

**AGENDA**  
**CITY COUNCIL MEETING**  
**OCTOBER 14, 2009**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) **[09-2500]**

Agenda Item/Open Microphone Speakers **[09-2501]**

VOTING AGENDA

1. Approval of Minutes of the September 23, 2009 City Council Meeting **[09-2502; APPROVED]**

CONSENT AGENDA [09-2503]

**Business Development & Procurement Services**

2. Authorize the purchase of a high density mobile storage system for Police Property Unit - Southwest Solutions Group, Inc., through the Texas Multiple Award Schedule - Not to exceed \$449,260 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes **[09-2504; APPROVED AS AN INDIVIDUAL ITEM]**
3. Authorize a two-year master agreement for ferrous sulfate - Pencco, Inc., lowest responsible bidder of two - Not to exceed \$2,410,400 - Financing: Water Utilities Current Funds **[09-2505; APPROVED]**
4. Authorize a three-year master agreement for plastic sewer couplings and lateral cleanouts - Beeco, Inc. dba Beeco Plumbing Supply in the amount of \$204,817, Ferguson Enterprises, Inc. in the amount of \$20,066, Romar Supply, Inc. in the amount of \$9,958 and F and D Supply in the amount of \$1,637, lowest responsible bidders of seven - Total not to exceed \$236,478 - Financing: Water Utilities Current Funds **[09-2506; APPROVED]**

CONSENT AGENDA (Continued)**Business Development & Procurement Services** (Continued)

5. Authorize a three-year master agreement for automotive glass repair and replacement - VitroAmerica, LLP dba Binswanger Glass, lowest responsible bidder of three - Not to exceed \$265,300 - Financing: Current Funds **[09-2507; APPROVED]**
6. Authorize a three-year professional service contract for broadcast engineering services for maintenance and support for WRR - Broadcast Works, LLC, most advantageous proposer of two - Not to exceed \$117,000 - Financing: Current Funds - Municipal Radio (subject to annual appropriations) **[09-2508; APPROVED]**

**City Attorney's Office**

7. Authorize settlement of a claim filed by Carrie Ann Inman and Douglas Manani, Claim No. 09245789 - Not to exceed \$250,000 - Financing: Current Funds **[09-2509; APPROVED]**
8. Authorize settlement of a claim filed by Jackie Johnson, Claim No. 08225103 - Not to exceed \$14,000 - Financing: Current Funds **[09-2510; APPROVED]**
9. Authorize settlement of the lawsuit styled Jamal El Far v. City of Dallas, Cause No. 08-07285-E - Not to exceed \$15,000 - Financing: Current Funds **[09-2511; APPROVED]**

**Economic Development**

10. Authorize an amendment to Resolution No. 08-1521, previously approved on May 28, 2008, which authorized an Interlocal Agreement with the North Central Texas Council of Governments for the development of a Southern Dallas County Infrastructure Analysis Plan to: **(1)** include the City of Ferris; and **(2)** identify transportation and infrastructure improvements needed for the further development of the International Inland Port of Dallas - Not to exceed \$290,000 - Financing: Public/Private Partnership Funds **[09-2512; APPROVED]**
11. Authorize an amendment to the business personal property tax abatement agreement with Softlayer Technologies Inc. and DCI Technology Infomart, LP, previously approved on December 12, 2007, by Resolution No. 07-3782, to change the abatement period from 2008 through 2012, to 2009 through 2013 and maintain the five year term of the original abatement - Financing: No cost consideration to the City **[09-2513; APPROVED]**
12. Authorize an economic development grant agreement with Deloitte LLP and/or its subsidiaries related to the retaining and expanding of the company's operation expansion in Downtown Dallas, pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Business Development Grant Program - Not to exceed \$2,000,000 - Financing: Public/Private Partnership Funds (subject to annual appropriations) **[09-2514; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Economic Development (Continued)**

13. Authorize a public hearing to be held on October 28, 2009 to receive comments concerning the creation of City of Dallas Reinvestment Zone No. 73 located at the northeast corner of Central Expressway and Forest Lane; and, at the close of the hearing, consideration of: **(1)** an ordinance creating City of Dallas Reinvestment Zone No. 73; and **(2)** a 60 percent real property tax abatement for eight years with Forest Park Realty Partners III, LP and Forest Park Medical Center, LLC - Financing: No cost consideration to the City **[09-2515; APPROVED]**

