment reflecting the annual base salary adjustment authorized by City Council.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Resendez, Schultz, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0749

Item 47: Authorize a thirty-year Interlocal Agreement with the Dallas Independent School District for the use, construction, operation, and maintenance at Moore Park Baseball Field located at 1900 East 8th Street - Financing: This action has no cost consideration to the City (see Fiscal Information) (This item was held under advisement on December 13, 2023, January 24, 2024, and February 28, 2024)

Councilmember Arnold moved to deny the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0750

CLOSED SESSION

Item 48: Attorney Briefing (Sec. 551.071 T.O.M.A.)

Seeking the advice of the City Attorney regarding:

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

Item 49: Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefings (Sec. 551.071 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, the 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 11:24 a.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 48: Attorney Briefing (Sec. 551.071 T.O.M.A.)

Seeking the advice of the City Attorney regarding:

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

Item 49: Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefings (Sec. 551.071 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, the 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 2:00 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0751

Item 50: A resolution authorizing the city manager and chief financial officer to continue good faith negotiations with representatives of the Dallas Police and Fire Pension System to work toward an agreed upon amended funding plan and settlement of the pending litigation - Financing: No cost consideration to the City

The city secretary announced Councilmember Mendelsohn had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Mendelsohn left the meeting.

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0752

Item 51: Receive the report of the Ad Hoc City Council Canvassing Committee and adopt a resolution and order accepting the canvassing committee's report declaring the results of the Saturday, May 3, 2025 general election - Financing: No cost consideration to the City

Councilmember Mendelsohn moved to adopt the following report:

The Ad Hoc Canvassing Committee, consisting of myself (Cara Mendelsohn) Councilmember Jesse Moreno, and Councilmember Zarin Gracey were appointed February 26, 2025 to canvass the returns of the City Council General Election held Saturday, May 3, 2025, to elect 14 members to the City Council.

The Ad Hoc Canvassing Committee met earlier today, to canvass the results of the Saturday, May 3, 2025 general election.

On behalf of the Ad Hoc Canvassing Committee, I make the following report, a copy of which has been provided to each of you.

In the General Election to elect 14 members to the City Council:

Based upon the statement of returns, we find the following candidates received a majority of the votes cast by the qualified voters of the City of Dallas for the individual city council place indicated:

<i>For City Council Place 1</i>	<i>Chad West</i>	<i>Was Elected</i>
<i>For City Council Place 2</i>	<i>Jesse Moreno</i>	<i>Was Elected</i>
<i>For City Council Place 3</i>	<i>Zarin Gracey</i>	<i>Was Elected</i>
<i>For City Council Place 4</i>	<i>Maxie Johnson</i>	<i>Was Elected</i>
<i>For City Council Place 5</i>	<i>Jaime Resendez</i>	<i>Was Elected</i>
<i>For City Council Place 6</i>	<i>Laura Cadena</i>	<i>Was Elected</i>
<i>For City Council Place 7</i>	<i>Adam Bazaldua</i>	<i>Was Elected</i>
<i>For City Council Place 9</i>	<i>Paula Blackmon</i>	<i>Was Elected</i>
<i>For City Council Place 10</i>	<i>Kathy Stewart</i>	<i>Was Elected</i>
<i>For City Council Place 12</i>	<i>Cara Mendelsohn</i>	<i>Was Elected</i>
<i>For City Council Place 13</i>	<i>Gay Donnell Willis</i>	<i>Was Elected</i>
<i>For City Council Place 14</i>	<i>Paul E. Ridley</i>	<i>Was Elected</i>

Candidates for the following City Council Places did not receive sufficient votes to be elected:

- City Council Place 8*
- City Council Place 11*

Note: That an intent to ask for a recount had been received for District 6.

Motion seconded by Councilmember Moreno.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0752

Page 2

During discussion, Councilmember Narvaez moved a subsidiary motion to have the note removed from the resolution.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

After discussion, Mayor Johnson called a vote on Councilmember Narvaez's subsidiary motion and declared the subsidiary motion adopted on a divided vote with Councilmember Mendelsohn voting "No." (Arnold absent when vote taken)

Mayor Johnson called a vote on Councilmember Mendelsohn's motion, as amended, and declared the item adopted. (Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0753

Item 52: An ordinance ordering a runoff election to be held in the City of Dallas on Saturday, June 7, 2025, for the purpose of electing members of the City Council to represent Places 8 and 11 in which no candidate received a majority of the votes in the general election held Saturday, May 3, 2025 - Financing: No cost consideration to the City (see Fiscal Information)

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Moreno and unanimously adopted. (Arnold absent when vote taken)

Assigned ORDINANCE NO. 33106

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0754

Item 53: A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, June 7, 2025 runoff election, and submit a canvass report to the full City Council on Monday, June 16, 2025 - Financing: No cost consideration to the City

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Ridley and unanimously adopted. (Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0755

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z5.

