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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201



COUNCIL AGENDA

January 22, 2020

9:00 AM

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings **of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, JANUARY 22, 2020
ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2-40

9:15 a.m. ITEMS FOR INDIVIDUAL CONSIDERATION

Items 41-43

1:00 p.m. ZONING

Items Z1-Z6

1:00 p.m. PUBLIC HEARINGS AND RELATED ACTIONS

Items PH1-PH2

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

PUBLIC NOTICE

As to Item No. 2 on the Council Agenda

Pursuant to Section 2254.1036 of the Texas Government Code, as amended, the City of Dallas, Texas (the "City") hereby gives public notice of its intent to amend a contingent fee contract for legal services at its duly called meeting to be held on January 22, 2020 at 9:00 a.m. in the Council Chambers of the City at City Hall located at 1500 Marilla Street, Dallas, Texas 76201.

1. The Council of the City intends to amend the existing bond counsel contract that the City entered into with the law firm of Norton Rose Fulbright US LLP, Dallas, Texas, effective as of September 15, 2015, to additionally provide the City with disclosure counsel legal services pertaining to the City's issuance of securities on the public or private market.
2. Accessing the public or private markets through the issuance of securities is governed by State and federal securities laws and federal tax laws and requires the advice of legal advisors that knowledgeable and experience in public finance legal matters, including the issuance of tax-exempt bonds. The in-house attorneys with the Dallas City Attorney's Office do not have the necessary training, qualifications, experience and expertise to fully represent the City in such public finance legal matters.
3. Norton Rose Fulbright US LLP has demonstrated to the City its competence, qualifications, and experience as an industry and national leader in this area of the law.
4. Engaging an attorney in private practice to provide for the desired disclosure counsel services who has meaningful experience in public finance matters pursuant to an hourly fee arrangement would likely result in higher fees to be paid by the City, and such fees incurred would be payable by the City from the City's general revenues, whether or not the securities are issued.
5. Fees for legal services associated with the issuance of municipal securities, including disclosure counsel legal services, have traditionally been paid pursuant to a contingent fee arrangement, where such fees become payable only upon the successful issuance of the securities and are payable solely out of the proceeds of the securities.
6. Entering into a contract for disclosure counsel legal services with Norton Rose Fulbright US LLP payment of which is contingent on the City's successful issuance of securities and payable out of securities proceeds provides the City a superior level of disclosure counsel legal services without using operating revenues of the City to make such payment.
7. For each of the reasons stated above, the execution of an engagement agreement with Norton Rose Fulbright US LLP is in the best interest of the residents of the City.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

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

CONSENT AGENDA

City Attorney's Office

2. [20-34](#) Authorize an amendment to the bond counsel contract with Norton Rose Fulbright US LLP, to add disclosure counsel services, in accordance with the hourly rates and opinion fees as set forth in Attachment A of the resolution - Financing: Disclosure Counsel fees to be paid from bond proceeds, General Fund, Aviation Funds, Convention Center Funds, and/or Water Utilities Funds, contingent upon completion of each bond sale

Attachments: [Resolution](#)
 [Attachment A](#)

3. [20-94](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Steinsberger Tight Gas Consulting for additional consulting services as an expert in the oil and gas industry in connection with the case styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed \$100,000.00, from \$50,000.00 to \$150,000.00 - Financing: Risk Funds

Attachments: [Resolution](#)

Department of Equipment and Fleet Management

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

Attachments: [Resolution](#)

Department of Housing & Neighborhood Revitalization

5. [19-2039](#) Authorize the **(1)** sale of up to 99 of the Land Transfer lots included in and identified as Five Mile clusters 1-6 as shown in Exhibit A, to Notre Dame Place, Inc. and/or its affiliates (Developer), subject to restrictive covenants, a right of reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program and the New Construction and Substantial Rehabilitation Program; **(2)** release of all non-tax City liens, notices, or orders that were filed on the 99 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a loan agreement with Developer and/or its affiliates - Not to exceed \$1,600,000.00 - Financing: HOME Investment Partnerships Program Funds

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)