**Note:** Item Nos. 14 and 15  
must be considered collectively.

**Davis Garden TIF District**

14. \* Authorize **(1)** a development agreement with the Twelve Hills Nature Center, Inc. to dedicate future TIF revenues for eligible project costs related to park, open space, and streetscape improvements located at 888 Stevens Hills Lane in Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District); and **(2)** the Davis Garden TIF District Board of Directors to dedicate up to \$118,820 from future Davis Garden TIF District revenues in accordance with the development agreement - Not to exceed \$118,820 - Financing: Davis Garden TIF District Funds **[09-2516; APPROVED]**
15. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to reimburse the Twelve Hills Nature Center, Inc. up to \$118,820 for certain TIF-eligible project costs related to park, open space, and streetscape improvements at 888 Stevens Hills Lane in the Davis Garden TIF District - Financing: No cost consideration to the City **[09-2517; APPROVED]**
16. Authorize Supplemental Agreement No. 4 to the development agreement among the City of Dallas, the Downtown Dallas Development Authority (the DDDA), and FC Merc Complex, L.P., FC Continental Complex, L.P., FC Atmos, Inc., and FC Lessee (collectively Forest City) to: **(1)** increase the required minimum "Continental Building Improvements" for residential units from 140-160 units to 180 units and decrease retail square footage from 9,000 square feet to 5,000 square feet; **(2)** adjust the number of parking spaces from 350 to 250 to correct a typographical error; **(3)** extend the completion date for the redevelopment of the Continental Building from June 30, 2011 to December 31, 2011; **(4)** add an affordable housing requirement that twenty percent of the total number of residential units must be set-aside as affordable as defined by the Downtown Connection TIF District Project Plan; and **(5)** establish Downtown Connection TIF District funding for project costs related to the redevelopment of the Continental Building in an amount not to exceed \$17,528,288 (includes \$13,305,700 for TIF base funding plus interest up to \$4,222,588) from future Downtown Connection TIF revenues - Not to exceed \$17,528,288 - Financing Downtown Connection TIF District Funds **[09-2518; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Equipment & Building Services**

17. Authorize Supplemental Agreement No. 1 to the professional services contract with Booziotis and Company Architects for architectural and engineering design services for the waterproofing and renovation of the L1 level at the J. Erik Jonsson Central Library located at 1515 Young Street - Not to exceed \$46,000, from \$185,000 to \$231,000 - Financing: 2003 Bond Funds **[09-2519; APPROVED]**

**Housing/Community Services**

18. Authorize acquisition of one unimproved parcel located at 2604 Brigham Lane from TC Grocery, Inc. for the proposed Bexar Street Redevelopment Project, which is being implemented as part of the Neighborhood Investment Program - Not to exceed \$43,500 (\$41,500 plus closing costs not to exceed \$2,000) - Financing: 2006 Bond Funds **[09-2520; APPROVED]**
19. Authorize an economic development loan to TC Grocery, Inc. in an amount not to exceed \$105,000 for exterior and interior building improvements to 5050 Bexar Street, a neighborhood-serving retail/grocery business located within the Bexar Street Redevelopment Corridor - Not to exceed \$105,000 - Financing: 2006 Bond Funds **[09-2521; APPROVED AS AN INDIVIDUAL ITEM]**

**Human Resources**

20. Authorize an amendment to Resolution No. 07-2602, previously approved September 12, 2007, to change the name of the contracting party from Wachovia Insurance Services, Inc. to Wells Fargo Insurance Services USA, Inc. for Commercial Property Insurance for property, fine arts, boiler and machinery, and money and securities - Financing: No cost consideration to the City **[09-2522; APPROVED]**

**Office of Financial Services**

21. Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to the Airports Council International in the amount of \$55,000, American Water Works Association Research Foundation in the amount of \$299,504, Dallas Regional Mobility Coalition in the amount of \$37,500, National Association of Clean Water Agencies in the amount of \$27,160, National League of Cities in the amount of \$34,607, North Central Texas Regional Certification Agency in the amount of \$36,140, North Central Texas Council of Governments in the amount of \$130,635, North Texas Commission in the amount of \$54,096, Regional Storm Water Management Program of North Central Texas in the amount of \$33,450, Texas Coalition of Cities For Utility Issues in the amount of \$52,254, Texas Municipal League in the amount of \$48,000, Trinity River Common Vision in the amount of \$29,800, United States Conference of Mayors in the amount of \$40,235, and Water Environment Research Foundation in the amount of \$79,543 - Total not to exceed \$957,924 - Financing: Current Funds (\$496,717), Aviation Current Funds (\$55,000) and Water Utilities Current Funds (\$406,207) **[09-2523; APPROVED]**