- Agenda item Z1: Zoning Case Z234-200(JA)
- Agenda item Z2: Zoning Case Z234-267(LG)
- Agenda item Z3: Zoning Case Z234-323(CR)
- Agenda item Z4: Zoning Case Z245-133(CC)
- Agenda item Z5: Zoning Case Z245-146(CC)

Therefore, the consent zoning docket, consisting of agenda items Z1-Z5 was presented for consideration.

- Agenda item Z1: Zoning Case Z234-200(JA)
- Agenda item Z2: Zoning Case Z234-267(LG)
- Agenda item Z3: Zoning Case Z234-323(CR)
- Agenda item Z4: Zoning Case Z245-133(CC)
- Agenda item Z5: Zoning Case Z245-146(CC)

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

No one addressed the city council on the consent zoning docket.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0756

Item Z1: Zoning Case Z234-200(JA) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, and partially within the H/74 Lincoln High School Historic Overlay District No. 74, at the east corner of Elsie Faye Heggins Street and Malcolm X Boulevard

Recommendation of Staff: Approval for a permanent time period, subject to a site plan, a traffic management plan, and conditions

Recommendation of CPC: Approval for a permanent time period, subject to a site plan, a traffic management plan, and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33107

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0757

Item Z2: Zoning Case Z234-267(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33108

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0758

Item Z3: Zoning Case Z234-323(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north line of John West Road, west of the intersection of La Prada Drive and John West Road

Recommendation of Staff: Approval

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 33109

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0759

Item Z4: Zoning Case Z245-133(CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, east of Wharf Road

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 33110

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0760

Item Z5: Zoning Case Z245-146(CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the northeast corner of North Griffin Street and Elm Street

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33111

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0761

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z6: Zoning Case Z234-268(MB)

A public hearing to receive comments regarding an application for and a resolution accepting an amendment to a portion of deed restrictions [Z045-239] on property zoned an R-10(A) Single Family District with deed restrictions [Z045-239], on the northeast line of Middlefield Road, southeast of Bicentennial Lane

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Note: This item was deferred by the City Council before opening the public hearing on April 23, 2025, and is scheduled for consideration on May 14, 2025.

The following individual addressed the city council on the item:

Tommy Mann, 500 Winstead Bldg.

Mayor Pro Tem Atkins moved to close the public hearing, accept the recommendation of the city plan commission and adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0762

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z7: Zoning Case Z234-328(TB)

A public hearing to receive comments regarding an application for (1) an IM Industrial Manufacturing District; and (2) a Specific Use Permit for a potentially incompatible industrial (outside) use, limited to asphalt or concrete batching on property zoned IR Industrial Research District, on northeast corner of Spangler Road and Mañana Drive

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

Recommendation of CPC: Denial

Note: This item was held by the City Council at the public hearing on April 9, 2025 and is scheduled for consideration on May 14, 2025.

The following individuals addressed the city council on the item:

John Wiley Price, 500 Elm St., representing Dallas County District 3
Kathryn Guerra, 10456 Vinemont St. (handout provided)
Timothy Dickey, 3134 Lockmoor Ln.
Garrett Boone, 2417 Loving Ave.
Esther Villarreal, 1907 McBroom St.
Tsion Amare, 4030 N. Central Expy., representing Environmental Defense Fund
Joshua Menhennett, 3636 McKinney Ave. (handout provided)
John Martinez, 2210 W. Illinois Ave., representing Regional Hispanic Contractors Assoc.
Debbie Solis, 2322 Kenesaw Dr., representing Ledbetter Garden Crimewatch Comm.
Ronnie Mestas, 3215 Rutz St.
Barry Lachman, 4211 High Star Ln.
Willis Johnson, 1001 Belleview St.
Folashade Afolabi, 2320 Throckmorton St.
Randi Jones, 15201 Pleasant Ridge Way., Frisco, TX, representing J Imperium
Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX
BJ Johnson, 1313 Maverick Dr., Mansfield, TX, representing J Imperium
Victoria Howard, Not Provided, representing Dallas Sierra Club
Renee Robertson, Not Provided, representing Environmental Commission
John Proctor, 1524 Oak Meadow Dr.
Harrison Blair, 2922 Martin Luther King Jr. Blvd.
Valeria Ballard, 738 Seabeach Rd.
Mary L. Paras, 2703 Kingston St.
Destany Ramirez, 4146 Weisenberger Dr.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0762

Page 2

Councilmember Narvaez moved to close the public hearing and deny the item without prejudice.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

During discussion, Deputy Mayor Pro Tem Bazaldua moved a subsidiary motion to close the public hearing and defer the item for two weeks.

