

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **April 10, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On March 29, 2024, a DRAFT City Council Agenda April 10, 2024, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

38. 24-1209 Authorize **(1)** the partial rescission of Section 1 of Resolution No. 20-0811, to withdraw **(a)** authorization of the sale of up to 17 Land Transfer lots, for up to 35 rental units, identified as Bonton Land Transfer Cluster #2 (Project), to Notre Dame Place, Inc., (VS0000068164) and/or its affiliates; and rescind **(b)** a conditional grant agreement with Notre Dame Place, Inc in an amount not to exceed \$730,072.00 in 2017 General Obligation Bond Funds for public infrastructure and construction cost for up to 35 rental units; **(2)** the sale of two Land Transfer Program lots, for up to 36 rental units for the Project to CityBuild Community Development Corporation (Developer) and/or its affiliates subject to restrictive covenants, a right of reverter with a right of reentry , and recording of all necessary documents pursuant to the City's Land Transfer Program; **(3)** the release of all non-tax City liens, notices or orders that were filed on the two Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(4)** execution of a development agreement with Developer for the construction of up to 36 rental units on the Land Transfer lots - Estimated Revenue: General Fund \$2,904.68 (see Fiscal Information)
39. 24-1119 Authorize a decrease in the construction services contract with Vescorp Construction, LLC dba Chavez Concrete Cutting by reducing the Coronavirus State and Local Fiscal Recovery and Community Development Block Grant capacity - Not to exceed \$3,031,696.07, from \$13,887,150.00 to \$10,855,453.93 - Financing: Coronavirus State and Local Fiscal Recovery Funds (\$2,031,696.07) and Community Development Block Grant Fund (\$1,000,000.00)

40. 24-929 Authorize a twenty-four-month construction services contract for the 2024 Dallas Sidewalk Master Plan Improvements that includes water and wastewater adjustments at various locations throughout the City - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of six - Not to exceed \$3,932,862.50 - Financing: ARPA Redevelopment Fund (\$2,780,812.50), FY 2022-2023 Community Development Block Grant (\$1,000,000.00), Water Construction Fund (\$134,550.00), and Wastewater Construction Fund (\$17,500.00) (subject to annual appropriations)

Revisions:

12. 24-663 Authorize a ~~service contract~~ Cooperative Purchasing Agreement with IEM International, Inc. (a corporation f/k/a Innovative Emergency Management, Inc., whose amended name was executed by the Texas Secretary of State on February 12, 2024), through the Houston-Galveston Area Council Cooperative Agreement Contract No. 7264, which was executed between Innovative Emergency Management, Inc. and the Houston-Galveston Area Council, and which Cooperative Purchasing Agreement contract has been approved as to form by the City Attorney, for the purpose of evaluating ~~to evaluate~~ the City's Continuity of Operations Program's current capabilities, conducting ~~and~~ gap analysis within the Continuity of Operations Program's current processes, presenting solutions for any such identified gaps, presenting recommendations for identification, enhancements to the City's Continuity of Operations Program, identification, and developing an exhaustive training development project for the City to utilize when training City departments and employees with IEM International, Inc. f/k/a Innovative Emergency Management, Inc. through the Houston-Galveston Area Council Governments cooperative agreement - Not to exceed \$109,916.00 - Financing: 2022 Homeland Security – Urban Area Security Initiative 23-25 Fund

This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Travis Houston, Director, Office of Emergency Management, at 214-670-4279, for more information.

21. 24-938 Authorize a five-year Public Property Finance Contract ("Finance Contract"), with two one-year renewal options, for the financing of personal property purchases - JPMorgan Chase Bank, N.A., most advantageous qualifying proposer of three - Not to exceed \$200,000 (\$60,000 upfront legal costs, plus annual legal fees of \$20,000) - Financing: General Fund (subject to annual appropriations)

This item is being revised to update the Prior Action section. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.

23. 24-990 Authorize a three-year service contract, with one three-year renewal option, for a secondary job management system for the Police Department - RollKall Technologies, LLC, most advantageous proposer of three - Estimated Annual Net Revenue: General Fund \$815,181
This item is being revised to add language in the Fiscal Information section. Please contact Martin Riojas, Assistant Director, Police Department, at 214-671-3927 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.
30. 24-771 Authorize **(1)** a professional services contract with Gresham Smith to provide engineering services for storm drainage system and erosion control improvements at three locations (list attached to the Agenda Information Sheet); and **(2)** an increase in appropriations in an amount not to exceed \$818,949.25 in 2024 Certificate of Obligation Fund - Not to exceed \$818,949.25 - Financing: 2024 Certificate of Obligation Fund (subject to annual appropriations)
This item is being revised to edit the Subject, Fiscal Information section, and Council District. Please contact Sarah Standifer, Director (i), Water Utilities Department, at 214-671-9581, for more information.