CONSENT AGENDA (Continued)**Park & Recreation**

22. Authorize a professional services contract with Teague, Nall and Perkins, Inc. for schematic design through construction administration services for the replacement of the White Rock Creek Greenbelt trail from Forest Lane to the intersection of Greenville Avenue and Royal Lane - Not to exceed \$174,390 - Financing: 2006 Bond Funds **[09-2524; APPROVED]**
23. Authorize a five-year land lease agreement, with two five-year renewal options, with the Jane Douglas Chapter of the Daughters of the American Revolution for lease of the tract of land on which the Continental Daughters of the American Revolution House at Fair Park located at 921 South Washington Avenue - Annual Revenue: \$1 (Rental Payment) **[09-2525; APPROVED]**
24. Authorize Supplemental Agreement No. 1 to the professional services contract with Salcedo Group, Inc. for platting services at Oak Cliff Founders Park located at 1300 North Zang Boulevard - Not to exceed \$9,960, from \$24,775 to \$34,735 - Financing: 2006 Bond Funds **[09-2526; APPROVED]**

**Police**

25. Authorize **(1)** the application for and acceptance of the Selective Traffic Enforcement Program (STEP) - Click It or Ticket grant from the Texas Department of Transportation for a safety belt enforcement initiative for the period October 1, 2009 through September 30, 2010, in the amount of \$220,000; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$63,690; and **(3)** execution of the grant agreement - Total not to exceed \$283,690 - Financing: Current Funds (\$63,690), Texas Department of Transportation Grant Funds (\$220,000) **[09-2527; APPROVED]**
26. Authorize an agreement with the Internal Revenue Service, Criminal Investigation, a Treasury law enforcement agency, for the purpose of equitable sharing from asset seizure and forfeiture pursuant to a joint operation/task force for the period October 1, 2009 through September 30, 2010 - Financing: No cost consideration to the City **[09-2528; APPROVED]**

**Public Works & Transportation**

27. An ordinance amending Chapter 28 of the Dallas City Code to **(1)** designate school traffic zones; and **(2)** regulate the speed and direction of vehicles on certain streets, expressways, and freeways (list attached) - Financing: No cost consideration to the City **[09-2529; APPROVED; ORDINANCE 27700]**
28. Authorize an additional payment to Dallas County for the City's share of final project costs for paving, drainage, landscaping, and irrigation system improvements on Martin Luther King, Jr. Boulevard from north of the Trinity River to Gould Street - Not to exceed \$205,458 - Financing: 2003 Bond Funds **[09-2530; APPROVED]**

CONSENT AGENDA (Continued)**Public Works & Transportation (Continued)**

29. Authorize an amendment to the Interlocal Agreement with the North Central Texas Council of Governments for the purchase of digital aerial orthophotography of the areas in and around the City of Dallas to include the acquisition of additional and updated two-dimensional datasets derived from 2009 aerial photography - Not to exceed \$422,250, from \$39,502 to \$461,752 - Financing: Stormwater Drainage Management Funds **[09-2531; APPROVED]**
30. Authorize approval of a recommended alignment plan that increases the right-of-way width from 50 to 80 feet on Wheatland Road from the Dallas city limits to Lancaster Road - Financing: No cost consideration to the City **[09-2532; APPROVED AS AN INDIVIDUAL ITEM]**
31. Authorize professional services contracts with 3 consulting firms for the engineering design of 13 alley reconstruction projects, 1 storm drainage project and 2 street reconstruction projects (list attached) - Not to exceed \$1,300,789 - Financing: 2003 Bond Funds (\$468,230), 2006 Bond Funds (\$702,814) and Water Utilities Capital Improvement Funds (\$129,745) **[09-2533; APPROVED]**

**Sanitation Services**

32. Authorize applications for grant funding under the North Central Texas Council of Governments' request for project applications of the Regional Solid Waste Local Project Funding Program - Financing: No cost consideration to the City **[09-2534; APPROVED]**

**Sustainable Development and Construction**

33. Authorize **(1)** acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carolyn McClain and the Heirs-at-law of Hazel Gibson McClain, of approximately 2,500 square feet of unimproved land located near the intersection of Young and Lamar Streets for the Dallas Convention Center; and **(2)** an increase in appropriations in an amount not to exceed \$300,000 in the General Capital Reserve Fund - Not to exceed \$300,000 (\$297,000 plus closing costs not to exceed \$3,000) - Financing: General Capital Reserve Funds **[09-2535; APPROVED]**
34. A resolution declaring approximately 73,311 square feet of City-owned land improved with a one story brick building located near the intersection of Westmoreland Road and Platinum Way unwanted and unneeded and authorizing its advertisement for sale by sealed bid with a minimum bid of \$852,910 - Financing: No cost consideration to the City **[09-2536; APPROVED AS AMENDED]**
35. Authorize settlement in lieu of proceeding with condemnation of approximately 182,988 square feet of improved land from John P. Dowell, Jr. located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$420,000 (\$400,000 plus closing costs not to exceed \$20,000) - Financing: Water Utilities Capital Construction Funds **[09-2537; APPROVED]**

CONSENT AGENDA (Continued)**Sustainable Development and Construction (Continued)**