6. [19-1808](#) Authorize **(1)** the creation of a Residential Neighborhood Empowerment Zone (NEZ) Program as authorized under Chapter 378 of the Local Government Code to **(a)** create residential NEZ to support tax abatements for the construction and renovation of single-family homes, duplexes, and multifamily developments located within NEZ, including within tax increment financing (TIF) districts; and **(b)** provide development grants in amounts equal to development fees and certain development-related costs to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ; **(2)** an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to add the Residential NEZ Program and delegate authority to the City Manager to modify certain elements outlined in the appendix; **(3)** the City Manager to **(a)** utilize tax abatements offered through the City's Residential NEZ Program authorized under Chapter 378 of the Local Government Code to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ, including within TIF districts; and **(b)** utilize public funding under Chapter 380 of the Local Government Code to provide development grants in amounts equal to development fees and certain development-related costs to support construction and renovation of single-family homes, duplexes, and owner-occupied multifamily developments located within NEZ; **(4)** the City Manager to execute individual tax abatement agreements and other necessary documents up to \$50,000.00 in accordance with the Residential NEZ Program, including within TIF districts; **(5)** a one-time transfer of funds from the Dallas Housing Trust Fund to the NEZ Fund in an amount not to exceed \$1,000,000.00 to provide for development grants as authorized by Chapter 380; and **(6)** an increase in appropriations in an amount not to exceed \$1,000,000.00 from the Neighborhood Empowerment Zones Fund - Financing: Neighborhood Empowerment Zones Fund (\$1,000,000.00) and Estimated Revenue Foregone: General Fund (\$1,875,975.00 over a ten-year period)

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

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

Attachments: [Resolution](#)
[Exhibit A](#)

Department of Public Works

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

Attachments: [Map](#)
[Resolution](#)

Department of Sustainable Development and Construction

15. [20-23](#) Authorize moving expense and replacement housing payments for Daniel Davila and Debbie G. Davila as a result of an official written offer of just compensation to purchase real property at 2943 McGowan Street for the Cadillac Heights Phase II Project - Not to exceed \$67,050.00 - Financing: Land Acquisition in Cadillac Heights Fund (2006 Bond Funds)

Attachments: [Map](#)
[Resolution](#)

16. [19-1948](#) Authorize acquisition from David Celella and Lauri Celella, of approximately 114,094 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$56,946.00 (\$53,946.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Water Construction Fund

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

17. [19-1820](#) Authorize an increase in the amount for the acquisition of a wastewater easement from Feizy Properties Inc., of approximately 146 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project - Not to exceed \$365.00, increased from \$8,475.00 (\$5,475.00, plus closing costs and title expenses not to exceed \$3,000.00) to \$8,840.00 (\$5,840.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Capital Improvement D Fund

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

18. [19-1944](#) Authorize an increase in the purchase amount for the acquisition of an access easement from Price London Park, L.P., of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$23,114.00, increased from \$22,460.00 to \$45,574.00 (\$42,074.00, plus closing costs and title expenses not to exceed \$3,500.00) - Financing: Sewer Construction Fund

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

19. [19-736](#) An ordinance granting a private license to Taylor Street 2111, L.P., for the use of a total of approximately 1,245 square feet of aerial space to install, occupy and maintain two blade signs, six awnings without a premise sign and one awning with a premise sign over portions of Taylor Street and Pearl Expressway rights-of-way near its intersection with Taylor Street - Revenue: General Fund \$3,000.00 annually and \$600.00 one-time fee, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
 [Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)

Department of Transportation

20. [20-7](#) Adopt a resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Dallas and Dallas Area Rapid Transit (DART) for the prohibition of freight services on DART's Cotton Belt Line of approximately a three-mile section from the Dallas City Limit at the Dallas North Tollway to the Dallas City Limit west of Waterview Parkway - Financing: No cost consideration to the City

Attachments: [Resolution](#)

21. [20-39](#) Authorize payment to the Texas Department of Transportation for cost overruns related to the intersection and traffic signal improvements at six off-system locations: Illinois Avenue and Kiest Boulevard, Mockingbird Lane and Williamson Road, Elam Road and Prairie Creek Road, Corinth Street and Illinois Avenue, Jefferson Boulevard and Westmoreland Road, and Martin Luther King Jr. Boulevard and Holmes Street; in the amount of \$206,967.09 - Financing: General Fund

Attachments: [Resolution](#)
 [TxDOT letter overage](#)

22. [20-11](#) Authorize a decrease in the construction services contract with Roadway Solutions, Inc. for traffic signal construction of Warranted Traffic Signal Installation Group 5, to remove the construction of the traffic signal located at North Prairie Creek Road at Forney Road from the contract - Not to exceed (\$312,035.00), from \$1,297,982.00 to \$985,947.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Attachments: [Map](#)
 [Resolution](#)

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

Attachments: [Map](#)
 [Resolution](#)