A memorandum was previously provided to the City Council and/or Committee regarding the following items. A link to the specific memorandums is also attached for more information.

Memorandums:

10. 24-1009 A resolution **(1)** authorizing the ArtsActivate 2025 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2024-25; and **(2)** approving the program guidelines - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The Quality of Life, Arts and Culture Committee was briefed by memorandum on these guidelines on March 26, 2024.](#)
11. 24-1008 Authorize and establish the FY 2024-25 Community Artists Program (CAP) and CAP Guidelines to provide artist services upon request by artists and non-profit organizations to teach, perform, and exhibit at host facilities in Dallas, to further the goals of the *Dallas Cultural Plan 2018* and support cultural services in the City of Dallas - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on March 26, 2024.](#)

12. 24-663 Authorize a ~~service contract~~ [Cooperative Purchasing Agreement with IEM International, Inc. \(a corporation f/k/a Innovative Emergency Management, Inc., whose amended name was executed by the Texas Secretary of State on February 12, 2024\), through the Houston-Galveston Area Council Cooperative Agreement Contract No. 7264, which was executed between Innovative Emergency Management, Inc. and the Houston-Galveston Area Council, and which Cooperative Purchasing Agreement contract has been approved as to form by the City Attorney, for the purpose of evaluating ~~to evaluate~~ the City's Continuity of Operations Program's current capabilities, conducting ~~and~~ gap analysis within the Continuity of Operations Program's current processes, presenting solutions for any such identified gaps, presenting recommendations for ~~identification~~, enhancements to the City's Continuity of Operations Program, ~~identification~~, and developing an exhaustive training ~~development~~ project for the City to utilize when training City departments and employees with ~~IEM International, Inc. f/k/a Innovative Emergency Management, Inc. through the Houston-Galveston Area Council Governments cooperative agreement~~ - Not to exceed \\$109,916.00 - Financing: 2022 Homeland Security – Urban Area Security Initiative 23-25 Fund](#)
- [The Public Safety Committee was briefed by memorandum regarding this matter on May 7, 2021.](#)

[The Public Safety Committee was briefed by memorandum regarding this matter on April 7, 2023.](#)

The Public Safety Committee will be briefed by memorandum regarding this matter on April 8, 2024.

13. 24-1006 Authorize a Memorandum of Understanding for the Water Conservation Public Awareness Campaign with the Tarrant Regional Water District to fund a cooperative agreement to continue a successful regional public awareness campaign that encourages efficient water use, reduces water waste, and reduces water demand in the Dallas-Fort Worth region for the next five years – Not to exceed \$3,350,000.00 – Financing: General Fund (subject to annual appropriations) (see Fiscal Information)
- [The Environmental Commission was briefed by memorandum regarding this matter on March 6, 2024.](#)

[The Parks, Trails, and the Environment Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

14. 24-1007 Authorize adoption of the 2024 Water Conservation Five-Year Work Plan for the City of Dallas – Financing: No cost consideration to the City
- [The City Council was briefed by memorandum regarding this matter on August 11, 2023.](#)

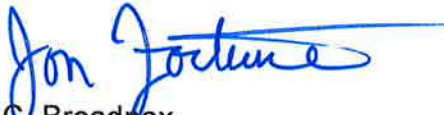
The Environmental Commission was briefed by memorandum on the “City of Dallas Water Conservation Five-Year Work Plan Community Survey” on September 13, 2023.