36. Authorize a twenty-year parking sublease agreement, with two ten-year renewal options, with the Museum of Nature and Science for approximately 139,333 square feet of parking space bounded by Field Street, McKinney Avenue, Laws and Broom Streets for the initial period of June 1, 2012 through May 31, 2032 - Annual Revenue: \$388,500 (guaranteed minimum) **[09-2538; CORRECTED ON THE ADDENDUM; DELETED BY THE CITY MANAGER]**

**Trinity Watershed Management**

37. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Shelly R. Borin and Linda K. Garonzik of an unimproved tract of land containing a total of approximately .43 acres located near the intersection of Lamar Street and I.H. 45 for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$6,300 (\$4,500 plus closing costs not to exceed \$1,800) - Financing: U.S. Army Corps of Engineers Project Cooperation Funds **[09-2539; APPROVED]**
38. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas County of an unimproved tract of land containing approximately 7.633 acres located near the intersection of Lamar Street and Martin Luther King Jr. Boulevard for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$25,925 (\$24,425 plus closing costs not to exceed \$1,500) - Financing: U.S. Army Corps of Engineers Project Cooperation Funds **[09-2540; APPROVED]**
39. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Wildwood Holdings II, Ltd. and Duggan Industries, Inc., Dimco Steel Division of three tracts of land containing a total of approximately 28 acres located at the intersection of Lamar Street and McDonald Street for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$1,111,000 (\$1,100,000 plus closing costs not to exceed \$11,000) - Financing: U.S. Army Corps of Engineers Project Cooperation Funds **[09-2541; APPROVED]**
40. Authorize Supplemental Agreement No. 4 to the professional services contract with Alan Plummer Associates, Inc., for additional engineering design services for the construction of Elam Creek, Phase II from Seco Boulevard to Umphress Road - Not to exceed \$57,900, from \$311,082 to \$368,982 - Financing: 2003 Bond Funds (\$50,400) and Water Utilities Capital Improvement Funds (\$7,500) **[09-2542; APPROVED]**

**Water Utilities**

41. Authorize a construction contract for the headworks and chemical improvements as part of the East Side Water Treatment Plant expansion to 540 million gallons per day - Oscar Renda Contracting, Inc., lowest responsible bidder of three - Not to exceed \$45,070,450 - Financing: Water Utilities Capital Improvement Funds **[09-2543; APPROVED]**

CONSENT AGENDA (Continued)**Water Utilities (Continued)**

42. Authorize a five-year professional services contract with The University of Texas at Arlington/Texas Manufacturing Assistance Center to implement an ISO 9001 Quality Management System, Phase IV - Not to exceed \$806,000 - Financing: Water Utilities Current Funds (\$454,000) and Current Funds (\$352,000) (subject to annual appropriations) **[09-2544; APPROVED]**

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

43. 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) **[09-2545; INDIVIDUAL; APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**
44. A resolution reporting the City of Dallas candidates to serve on the Collin Central Appraisal District Board of Directors for a two-year term beginning January 1, 2010 - Financing: No cost consideration to the City **[09-2546; NO ACTION TAKEN]**
45. A resolution reporting the City of Dallas candidates to serve on the Denton Central Appraisal District Board of Directors for a two-year term beginning January 1, 2010 - Financing: No cost consideration to the City **[09-2547; NO ACTION TAKEN]**
46. An ordinance waiving the qualification restriction of Section 8-1.4(a)(4) of the Dallas City Code, which prohibits an appointee of a board from being an adversary party to a pending litigation or a claim against the city or city employee, except for eminent domain proceedings for Steven Harris, a current member and re-nominee to the Board of Adjustment - Financing: No cost consideration to the City **[09-2548; CORRECTED ON THE ADDENDUM; APPROVED; ORDINANCE 27701]**

**Business Development & Procurement Services**

47. Authorize a five-year service contract for depository services - Bank of America, N.A., lowest responsive applicant of four - Not to exceed \$3,023,986 - Financing: Current Funds (\$1,023,986), Water Utilities Current Funds (\$2,000,000) (subject to annual appropriations) **[09-2549; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION**Sustainable Development and Construction**

48. Authorize a historic preservation tax exemption for the Hickory Street Annex located at 501 2<sup>nd</sup> Avenue for a ten-year period on 100% of the land and structure value - Revenue: First year tax revenue foregone estimated at \$10,580 (Estimated revenue foregone for ten years is \$105,802) **[09-2550; DEFERRED UNTIL DECEMBER 9, 2009]**

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction**ZONING CASES - INDIVIDUAL