Subsidiary motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote on Deputy Mayor Pro Tem Bazaldua's subsidiary motion and declared the item deferred on a divided vote with Councilmember Narvaez voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0763

DEVELOPMENT CODE AMENDMENTS

Item PH1: An ordinance amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, “Applicability and Purpose”; Section 51A-2.102 and 51-2.102, “Definitions”; Division 51A-4.110, “Residential Zoning Districts”; Division 51A-4.120, “Nonresidential Zoning Districts”; Division 51A-4.200 and 51-4.200, “Use Regulations”; Division 51A-4.300, “Off-Street Parking and Loading Regulations”; Division 51A-4.320, “Special Parking Regulations”; Division 51A-4.330, “Bicycle Parking Regulations”; Section 51A-4.505, “Conservation Districts”; Section 51A-4.702, “Planned Development (PD) District Regulations”; Division 51A-4.800 and 51-4.800, “Development Impact Review”; Section 51A-4.1106, “Development Regulations” and 51A-4.1107, “Design Standards”; Division 51A-13.300, “District Regulations”; Division 51 A- 13 . 400, “ Parking Regulations”; Division 51 A- 13.700, “Administration”, and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards

Recommendation of Staff: Approval, subject to staff’s recommended amendments

Recommendation of ZOAC: Approval, subject to ZOAC’s conditions

Recommendation of CPC: Approval, subject to amended ZOAC’s recommended conditions

Recommendation of EDC: Approval, subject to amended CPC’s recommended conditions

The following individuals addressed the city council on the item:

- Michael Williams, 3100 McKinnon St.
- Adam Lamont, 9432 Amberton Pkwy, representing Dallas Neighbors for Housing
- Roy Atwood, 2650 Cedar Springs Rd.
- Marc Ishmael, 1655 Grigsby Ave., representing Dallas Neighbors for Housing
- Andrew Wallace, 1407 Melbourne Ave.
- Imani Lytle, 1777 N. Record Ave., representing Better Block Foundation
- Rebekah Kornblum, 4207 Live Oak St., representing Dallas Neighbors for Housing
- Brinda Gurumoorthy, 2140 Medical District Dr.
- Cookie Peardon, 7111 Debbe Dr., representing North Dallas Neighborhood Alliance
- Cinthia Rodriguez, 2155 Barberry Dr.
- Debbie Solis, 2322 Kenesaw Dr., representing Ledbetter Garden Crimewatch Comm.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0763

Page 2

Ronnie Mestas, 3215 Rutz St.
Allen Liu, 305 S. Winnetka St.
Bryan Tony, 4422 Live Oak St., representing Dallas Housing Coalition
Jonathan Dillahunty, 11344 Lanewood Cir., representing Dallas Neighbors for Housing
Nate Hemby, 336 Beckleywood Blvd.
Arael Herrera, 10715 Cassandra Way., representing DART Alliance
Andrew Ramler, 1923 N. Edgefield Ave.
Meredith Jones, 5815 Meadow Crest Dr.
Azael Alvarez, 2112 El Capitan Dr.
Jonathan Zoccoli, 431 Melba St.
Melanie Vanlandingham, 6311 Lakeshore Dr.
Rob Strobel, 2626 Throckmorton St.
Valerie Ballard, 38 Seabeach Rd., representing University Hills Veterans Housing Initiative
Hexel Colorado, 1509 Main St.
Paul Carden, 636 Aspen Valley Ln.
Januari Fox, 219 Sunset Ave., representing Prism Health North Texas
Cimajie Best, 1401 Pacific Ave., representing DART
Ian Seamans, 1201 E. Park Blvd., Plano, TX, representing Environment Texas
Daniel Herriges, 1392 Midway Pkwy., St Paul, MN, representing Parking Reform Network
Deloris Serroka, Not Provided
Karen Roberts, Not Provided
Randall Bryant, 350 N. Ervay St.
Nathaniel Barrett, 4526 Reiger Ave.
Harrison Blair, 2922 MLK Blvd.
Barbara Paige, 4819 Swiss Ave.
Jon Hetzel, 7002 Vivian Ave.
David Lehde, 5816 W. Plano Pkwy., Plano, TX
Tom DuPree, 5132 Bellerive Dr.
Chris Wyatt, 4214 Bretton Bay
Stephanie Behing, 1044 Burlington Blvd.
Kirk Presley, 4603 W. University Blvd.
Joshua McNair, 2121 Tolosa Dr.
Russell Tibbits, 677 Bishop Heights Ln.
Michael Blackwell, 8845 Fenchurch Rd.
Laura Palmer, 911 N. Madison Ave.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0763