21. 24-938 Authorize a five-year Public Property Finance Contract (“Finance Contract”), with two one-year renewal options, for the financing of personal property purchases - JPMorgan Chase Bank, N.A., most advantageous qualifying proposer of three - Not to exceed \$200,000 (\$60,000 upfront legal costs, plus annual legal fees of \$20,000) - Financing: General Fund (subject to annual appropriations)
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on March 25, 2024.](#)
23. 24-990 Authorize a three-year service contract, with one three-year renewal option, for a secondary job management system for the Police Department – RollKall Technologies, LLC, most advantageous proposer of three - Estimated Annual Net Revenue: General Fund \$815,181
The Public Safety Committee will be briefed by memorandum regarding this matter on April 8, 2024.
31. 24-925 Authorize adoption of the 2024 Drought Contingency Plan for the City of Dallas - Financing: No cost consideration to the City
[The Transportation and Infrastructure Committee was briefed by memorandum regarding on March 26, 2024.](#)
37. 24-909 Authorize the annual adoption of the City’s Investment Policy and investment strategies regarding funds under the City’s control and management - Financing: No cost consideration to the City (This item was deferred on February 28, 2024)
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on February 26, 2024.](#)
38. 24-1209 Authorize **(1)** the partial rescission of Section 1 of Resolution No. 20-0811, to withdraw **(a)** authorization of the sale of up to 17 Land Transfer lots, for up to 35 rental units, identified as Bonton Land Transfer Cluster #2 (Project), to Notre Dame Place, Inc., (VS0000068164) and/or its affiliates; and rescind **(b)** a conditional grant agreement with Notre Dame Place, Inc in an amount not to exceed \$730,072.00 in 2017 General Obligation Bond Funds for public infrastructure and construction cost for up to 35 rental units; **(2)** the sale of two Land Transfer Program lots, for up to 36 rental units for the Project to CityBuild Community Development Corporation (Developer) and/or its affiliates subject to restrictive covenants, a right of reverter with a right of reentry , and recording of all necessary documents pursuant to the City’s Land Transfer Program; **(3)** the release of all non-tax City liens, notices or orders that were filed on the two Land Transfer lots prior or

DATE **April 5, 2024**
SUBJECT **April 10, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**
PAGE **6 of 6**

subsequent to the deeds transferring the lots to the City of Dallas; and (4) execution of a development agreement with Developer for the construction of up to 36 rental units on the Land Transfer lots - Estimated Revenue: General Fund \$2,904.68 (see Fiscal Information) [The City Council was briefed by memorandum regarding this matter on April 5, 2024.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

cc: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **April 10, 2024 Upcoming Agenda Item #24-1209 – Approve the sale of two Land Transfer Program lots to CityBuild Community Development Corporation for Bonton Gardens, a 36-unit multi-family development**

The purpose of this memorandum is to provide information on the upcoming agenda item to be considered by the City Council on April 10, 2024 to **(1)** authorize the partial rescission of Section 1 of Resolution No. 20-0811, **(a)** withdraw authorization of the sale of up to 17 Land Transfer lots, for up to 35 rental units, identified as Bonton Land Transfer Cluster #2 (Project), to Notre Dame Place, Inc., (VS0000068164) and/or its affiliates; and **(b)** rescind conditional grant agreement with Notre Dame Place, Inc. in an amount not to exceed \$730,072.00 in 2017 General Obligation Bond Funds for public infrastructure and construction cost for up to 35 rental units; **(2)** authorize the sale of two Land Transfer Program lots, for up to 36 rental units for the Project to CityBuild Community Development Corporation (Developer) and/or its affiliates subject to restrictive covenants, a right of reverter with a right of reentry, and recording of all necessary documents pursuant to the City's Land Transfer Program; **(3)** authorize the release of all non-tax City liens, notices or orders that were filed on the two Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(4)** authorize execution of a development agreement with Developer for the construction of up to 36 rental units on the Land Transfer lots – Estimated Revenue: General Fund \$2,904.68

BACKGROUND

On May 22, 2019, the City Council adopted the Land Transfer Program (LTP) by Resolution No. 19-0824, as amended. The purpose of the LTP Program is to incentivize: (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City's Comprehensive Housing Policy (CHP), Economic Development Policy, or redevelopment policy. Specifically, the LTP authorizes the City to sell qualifying City-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or the City ordinance.

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-0443 (DHP33). On April 12, 2023, the City Council also authorized the continued operation of the housing programs previously authorized under the CHP, but now documented and restated in the Dallas Housing Resource Catalog under Resolution No. 23-0444 (DHRC).