49. A public hearing to receive comments regarding an application for and an ordinance granting a Conservation District on property zoned an R-7.5 Single Family Subdistrict, within Planned Development District 193, the Oak Lawn Special Purpose District; in an area generally bounded by the southern blockfaces of Armstrong Avenue, the western side of Abbott Avenue, the western block face of Glenwood Avenue and south side of Overbrook Drive **[09-2551; DELETED ON THE ADDENDUM]**  
Recommendation of Staff and CPC: Approval of the conservation district and approval of the Conceptual Plan  
Z056-295(KS)
50. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1552 for a hotel or motel use on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Maple Avenue and Mahon Street **[09-2552; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 27702]**  
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions  
Z089-229(MAW)
51. A public hearing to receive comments regarding an application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar and Class A Dance hall on property zoned an MU-2 Mixed Use District and MU-3 Mixed Use District on the southeast line of Skillman Street, northeast of Audelia Court **[09-2553; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff: Approval for a fifteen month period, subject to a site plan and conditions.  
Recommendation of CPC: Denial  
Z089-225(RB)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

52. A public hearing to receive comments regarding an application for and an ordinance granting a Historic District Overlay on property zoned Planned Development District No. 269 on the south corner of Hickory Street and Second Avenue **[09-2554; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL DECEMBER 9, 2009]**  
Recommendation of Staff: Approval, subject to the following conditions: (1) eliminate the no-build zone to allow the owner to relocate buildings that may be affected by highway construction, and (2) provide in the Preservation Criteria an allowance for demolition of Buildings A-2 or B without a Certificate of Demolition from the Landmark Commission  
Recommendation of CPC: Approval, subject to preservation criteria approved by the Landmark Commission  
Z089-142(MW)  
Note: This item was considered by the City Council at public hearings on June 10 and June 24, 2009, and was taken under advisement until October 14, 2009, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction (Continued)**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

- 53. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to create two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses on the southeast corner of North Haskell Avenue and North Central Expressway **[09-2555; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 27703]**  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, streetscape tree plan and conditions  
Z089-135(WE)  
Note: This item was considered by the City Council at a public hearing on September 23, 2009, and was taken under advisement until October 14, 2009, with the public hearing open.
  
- 54. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, an ordinance granting a Specific Use Permit for commercial motor vehicle parking and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District on the north side of C.F. Hawn Freeway, east of Silverado Drive **[09-2556; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL DECEMBER 9, 2009]**  
Recommendation of Staff: Approval of a CS Commercial Service District with retention of the D-1 Dry Liquor Control Overlay, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions and approval of the deed restrictions volunteered by the applicant  
Recommendation of CPC: Approval of a CS Commercial Service District with retention of the D-1 Dry Liquor Control Overlay, approval of a Specific Use Permit for a three-year period, subject to a revised site plan and conditions and approval of the deed restrictions volunteered by the applicant  
Z089-196(WE)  
Note: This item was considered by the City Council at a public hearing on August 12, 2009, and was held under advisement until October 14, 2009, with the public hearing open.

MISCELLANEOUS HEARINGS

**Housing/Community Services**

**FY 2009-10 Urban Land Bank Demonstration Program Plan**

**Note:** Item Nos. 55 and 56 must be considered collectively.

- 55. \* A public hearing to receive comments on the proposed City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City **[09-2557; HEARING CLOSED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Housing/Community Services (Continued)**

**FY 2009-10 Urban Land Bank  
Demonstration Program Plan** (Continued)

**Note:** Item Nos. 55 and 56  
must be considered collectively.

- 56. \* Authorize approval of the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City **[09-2557; APPROVED]**

**Sustainable Development and Construction**

- 57. A public hearing to receive comments regarding an ordinance amending the comprehensive plan of the City of Dallas to incorporate the UNT-Dallas Area Plan (Vision and Policy Plan) and a resolution adopting the UNT-Dallas Area Plan (Implementation Program) for the area generally located along IH-35 to the west, IH-20 to the south, Tracy Road to the east and Laureland Road to the north - Financing: No cost consideration to the City **[09-2558; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL DECEMBER 9, 2009]**