Office of Budget

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

Attachments: [Resolution](#)
 [Attachment A](#)
 [Attachment B](#)

Office of Community Care

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

Attachments: [Resolution](#)

Office of Procurement Services

26. [20-25](#) Authorize a one-year agreement for excess workers' compensation insurance through an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2020 through January 31, 2021 - Not to exceed \$800,000 - Financing: Workers' Compensation Fund

Attachments: [Resolution](#)

27. [19-1925](#) Authorize a one-year master agreement for traffic signal controller cabinets and ancillary equipment for the Department of Transportation with Consolidated Traffic Controls, Inc. through the Houston-Galveston Area Council of Governments cooperative agreement - Estimated amount of \$840,000 - Financing: General Fund

Attachments: [Resolution](#)

28. [19-1403](#) Authorize a three-year master agreement for hydrogen peroxide for the Water Utilities Department - Evonik Corporation, lowest responsible bidder of five - Estimated amount of \$1,123,500 - Financing: Dallas Water Utilities Fund

Attachments: [Resolution](#)

29. [20-41](#) Authorize a three-year master agreement for liquid cationic polymer for the Water Utilities Department - Polydyne, Inc., only bidder - Estimated amount of \$3,663,600 - Financing: Dallas Water Utilities Fund

Attachments: [Resolution](#)

30. [20-48](#) Authorize a three-year master agreement with, two one-year renewal options, for compressed natural gas for equipped fleet vehicles for the Department of Equipment and Fleet Management - Clean Energy, a California corporation, registered to do business in Texas as California Clean Energy, Inc., only bidder - Estimated amount of \$2,686,250.88 - Financing: Equipment and Fleet Management Fund

Attachments: [Resolution](#)

31. [20-50](#) Authorize **(1)** a three-year master agreement with, two one-year renewal options, for the purchase of unleaded and diesel fuels based on Platts index rates for the Department of Equipment and Fleet Management - Truman Arnold Companies dba TAC Energy in an estimated amount of \$25,287,062.43, World Fuel Services, Inc. in an estimated amount of \$21,046,330.39, Ports Petroleum Co., Inc. in an estimated amount of \$16,337,858.73, Martin Eagle Oil Company, Inc. in an estimated amount of \$16,188,561.78, and W. Douglass Distributing, LTD in an estimated amount of \$7,995,395.04, lowest responsible bidders of ten - Total estimated amount of \$86,855,208.37; and **(2)** an increase to the master agreement with Truman Arnold Companies dba TAC Energy in an amount not to exceed \$459,583.00, from \$40,909,089.75 to \$41,368,672.75 and Martin Eagle Oil Company, Inc. in an amount not to exceed \$212,018.00, from \$10,129,680.88 to \$10,341,698.88, for the purchase of unleaded and diesel fuels based on Platts index rates for the Department of Equipment and Fleet Management - Total amount not to exceed \$671,601.00, from \$51,038,770.63 to \$51,710,371.63 - Financing: Equipment and Fleet Management Fund (\$87,526,809.37)

Attachments: [Resolution](#)

32. [20-52](#) Authorize **(1)** Supplemental Agreement No. 2 to increase the service contract with National Waste Management Louisiana, Inc. dba NWMLA, Inc. for yard waste grinding services for the Department Sanitation Services in the amount of \$544,475, from \$2,177,900 to \$2,722,375; and **(2)** the ratification of \$700,000 to pay outstanding yard waste grinding service invoices associated with the October 20, 2019 tornado with National Waste Management Louisiana, Inc. dba NWMLA, Inc. - Total not to exceed \$1,244,475 - Financing: Sanitation Operation Fund (subject to appropriations)

Attachments: [Resolution](#)

33. [19-1999](#) Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options to the service contract with Results Staffing, Inc. for temporary labor for the Department of Sanitation Services - Not to exceed \$9,000,306 - Financing: Sanitation Operation Fund (subject to appropriations)

Attachments: [Resolution](#)

34. [20-40](#) Authorize Supplemental Agreement No. 6 to the subscription contract with Workday, Inc. to amend the scope of services and decrease the contract amount - Not to exceed (\$366,454.79), from \$20,296,345.00 to \$19,929,890.21 - Financing: Data Services Fund

Attachments: [Resolution](#)

Office of Strategic Partnerships & Government Affairs

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

Attachments: [Resolution](#)

Park & Recreation Department

36. [20-2](#) Authorize an application for a Solid Waste Implementation Grant in the amount of \$200,000.00 from the North Central Texas Council of Governments for the Dallas Park and Recreation Department Treecycling Project - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)