DATE April 5, 2024
SUBJECT **April 10, 2024 Upcoming Agenda Item #24-1209 – Approve the sale of two Land Transfer Program lots to CityBuild Community Development Corporation for Bonton Gardens, a 36-unit multi-family development**
PAGE **Page 2 of 5**

The reverter requirements set forth in the DHP33 and/or the DHRC were originally drafted for use with single-family home developments. Recently, developers have expressed an increasing interest in using LTP lots for multi-family or mixed-use developments. In addition, developers have indicated to city officials that the reverter requirements deter potential investors and third-party financing of potential housing development projects. On May 22, 2024, staff anticipates asking City Council to consider several revisions to the developer programs of the DHP33 and the DHRC, including but not limited to revisions to the existing reverter requirements to reduce barriers to obtain third-party financing for affordable housing development projects.

In March 2024, an eligible developer, CityBuild Community Development Corporation submitted an application (proposal) to purchase a total of two LTP surplus lots sold under Chapter 272.001(g) of the Texas Local Government Code. The Department of Housing & Neighborhood Revitalization (Housing) staff evaluated the application pursuant to the standards set forth in the LTP guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be complete and was assigned a score. Housing staff collaborated with the Qualified Participating Developer regarding the terms of sale of the vacant lots as well as the terms related to the construction of a multifamily rental development project and leasing of multifamily units to income eligible renters. For the Developer to secure a \$1,600,000.00 grant through the Federal Home Loan Bank for the Project, Council approval of the land conveyance must take place before April 15, 2024. For the sole purpose of assisting Developer to secure federal funding before April 15, 2024 (which will result in 36 affordable rental units for AMI bands as set forth below), City staff is seeking authorization to revise the LTP reverter requirements as set forth in the DHRC for – at this time – only this multi-family housing development Project.

The Developer being considered for the sale of two lots is a 501(c)(3) non-profit corporation formed in Texas in 2009 and is based in Dallas that works with Bonton Farms to build and manage property infrastructure that supports Bonton Farm’s mission and the neighborhood of Bonton. Bonton Farms is a non-profit that works with individuals to improve their lives and provide much-needed access to services in the Bonton neighborhood. The Developer has years of experience developing, managing, and partnering with other entities to provide an array of affordable housing options and services. Such projects include 2803 Rochester home which was built to house families and individuals participating in the Bonton Farm’s apprenticeship program, three tiny homes, partnering with St. Jude Park Central, a permanent supportive housing development and Villa Santa Maria, an affordable senior multifamily development. An additional project developed by Developer includes the Bonton Wellness Center, an \$11,000,000.00 mixed-use commercial building built on lots conveyed through the LTP

Program and is comprised of a healthcare clinic, community room, financial resource center and office space. The Wellness Center is expected to open in February 2025.

The proposal indicates the construction of a new 36-unit multifamily development called Bonton Gardens. The Developer plans to combine two Land Transfer lots located at 6106 and 6116 Bexar Street with one it already owns, 6112 Bexar Street, to create two separately platted lots which will consist of two buildings, each with 18 units. A preliminary plat was approved on October 21, 2021 (Plat Application No. S201-780; Bonton Community Phase One Addition). The replat and rezoning process for the three lots has been completed and was adopted by City Council on August 10, 2022 (Ordinance No. 32256 and Council Resolution No. 22-1144). Eight units will be reserved for Americans with Disabilities Act-accessible units comprised of four efficiencies, two one-bedrooms and two two-bedrooms. Amenities will include an onsite laundry room, security system with off-site monitoring, and internet access. Additionally, renters will have access to a host of services provided through the Developer’s parent organization, Bonton Enterprises. These services include financial education, job skills development, and access to healthcare.

The unit mix and income levels of the proposed units included:

Unit Type	AMI	Units	Rents
Efficiency	<50%	12	\$1,070.00
1-bedroom/1 bath	<50%	8	\$1,130.00
1-bedroom/1 bath	<80%	4	\$1,130.00
1-bedroom/1 bath	<120%	2	\$1,130.00
2-bedroom/1 bath	<50%	2	\$1,320.00
2-bedroom/1 bath	<80%	6	\$1,320.00
2-bedroom/1 bath	<120%	2	\$1,320.00
Total		36	

The total development cost of the project is \$6,206,338.00. The construction completion timeline is estimated to be 14-18 months from the start of construction or permit issuance and land ownership is completed. The anticipated sources and uses are as follows:

Proposed Financing Sources	Amount
Donor	\$ 2,506,338.00
Federal Home Loan Bank	\$1,600,000.00
Dallas County	\$ 500,000.00
Tolleson Bank Loan	\$1,600,000.00
Total	\$6,206,338.00