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

**Economic Development**

**Southwestern Medical TIF District**

**Note:** Item Nos. 58 and 59  
must be considered collectively.

- 58. \* A public hearing to receive comments on an amendment to Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) Project Plan and Reinvestment Zone Financing Plan (Project Plan) to: **(1)** increase the total budget by \$9,131,822, an increase from \$18,418,663 to \$27,550,485 (in 2006 dollars); **(2)** expand the Economic Development Grant Program to allow for grants or loans supporting higher density development and job creation; **(3)** correct the 2008 base value for the expanded boundary by \$1,651,102, an increase from \$44,823,262 to \$46,474,364 for the final certified roll; and **(4)** make corresponding modifications to the budget and Southwestern Medical TIF District Project Plan - Financing: No cost consideration to the City **[09-2559; HEARING CLOSED]**
- 59. \* An ordinance amending Ordinance Nos. 25965, 26204 and 27433, previously approved by the City Council on April 27, 2005, January 11, 2006 and December 10, 2008 respectively, to: **(1)** increase the total budget by \$9,131,822, an increase from \$18,418,663 to \$27,550,485 (in 2006 dollars); **(2)** expand the Economic Development Grant Program to allow for grants or loans supporting higher density development and job creation; **(3)** correct the 2008 base value for the expanded boundary by \$1,651,102, an increase from \$44,823,262 to \$46,474,364 for the final certified roll; and **(4)** make corresponding modifications to the budget and Southwestern Medical TIF District Project Plan - Financing: No cost consideration to the City **[09-2559; APPROVED; ORDINANCE 27704]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT (Continued)

**Economic Development** (Continued)

**Southwestern Medical TIF District**

**Note:** Item Nos. 60 and 61 must be considered collectively.

- 60. \* Authorize **(1)** an amendment to the Southwestern Medical TIF District Grant Program to broaden the list of eligible expenditures; and **(2)** a development agreement with Amarone, L.P. for the development of The Butler Project located in the Southwestern Medical TIF District in an amount not to exceed \$7,650,000 from the Southwestern Medical TIF revenues - Not to exceed \$7,650,000 - Financing: Southwestern Medical TIF District Funds **[09-2560; APPROVED]**
  
- 61. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District), to reimburse Amarone, L.P., in an amount not to exceed \$7,650,000 for certain improvements related to the development of The Butler Project in the Southwestern Medical TIF District - Financing: No cost consideration to the City **[09-2560; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 14, 2009  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize Supplemental Agreement No. 4 to the service contract with SAP Public Services, Inc., for the purchase of additional software licenses and two years of associated maintenance support for the Pay1 project - Not to exceed \$200,024, from \$4,339,232 to \$4,539,256 - Financing: Water Utilities Current Funds (subject to annual appropriations) **[09-2561; APPROVED AS AN INDIVIDUAL ITEM]**

**City Secretary's Office**

2. A resolution designating an absence by City Councilmember Angela Hunt as being for "official city business" - Financing: No cost consideration to the City **[09-2562; APPROVED]**

**Housing/Community Services**

3. Authorize an Interlocal Agreement with Dallas County and the Dallas Area Agency on Aging to operate the Senior Nutrition Program at the Martin Luther King, Jr. Senior Center located at 2901 Pennsylvania Avenue and the West Dallas Multipurpose Center located at 2828 Fish Trap Road for the period October 1, 2009 through September 30, 2012 - Financing: No cost consideration to the City **[09-2563; APPROVED]**
4. Authorize **(1)** the acceptance of an HIV/AIDS Health Improvement for Re-entering Ex-Offenders Initiative Grant from the U.S. Department of Health and Human Services to establish a coordinated pre-and post-release system for HIV/AIDS diagnosed Impact Offenders as identified by the Dallas Police Department for the period September 1, 2009 through August 31, 2010; **(2)** establish appropriations in the amount of \$247,311 in the U.S. Department of Health and Human Services Grant Fund; and **(3)** execution of the grant agreement - Not to exceed \$247,311 - Financing: U.S. Department of Health and Human Services Grant Funds **[09-2564; APPROVED]**
5. Authorize **(1)** the acceptance of a grant from the Texas Department of Housing and Community Affairs in the amount of \$6,591,590 to provide funding for residential weatherization improvements to achieve energy efficiency improvements within the City of Dallas; **(2)** the implementation of the City of Dallas Weatherization Assistance Program to achieve residential efficiency in homes of low income persons; and **(3)** execution of the grant agreement - Not to exceed \$6,591,590 - Financing: Texas Department of Housing and Community Affairs Grant Funds **[09-2565; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 14, 2009**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Human Resources**

6. Authorize **(1)** approval of the UnitedHealthcare restatement contract document which authorizes a one-year renewal option allowing UnitedHealthcare to continue services as the Third Party Administrator for the period January 1, 2010 through December 31, 2010, including all state and federal legal requirements in an amount not to exceed \$3,500,000; and **(2)** approval of the proposed health coverage premium rates - Total cost is based on the number of employee/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations) **[09-2566; APPROVED]**

**Office of Management Services**

7. An ordinance amending Chapter 2 of the Dallas City Code to eliminate: **(1)** the Dallas Commission on Productivity and Innovation; and **(2)** the Youth Commission - Financing: No cost consideration to the City **[09-2567; APPROVED AS AMENDED; YOUTH COMMISSION REFERRED TO CITY MANAGER AND BUDGET, FINANCE & AUDIT COUNCIL COMMITTEE; ORDINANCE 27705]**