37. [19-1848](#) Authorize a construction contract for site drainage improvements at the Trinity River Audubon Center located at 6500 Great Trinity Forest Way - Iron T Construction, Inc., lowest responsible bidder of three - Not to exceed \$85,000.00 - Financing: Capital Construction Fund

Attachments: [Map](#)
[Resolution](#)

Water Utilities Department

38. [19-1945](#) Authorize a Facilities Extension Agreement between the City and Oncor Electric Delivery Company LLC to expand the West Electrical Substation at the Elm Fork Water Treatment Plant - Not to exceed \$1,312,051.00 - Financing: Water Construction Fund

Attachments: [Map](#)
[Resolution](#)

39. [19-1926](#) Authorize a construction contract for the installation of water and wastewater mains at 6 locations (list attached to the Agenda Information Sheet) - SYB Construction Company, Inc., lowest responsible bidder of five - Not to exceed \$4,293,456.25 - Financing: Water (Drinking Water) - TWDB 2019 Fund (\$2,511,641.15) and Wastewater (Clean Water) - TWDB 2019 Fund (\$1,781,815.10)

Attachments: [List](#)
[Maps](#)
[Resolution](#)

40. [19-1847](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to provide design and additional engineering services required for major maintenance and rehabilitation improvements at Dallas Water Utilities' raw water system facilities - Not to exceed \$4,949,190.00, from \$1,637,463.00 to \$6,586,653.00 - Financing: Water Capital Improvement E Fund

Attachments: [Maps](#)
[Resolution](#)

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

41. [20-55](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Office of Economic Development

42. [20-19](#) Authorize a business personal property tax abatement agreement with I-20 Distribution Park Phase I LLC and Zume, Inc. or an affiliate thereof ("Zume") for a period of five years in an amount equal to the City ad valorem taxes assessed as follows: 50% for year one; 40% for year two; 30% for year three; 20% for year four; and 10% for year five in connection with a biodegradable food package processing and manufacturing facility located at 9155 Southlink Drive in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$2,237,750.00 over a five-year period

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

43. [20-20](#) Authorize **(1)** a development agreement with HW Commerce Office LP and/or its affiliates ("Developer") in an amount not to exceed \$2,576,125.00, payable from current and future Deep Ellum Tax Increment Financing ("TIF") District Funds, in consideration of The Stack Deep Ellum Project on property currently addressed at 2700, 2712, and 2718 Commerce Street in Tax Increment Financing Reinvestment Zone Number Twelve ("Deep Ellum TIF District"); and **(2)** an increase in appropriations in an amount not to exceed \$2,576,125.00 in the Deep Ellum TIF District Fund - Not to exceed \$2,576,125.00 - Financing: Deep Ellum TIF District Fund (subject to current and future appropriations from tax increments)

Attachments: [Map](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Exhibit E](#)
[Exhibit F](#)

ADDITIONS:

Closed Session

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

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

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

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

Attachments: [Case Report](#)

ZONING CASES - INDIVIDUAL

- Z2. [20-36](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a conceptual plan, Phase I development plan and conditions
Z189-304(CY)

Attachments: [Case Report](#)

- Z3. [20-37](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street
- Recommendation of Staff: Approval, subject to a revised development plan and staff's recommended conditions
- Recommendation of CPC: Approval, subject to a revised development plan and conditions
- Z189-312(SM)

Attachments: [Case Report](#)

- Z4. [20-106](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue
- Recommendation of Staff: Denial
- Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions
- Z189-316(PD)

Attachments: [Case Report](#)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z5. [19-1722](#) A public hearing to receive comments regarding an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south side of Samuell Boulevard, east of North Jim Miller Road
- Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
- Recommendation of CPC: Denial without prejudice
- Z189-235(PD)
- Note: This item was deferred by the City Council before opening the public hearing on October 23, 2019, and is scheduled for consideration on January 22, 2020

Attachments: [Case Report](#)

- Z6. [20-133](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval
Z189-323(AU)
Note: This item was deferred by the City Council before opening the public hearing on January 8, 2020, and is scheduled for consideration on January 22, 2020

Attachments: [Case Report](#)

MISCELLANEOUS HEARINGS

Department of Housing & Neighborhood Revitalization

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

Attachments: [Resolution](#)
[Exhibit A](#)

Office of Economic DevelopmentPH2. [20-21](#)

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

Attachments: [Resolution](#)

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]