DATE April 5, 2024
 SUBJECT **April 10, 2024 Upcoming Agenda Item #24-1209 – Approve the sale of two Land Transfer Program lots to CityBuild Community Development Corporation for Bonton Gardens, a 36-unit multi-family development**
 PAGE **Page 4 of 5**

Proposed Financing Uses	Amount
Land	\$ 35,000.00
Architecture & Engineering	\$ 100,000.00
Construction	\$5,519,398.00
Developer Fee	\$ 551,940.00
Total	\$6,206,338.00

Each surplus lot shall be offered at fair market value. A discount is available to developers when project underwriting indicates that the discount is needed to ensure long-term viability of the mixed-income multi-family project to income qualified tenants. The estimated revenue the City of Dallas will receive from the sale of the two surplus lots is \$2,604.68 in addition to \$300.00 in recording fees at closing to ensure property legal documents are properly recorded. The lots at 6116 and 6106 Bexar Street are being sold at discounted price of \$1,000.00.

The proposed project has been developed to impact and enhance the existing profile of the Bonton neighborhood. Bonton Gardens will be a mixed-income project to meet the needs of the neighborhood today and be flexible enough to adapt to the future. The project will use rents set forth through the U.S. Department of Housing and Urban Development (HUD) for Fair Market rents for the zip code, 75215. All utilities: water, electricity and internet access will be covered through the rent. Bonton Enterprises (Bonton Farms) will operate a rent voucher program for those in their apprentice program. The Developer will accept vouchers from Bonton Enterprises and Dallas Housing Authority. Pursuant to the LTP Program requirements, the affordability period for rental units will be secured through restrictive covenants for a period of 20 years.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I) Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@dallas.gov or 214-670-3601.



Majed A. Al-Ghafry,
 Assistant City Manager

c: T.C. Broadnax, City Manager
 Tammy Palomino, City Attorney
 Mark Swann, City Auditor
 Bilierae Johnson, City Secretary
 Preston Robinson, Administrative Judge
 Kimberly Bizar Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager
 M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
 Dr. Robert Perez, Assistant City Manager
 Jack Ireland, Chief Financial Officer
 Genesis D. Gavino, Chief of Staff to the City Manager
 Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 3, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Regional Public Awareness Campaign – Memorandum of Understanding with Tarrant Regional Water District (TRWD)**

The Office of Environmental Quality & Sustainability (OEQS) is seeking continuation of the Water Conservation Regional Public Awareness Campaign between City of Dallas (City) and TRWD through a five-year Memorandum of Understanding (MOU) in an amount not to exceed \$3,350,000 – Financing: General Fund – fully reimbursed by Dallas Water Utilities (DWU).

Background

As water suppliers for over 5 million people in the Dallas-Fort Worth Metroplex and surrounding communities, the City and TRWD have a keen interest in the wise and efficient use of the regional water supply.

In 2009, the City and TRWD began working together on the development and funding of a regional campaign. The two parties first executed a MOU in 2014 which was updated in 2019. The campaign also expanded its reach in 2019 with the participation of the North Texas Municipal Water District (NTMWD). The Water Conservation Regional Public Awareness Campaign's goal is to build awareness of the importance of using water wisely and to provide useful tips on efficient water use. The joint campaign launches annually in the summer, as the peak irrigation season begins. Outdoor irrigation is a primary target since it has the highest potential water savings for water customers and water providers.

The regional campaign has resulted in significant financial savings and advantages for both entities. By sharing a common message, creative product and media purchase, each entity has reduced its creative development, production, and advertising costs. Since 2009, the City and TRWD have each saved approximately \$2.2 million in creative production costs and gained advertising exposure worth approximately \$11.25 million.

As in prior years, future creative products for the campaign will include television, radio, on-line advertising, billboards, transit and newspaper advertising in English and Spanish. Additionally, Dallas and TRWD will share the costs to maintain and update the regional campaign website (<https://waterisawesome.com/>) and the regional weekly watering advice tool developed as a free resource for customers.