**Public Works & Transportation**

8. Authorize the rejection of bids received for the construction of Sidewalk Group 03-136; and the re-advertisement for new bids (list attached) - Financing: No cost consideration to the City **[09-2568; APPROVED]**

**Trinity Watershed Management**

9. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Union Pacific Railroad Company of an unimproved tract of land containing approximately 17.67 acres located near the intersection of Sargent Road and Southerland Avenue for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$36,600 (\$35,000 plus closing costs not to exceed \$1,600) - Financing: U.S. Army Corps of Engineers Project Cooperation Funds **[09-2569; APPROVED]**
10. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Mainland Land & Equipment Co. of an unimproved tract of land containing approximately 53 acres located near the intersection of Morrell Avenue and Sargent Road for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$143,500 (\$140,000 plus closing costs not to exceed \$3,500) - Financing: U.S. Army Corps of Engineers Project Cooperation Funds **[09-2570; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 14, 2009**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Trinity Watershed Management** (Continued)

11. Authorize an increase in the contract with Tiseo Paving Company for additional street paving, storm drainage, water and wastewater main improvements on Turtle Creek Boulevard from Market Center to Levee Street to include pedestrian lighting, plaza dock bollards, lighting for aesthetic beam, lighting controls, electrical services and water fountain for the Trinity Strand Trail head and related improvements - Not to exceed \$141,000, from \$3,608,509 to \$3,749,509 - Financing: 2003 Bond Funds **[09-2571; APPROVED]**

**Water Utilities**

12. Authorize an increase in the contract with Hasen Construction Services for additional work associated with the renovation of the new analytical laboratory at the Central Wastewater Treatment Plant - Not to exceed \$98,886, from \$3,034,343 to \$3,133,229 - Financing: Water Utilities Capital Construction Funds **[09-2572; APPROVED]**

CORRECTIONS:

**Sustainable Development and Construction**

36. Authorize a twenty-year parking sublease agreement, with two ten-year renewal options, with the Museum of Nature and & Science, Inc. for approximately 139,333 square feet of parking space bounded by Field Street, McKinney Avenue, Laws and Broom Streets for the initial period of ~~June~~ January 1, 2012 through ~~May~~ December 31, ~~2032~~ 2031 - Annual Revenue: \$388,500 (guaranteed minimum) **[09-2538]**

**City Secretary's Office**

46. An ordinance waiving the ~~qualification~~ restriction of Section 8-1.4(a)(4) of the Dallas City Code, which prohibits an appointee of a board from being an adversary party to a pending litigation or a claim against the city or a city employee, ~~except for eminent domain proceedings~~ for Steven Harris, a current member and ~~re-nominee~~ for reappointment to the Board of Adjustment - Financing: No cost consideration to the City **[09-2548]**

**ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 14, 2009**

DELETION:

**Sustainable Development and Construction**

49. A public hearing to receive comments regarding an application for and an ordinance granting a Conservation District on property zoned an R-7.5 Single Family Subdistrict, within Planned Development District 193, the Oak Lawn Special Purpose District; in an area generally bounded by the southern blockfaces of Armstrong Avenue, the western side of Abbott Avenue, the western block face of Glenwood Avenue and south side of Overbrook Drive **[09-2551]**  
Recommendation of Staff and CPC: Approval of the conservation district and approval of the Conceptual Plan  
Z056-295(KS)

**School Traffic Zones**  
Agenda Item #27

**Sec. 28-60 One Way Streets in School Zones**

**Additions**

<u>Street Name</u>	<u>Limits</u>	<u>Direction</u>	<u>Council District</u>	<u>Cause</u>
Grigsby Street	Bryan Street to Live Oak Street	North	2	Reduce congestion

**Sec. 28-60 One Way Streets in School Zones**

**Deletions**

None

**Sec 28-50 School Zones**

**Additions**

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
2800 Bedford Street	Edison Learning Center	3	Study
10300 Gus Thomasson Road	Larry Smith Elementary	9	Study
1800-1900 North Haskell Avenue	Ray Learning Center	2,14	Study
2000-2300 Highland Road	Bayles Elementary	7	Extent
2900 Kingbridge Street	Edison Learning Center	3	Study
2700-3000 Knight Street	Sam Houston Elementary	2,14	Extent
6800-7000 Meadow Road	Ben Franklin Middle	13	Extent

**Deletions**

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
2100-2300 Highland Road	Bayles Elementary	7	Extent
2700-3000 Knight Street	Sam Houston Elementary	2,14	Extent
6800-6900 Meadow Road	Ben Franklin Middle	13	Extent

**School Traffic Zones**  
 Agenda Item #27 (Continued)

**Sec. 28-45 Expressways and Freeways**

**Additions**

<u>Street Name</u>	<u>Limits</u>	<u>Speed Limit</u>	<u>Council District</u>	<u>Cause</u>
Central Expressway (S. M. Wright Freeway SH 310)	Linfield Drive to a point 750 feet north of Ledbetter Drive	50	4, 5	TxDOT Speed Survey