Page 3

Mayor Pro Tem Atkins moved to close the public hearing and adopt the item with the following changes:

- The director must present a briefing to the appropriate city council committee on the off-street parking and loading regulations in Chapters 51 and 51A every two years in odd-numbered years beginning in January 2027.
- Amend Section 51A-4.301(a)(2)(C) to read as follows:

New nonresidential construction projects that are not providing on-site parking must meet one of the following requirements:

- (i) A minimum of one accessible parking space must be provided either on site or within 200 feet of the closest accessible-compliant entrance of the structure. If accessible parking is provided off-site, the property owner must submit a parking agreement that complies with the requirements of Division 51A-4.320 and identifies a corresponding accessible route to the structure's nearest accessible compliant entrance.
- (ii) An accessible arrival/drop off point with an accessible route to the structure's nearest accessible compliant entrance may be approved by the building official if no accessible parking spaces are available for use within 200 feet of the structure.

Motion seconded by Councilmember Narvaez.

During discussion, Councilmember West requested a record vote.

After discussion, Mayor Johnson called a vote record vote on Mayor Pro Tem Atkins' amended motion:

Voting Yes: [14] Johnson, Atkins, Bazaldua, West, Moreno,
Gracey, Arnold, Resendez, Narvaez,
Blackmon, Stewart, Schultz, Willis, Ridley

Voting No: [1] Mendelsohn

The city secretary declared the item amended.

Assigned ORDINANCE NO. 33115

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0764

DEVELOPMENT CODE AMENDMENTS

Item PH2: An ordinance amending Chapter 51A of the Dallas City Code regarding the demolition delay overlay criteria, including Section 51A-4.504, “Demolition Delay Overlay District” and related sections

Recommendation of Staff: Approval

Recommendation of LMC: Approval

Recommendation of CPC: Approval

No one addressed the city council on the item.

Councilmember Ridley 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. (Bazaldua, West, Resendez, Stewart, Mendelsohn absent when vote taken)

Assigned ORDINANCE NO. 33116

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0765

MISCELLANEOUS HEARINGS

Note: Agenda Item No. PH3 must be heard before Agenda Item No. 24 may be considered

Item PH3: A public hearing to receive comments on proposed amendments to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Eleven, the Downtown Connection Tax Increment Financing (“TIF”) District (“Zone”) to: **(1)** add a provision to the Plan for a direct sale of approximately 1.09 acres of City-owned property addressed as 660 N. Griffin Street including the existing Fire Station No. 18 in as-is condition and at fair market value in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; **(2)** reprogram \$6,980,602.00 in net present value (NPV) 2006 dollars (approximately \$17,561,516.00 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item in the Downtown Connection Sub-district budget to support the relocation and construction of a new Fire Station No. 18 facility in the Zone; and **(3)** make corresponding modifications to the Zone’s Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26096, previously approved on August 29, 2005, as amended, to reflect these amendments - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

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

Assigned ORDINANCE NO. 33117

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2025

25-0766

MISCELLANEOUS HEARINGS

Item PH4: A public hearing to receive comments and to approve an ordinance amending Chapter 2, "Administration," of the Dallas City Code by amending Section 2-120; **(1)** extending the sunset date for the environmental commission; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individuals addressed the city council on the item:

Kathryn Guerra, 10456 Vinemont St., representing Environmental Commission (handout provided)

Theresa Tumminia, 2904 Floyd St., representing Environmental Commission

Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Moreno, Resendez, Schultz, Mendelsohn absent when vote taken)

Assigned ORDINANCE NO. 33118

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 14, 2025

EXHIBIT C