The MOU requires a campaign steering committee, establishes TRWD as the contracting authority for the creative and media buying contracts, and establishes a cost share for all expenses. In accordance with the "City of Dallas-Tarrant Regional Water District Interlocal Cooperation Contract" Article IV Fair Opportunities Purchasing and Contracting, Dallas

DATE April 3, 2024
SUBJECT **Water Conservation Public Awareness Campaign**
PAGE **2 of 3**

and TRWD will strive to ensure that all qualified businesses, regardless of size, economic, social, racial, gender, or ethnic status have a fair opportunity to participate in joint projects undertaken by Dallas and TRWD. Dallas and TRWD have jointly established requirements for prospective consultants to ensure a good faith effort to achieve a subcontracting goal of 25% to participation by Minority/Women Owned Business Enterprises (M/WBE) and Historically Underutilized Businesses (HUB).

Upon the execution of this MOU and for the purposes of funding the Water Conservation Regional Public Awareness Campaign, the City shall contribute an amount not to exceed \$670,000 on an annual basis (subject to annual appropriations) for five years.

Prior Action/Review (Council, Boards, Commissions)

On June 26, 2019, City Council authorized the MOU with the TRWD to continue a successful regional public awareness campaign that encourages efficient water use by Resolution No. 19-1007.

Briefing memo to the Environmental Commission on March 6, 2024 seeking support for consideration and approval of the MOU with the TRWD.

Briefing memo to Parks, Trails and the Environment on April 1, 2024 seeking support for consideration and approval of the MOU with the TRWD.

Next Steps

Staff will request City Council action to authorize the MOU with the TRWD on April 10, 2024 (Agenda # 24-1006)

Please contact Water Conservation Manager, Alicia Lee at alicia.lee@dallas.gov or OEQS Director, Carlos Evans at carlos.evans@dallas.gov if you have any questions.



M. Elizabeth (Liz) Cedillo-Pereira, J.D.
Assistant City Manager

- c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager
- Majed A. Al-Ghafry, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Bond Sale Results - General Obligation Refunding and Improvement Bonds, Series 2024B; and Combination Tax and Revenue Certificates of Obligation, Series 2024B**

On April 4, 2024, the City received bids in a competitive sale of its General Obligation Refunding and Improvement Bonds, Series 2024B (the “2024B Bonds”) and Combination Tax and Revenue Certificates of Obligation, Series 2024B (the “2024B Certificates”), (collectively, the “Bonds”). Prior to the issuance of the bonds, S&P Global Ratings assigned its ‘AA-’ rating, and Fitch Ratings assigned its ‘AA’ rating to the Bonds. Despite a volatile start to the week, the City received an exceptional response to the Bonds in the muni market, with BofA Securities submitting the winning bid for each transaction.

The 2024B Bonds received 7 bids for a par amount of \$370.4 million with true interest costs (TIC) ranging from a low of 3.23 percent to a high of 3.37 percent. Final pricing for the 2024B Bonds resulted in an adjusted par amount of \$371.9 million and a bond premium of \$28.5 million, with a net present value savings of approximately \$15.2 million, or 5.6 percent, on the refunded Series 2013A and Series 2014 bonds.

The 2024B Certificates received 9 bids for a par amount of \$197.2 million with true interest costs (TIC) ranging from a low of 2.93 percent to a high of 3.08 percent. Final pricing for the 2024B Certificates resulted in an adjusted par amount of \$197.9 million and a bond premium of \$18.1 million.

The outcome of the sales reflects the changing dynamic of the market, as well as the City’s continued credit stability and competitiveness to investors. I am pleased once again to report excellent results from a City of Dallas bond sale and look forward to continuing successful transactions this year. The Bonds are scheduled to close on April 30, 2024.

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **External Audit Presentation to GPFM**

On March 25, 2024, our external auditors, Weaver and Tidwell, L.L.P. (Weaver) presented the results of the fiscal year 2023 financial audit at the Government Performance and Financial Management Committee meeting.

As a reminder, the FY23 Annual Comprehensive Financial Report (ACFR) was finalized in February, and the City received an unmodified audit opinion on our financial statements by Weaver.

Attached is a follow-up response provided by Weaver for a question asked during the presentation regarding how the City of Dallas expenditures over the last five years compares to our peer Texas cities. Weaver's response provided the five-year percentage change for each city for fiscal years ending 2019 through 2023.

- Austin 24.5%
- Dallas 23.6%
- Fort Worth 23.1%
- Houston 9.3%
- San Antonio 16.3%

Please contact me, Sheri Kowalski City Controller, or Lance Sehorn Assistant City Controller if you have any questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

Attachment

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizar Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



DATE April 3, 2024

TO Honorable Mayor and Members of the Government Performance and Financial Management Committee: Chad West (Chair), Paula Blackmon (Vice Chair), Cara Mendelsohn, Jesse Moreno, Jaime Resendez

SUBJECT Responses from Weaver and Tidwell, L.L.P., regarding the 2023 External Audit Presentation and Discussion in the Government Performance and Financial Management Committee on March 25, 2024.