**Deletions**

<u>Street Name</u>	<u>Limits</u>	<u>Speed Limit</u>	<u>Council District</u>	<u>Cause</u>
Central Expressway (S. M. Wright Freeway SH 310)	Linfield Drive to a point 750 feet north of Ledbetter Drive	40	4, 5	TxDOT Speed Survey

**Sec. 28-44 Streets other than Expressways and Freeways**

**Additions**

<u>Street Name</u>	<u>Limits</u>	<u>Speed Limit</u>	<u>Council District</u>	<u>Cause</u>
Oates Drive	Ferguson Road to east city limits	35	7, 9	Extent
Midway Road	Trinity Mills Road to north city limits	40	12	Study

**Deletions**

<u>Street Name</u>	<u>Limits</u>	<u>Speed Limit</u>	<u>Council District</u>	<u>Cause</u>
Oates Drive	Buckner Boulevard to the city limits in the vicinity of Marlin Drive	35	7, 9	Extent
Pineland Drive	Park Lane to Greenville Avenue	35	13	Study

**Professional Services Contracts with 3 Consulting Firms**  
Agenda Item #31

	<b><u>Council District</u></b>	<b><u>Firm</u></b>	<b><u>Amount</u></b>
<b><u>Alley Reconstruction Improvements</u></b>			
Alley between Aberdeen Avenue and Mimosa Lane from Tibbs Street to Edgemere Road	13	TranSystems Corporation	\$25,985.00
Alley between Azalea Lane and Rex Drive from Rex Drive to T-alley	11	TranSystems Corporation	\$20,220.00
Alley between Berkley Avenue and Newport Avenue from Waverly Avenue to Rugged Drive	1	TranSystems Corporation	\$27,220.00
Alley between Eudora Drive (7110-7238) and Mason Dells Drive from Saint Judes Drive to Saint Michaels Drive	11	TranSystems Corporation	\$37,865.00
Alley between Image Lane (4406-4530) from T-alley to Cockrell Hill Road	1	TranSystems Corporation	\$37,165.00
Alley between Marquette Street (7207) and Centenary Avenue from Airline Road to Durham Street	13	TranSystems Corporation	\$32,220.00
Alley between Marsalis Avenue and Lancaster Avenue from East 10th Street to East 9th Street	1	TranSystems Corporation	\$12,970.00
Alley between Marsalis Avenue and Lancaster Avenue from East 11th Street to Jefferson Boulevard	1	TranSystems Corporation	\$6,165.00
Alley between Mason Dells Drive and Yamini Drive from Chicot Drive to Saint Judes Drive	11	TranSystems Corporation	\$22,460.00
Alley between Maletio Lane (5739) and Charlestown Drive from Nuestra Drive to Jamestown Road	13	TranSystems Corporation	\$15,210.00
Alley between Steinmen Avenue (300-322) and 8th Street from Patton Avenue to Denver Street	1	TranSystems Corporation	\$10,620.00
Alley between Tennant Street (509-517) and Hampton Road from Jefferson Boulevard to Tennant Street	1	TranSystems Corporation	\$16,005.00

**Professional Services Contracts with 3 Consulting Firms**  
Agenda Item #31 (Continued)

	<b><u>Council District</u></b>	<b><u>Firm</u></b>	<b><u>Amount</u></b>
<b><u>Alley Reconstruction Improvements</u></b> (Continued)			
Alley between West 9th Street and West 10th Street from Zang Boulevard to Madison Avenue	1	TranSystems Corporation	\$24,400.00
<b><u>Storm Drainage Improvements</u></b>			
West Dallas - Westmoreland Road to Hampton Road Sump Basin	3	Freese & Nichols, Inc.	\$702,814.00
<b><u>Street Reconstruction Improvements</u></b>			
Lake June Road from Pemberton Hill Road to C.F. Hawn Freeway (Service Road)	5	Dikita Enterprises of Texas, Inc.	\$69,833.16
St. Augustine Road (South) from Old Seagoville Road to C.F. Hawn Freeway	8	Dikita Enterprises of Texas, Inc.	\$239,636.61

**Sidewalk Group 03-136**  
Addendum Item #8

<b><u>Sidewalk Improvements</u></b>	<b><u>Council District</u></b>
Green Street (leave outs) from North Edgefield Avenue to North Clinton Avenue to North Winnetka Avenue	3
Singing Hills Drive (leave outs) from Blue Moon Drive to Red Bird Lane to Caravan Trail to Serenade Lane to Whispering Trail	5
Autumn Leaves Trail (leave outs) from Singing Hills Drive to Summertime Lane	5