Question: How do the expenditures for the City of Dallas compare to the other cities in the presentation for the previous five years?

The table in Attachment A on the following page shows net departmental expenditures, annual percentage changes, and five-year percentage changes for each city for fiscal years ended 2019 through 2023.

Due to procedural differences in accounting treatment among the cities, principal, interest, and capital expenditures were removed from the analysis. This allows for comparison of only departmental expenditures in the general funds of each entity.

We appreciate the opportunity to provide clarification to our presentation and are available for any additional questions.

Sincerely,

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
April 3, 2024

Weaver and Tidwell, L.L.P.
2300 North Field Street, Suite 1000, Dallas, Texas 75201
Main: 972.490.1970

CPAs AND ADVISORS | WEAVER.COM

Attachment A

Amounts Below are Reported in Thousands (000's)

City	Description	Fiscal Year				
		2023	2022	2021	2020	2019
Dallas	Total Expenditures	\$1,674.4	\$1,477.2	\$1,378.3	\$1,285.4	\$1,280.7
	Capital Expenditures	(\$99.3)	(\$15.5)	(\$16.1)	(\$14.0)	(\$10.3)
	Debt Service Expenditures	(\$37.2)	(\$29.5)	(\$31.8)	(\$32.5)	(\$26.6)
	Net Departmental Expenditures ⁽¹⁾	\$1,537.9	\$1,432.2	\$1,330.4	\$1,238.9	\$1,243.8
	Yearly percentage change	7.4%	7.7%	7.4%	-0.4%	0.6%
	5-year change	23.6%				
Austin	Total Expenditures	\$1,271.7	\$1,187.2	\$1,139.2	\$1,022.3	\$1,013.9
	Capital Expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Debt Service Expenditures	(\$9.9)	(\$6.0)	\$0.0	\$0.0	\$0.0
	Net Departmental Expenditures ⁽¹⁾	\$1,261.8	\$1,181.2	\$1,139.2	\$1,022.3	\$1,013.9
	Yearly percentage change	6.8%	3.7%	11.4%	0.8%	0.7%
	5-year change	24.5%				
Fort Worth	Total Expenditures	\$805.4	\$750.1	\$694.1	\$662.4	\$654.8
	Capital Expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Debt Service Expenditures	(\$2.3)	(\$2.3)	(\$2.2)	(\$2.2)	(\$2.2)
	Net Departmental Expenditures ⁽¹⁾	\$803.1	\$747.8	\$691.9	\$660.2	\$652.6
	Yearly percentage change	7.4%	8.1%	4.8%	1.2%	6.4%
	5-year change	23.1%				
Houston	Total Expenditures	\$2,395.9	\$2,273.0	\$2,124.0	\$2,128.6	\$2,145.7 ⁽²⁾
	Capital Expenditures	(\$61.1)	(\$36.4)	(\$35.7)	(\$22.4)	(\$31.0)
	Debt Service Expenditures	(\$27.9)	(\$1.6)	(\$2.3)	(\$2.5)	(\$3.8)
	Net Departmental Expenditures ⁽¹⁾	\$2,306.9	\$2,235.0	\$2,086.0	\$2,103.7	\$2,110.9
	Yearly percentage change	3.2%	7.1%	-0.8%	-0.3%	-29.2%
	5-year change	9.3%				
San Antonio	Total Expenditures	\$1,335.2	\$1,254.7	\$1,174.6	\$1,162.7	\$1,145.2
	Capital Expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
	Debt Service Expenditures	(\$7.6)	(\$3.4)	\$0.0	(\$3.4)	(\$3.4)
	Net Departmental Expenditures ⁽¹⁾	\$1,327.6	\$1,251.3	\$1,174.6	\$1,159.3	\$1,141.8
	Yearly percentage change	6.1%	6.5%	1.3%	1.5%	4.4%
	5-year change	16.3%				

⁽¹⁾ Total expenditures were reduced for capital and debt service expenditures, in order to compare only departmental expenditures among the cities.

⁽²⁾ In FY18, Houston issued \$935.1 million in pension obligation bonds, which were used to make contributions to their pension plans.

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **eDiscovery Compliance with Texas Government Code Chapter 552 – Texas Public Information Act**

During the 2019 Texas Legislature, Texas Senate Bill 944 (S.B. 944) was enacted. S.B. 944 updated Texas Government Code, Chapter 552, and introduced several provisions related to records management and transparency of municipal government. These provisions place additional responsibility on the City of Dallas, including elected, appointed, or employed individuals, to comply with the Texas Public Information Act.

In order to comply with the requirements of the Texas Public Information Act, specifically S.B. 944, Information Technology Services (ITS) is mandating that all individuals serving in elected, appointed, or employed capacities be issued and use City of Dallas email accounts in performing their official duties with the City. This adjustment in City protocols aims to enhance security and transparency, facilitating the efficient collection of electronic data for legal and open record requests. Additionally, this modification is expected to enhance calendar management, thereby streamlining meeting scheduling processes.

The issuance of the City of Dallas email accounts will require elected, appointed, and employed individuals to sign into the City's single sign-in software. This software uses the latest security protocols, such as multi-factor authentication, to protect the City's network. ITS will control access to critical information through this process. In addition to the security benefits, ITS will also provide the appropriate training and support required as a component of participation in whatever capacity the individual serves. Additionally, ITS will work with the Mayor and City Council (MCC) team and staff to effectuate these changes immediately for the members of the City's Boards and Commissions.

The changes will ensure the City remains in compliance with all regulations as mandated by the Texas Public Information Act and all updates. The additional protocols also meet all applicable Federal laws and guidelines. We thank you for your support and cooperation.

A handwritten signature in black ink that reads "William Zielinski".

William Zielinski
Chief Information Officer

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Director

Memorandum



CITY OF DALLAS

DATE April 5, 2024

TO Honorable Mayor and Members of Council

SUBJECT **2024 Community Survey (Business)**

Budget & Management Services (BMS) is partnering with ETC Institute (ETC) for the Business Survey, which will launch April 2024. The purpose of the 2024 Business Survey is to assess how well the City of Dallas is serving the needs of the business community, gather information about the characteristics of businesses in the City, and measure the City's performance over time. City Council authorized a two-year service contract, for resident and business surveys with ETC Institute (Resolution 23-2725) on November 8, 2023.

The survey and its administration are standardized to ensure high-quality survey methods and results that are statistically significant. BMS obtained feedback on the survey design in partnership with the Office of Economic Development and over 30 business organizations, including various Dallas chamber groups. The survey will be available in English, Spanish, Vietnamese, and Korean.

ETC will administer the survey and brief results to City Council in June. Digital materials are attached to share with businesses to encourage them to complete the survey if they are selected.

Please contact me or Janette Weedon, Director of Budget & Management Services, if you have questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



Community SURVEY

April - May

You're a valued business partner!

Let us know how we're doing!

Check the mail to see if you were randomly selected to participate in the City of Dallas 2024 Community Survey.

Need More Info? Just Ask!

 DallasMeasures@dallas.gov





Encuesta comunitaria

Abril a mayo

¡Usted es un socio comercial valioso!

¡Háganos saber qué piensa de nuestros servicios!

Revise el correo para ver si fue elegido al azar para participar en la Encuesta Comunitaria de la Ciudad de Dallas de 2024.

¿Necesita más información? ¡No dude en preguntar!

 DallasMeasures@dallas.gov





지역사회 설문조사

4월 - 5월

귀하는 소중한 비즈니스 파트너입니다!
우리가 얼마나 잘 하고 있는지 알려주세요!
우편물을 확인하여 델러스시 2024 지역사회 사업 만족도
조사에 무작위로 선정되었는지 확인합니다.

더 많은 정보가 필요하십니까? 그냥 물어보세요!

 DallasMeasures@dallas.gov





KHẢO SÁT

Doanh nghiệp

Tháng 04 – Tháng 05

Quý vị là một đối tác kinh doanh đáng giá của chúng tôi!

Hãy cho chúng tôi biết chúng tôi đang làm việc ra sao!

Hãy kiểm tra thư để biết liệu rằng quý vị có được lựa chọn một cách ngẫu nhiên để tham gia Cuộc Khảo sát Cộng đồng tại Thành phố Dallas vào năm 2024 hay không.

Quý vị cần thêm thông tin? Quý vị chỉ cần đặt câu hỏi!



DallasMeasures@dallas.gov