

Memorandum



CITY OF DALLAS

DATE March 22, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **March 27, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On March 8 2024, a DRAFT City Council Agenda for March 27, 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:

45. 24-1011 Consideration of an appointment of a member to the Dallas Area Rapid Transit Board of Directors for Position 04 (Vacant position for unexpired 2023-2025 Board Term) (Closed Session, if necessary, Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) - Financing: No cost consideration to the City
46. 24-813 Authorize a twenty-two-month construction services contract for the 2024 Barrier Free Ramp Improvements along DART Bus Routes that includes water and wastewater adjustments at various locations throughout the City - Estrada Concrete Company, LLC, lowest responsible bidder of two - Not to exceed \$33,848,975.00 - Financing: DART Transportation Projects Fund
47. 24-913 Authorize a twenty-four-month construction services contract for the 2024 Sidewalk and Barrier Free Improvements at Various Locations that includes water and wastewater adjustments at various locations throughout the City - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of five - Not to exceed \$4,319,525.00 - Financing: Certificate of Obligation Funds (\$6,922,812.89), Street and Alley Improvements Fund (\$5,682,577.11), General Funds (\$695,560.00), Water Construction Fund (\$546,200.00) and Wastewater Construction Fund (\$40,000.00) (subject to annual appropriations)

Revisions:

3. 24-833 An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2024B in an aggregate principal amount not to exceed \$410,000,000; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$1,195,991 - Financing: 2024B General Obligation Refunding and Improvement Bonds Fund
This item is being revised to update the Fiscal Information section. Please contact Sheri Kowalski, City Controller, City Controller’s Office, at 214-670-3856, for more information.
4. 24-834 An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024B in an aggregate principal amount not to exceed \$218,000,000; **(2)** levying a tax in payment thereof; **(3)** prescribing the form of said certificates; **(4)** approving and awarding the sale of the certificates and approving execution of a purchase agreement; **(5)** approving the official statement; and **(6)** enacting provisions incident and relating to the subject - Not to exceed \$866,009 - Financing: 2024B Certificates of Obligation Fund
This item is being revised to update the Background section. Please contact Sheri Kowalski, City Controller, City Controller’s Office, at 214-670-3856, for more information.
10. 24-742 Authorize a three-year cooperative purchasing agreement for an unlimited license agreement for continuous software maintenance and support for Oracle database licensed products for the Department of Information and Technology Services provided by Oracle America, Inc. sold through Mythics, Inc. through the Department of Information Resources cooperative agreement - Not to exceed ~~\$6,814,040.09~~ [\\$7,163,942.67](#) - Financing: Data Services Fund ([\\$6,300,112.99](#)) (subject to annual appropriations) [and Information Technology Equipment Fund \(\\$863,829.68\)](#)
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact William Zielinski, Director, Department of Information and Technology Services, at 214-670-3918, for more information.
12. 24-768 Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceedings styled City of Dallas v. Jose Juan Morales and Diana Corina Villalobos, et al., Cause No. CC-22-03843-C, pending in Dallas County Court at Law No. 3, to acquire fee simple title of approximately 6,360 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project; and **(2)** settlement of the condemnation proceeding for an amount not

to exceed the awarded amount - Not to exceed ~~\$67,692.00~~ \$32,957.00, increased from \$34,735.00 (\$32,043.00, plus closing costs and title expenses not to exceed \$2,692.00) to \$67,692.00 (\$65,000.00 being the award, plus closing costs and title expenses not to exceed \$2,692.00) - Financing: Capital Projects Reimbursement Fund (~~\$54,153.60~~ \$26,365.60) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (~~\$13,538.40~~ \$6,591.40)

This item is being revised to update the Agenda Information Sheet. Please contact Ali Hatefi, Director, Department of Public Works, at 214-948-4688, for more information.

17. 24-623 Authorize Supplemental Agreement No. 3 to the professional services contract with Halff Associates, Inc., to provide additional engineering and archeological survey services needed for 10th Street from Interstate Highway 35 to Clarendon Drive to mitigate potential risk to the cemetery at 100 North Moore Street – Not to exceed \$76,647.45, from \$503,665.40 to \$580,312.85 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

This item is being revised to update the Resolution. Please contact Ali Hatefi, Director, Department of Public Works, at 214-948-4688, for more information.

26. 24.901 Authorize a three-year service price agreement for citywide heating, ventilation, and air conditioning parts, labor, repair services, equipment rental, and water treatment facilities - Metco Engineering, Inc. in the estimated amount of \$16,921,945.48, RushCo Energy Specialist in the estimated of \$594,955.48, ~~ECOLAB, INC. in the estimated amount of \$179,309.66~~, and Elliott Electric Supply, Inc. in the estimated amount of \$1,741,959.63, lowest responsible bidders of ten - Total estimated amount of ~~\$19,438,170.25~~ \$19,258,860.59 - Financing: General Fund (~~\$1,226,671.24~~ \$1,215,355.64), Capital Construction Fund (~~\$16,003,102.09~~ \$11,855,479.61), Dallas Water Utilities Fund (~~\$1,454,384.89~~ \$1,440,415.27), Aviation Fund (~~\$694,012.06~~ \$4,687,610.07), and Stormwater Drainage Management Fund (\$60,000.00) (subject to annual appropriations)

This item is being revised due to continued contract negotiations with this vendor. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.

31. 24-718 Authorize a Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road - Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 General Obligation Bond Funds)

This item is being revised to update the Resolution. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.

PH4. 24-715 A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Lawnview Park located at 5500 Scyene Road, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 40,846 square feet (0.94 acres) of land and a 30-inch wastewater line totaling approximately 81,664 square feet (1.88 acres) of land, for the public benefit; [and, at the close of the public hearing consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code](#) - Estimated Revenue: Capital Gifts, Donation and Development Fund \$724.30
This item is being revised to update the Subject. Please contact John Jenkins, Director, Parks & Recreation Department, at 214-670-4073, for more information.

PH5. 24-717 A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Orbiter Park located at 9100 Orbiter Drive, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 10,071 square feet (0.23 acres) of land, for the public benefit; [and, at the close of the public hearing consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code](#) – Estimated Revenue: Capital Gifts, Donation and Development Fund \$700.00
This item is being revised to update the Subject. Please contact John Jenkins, Director, Parks & Recreation Department, at 214-670-4073, 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:

3. 24-833 An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2024B in an aggregate principal amount not to exceed \$410,000,000; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$1,195,991 - Financing: 2024B General Obligation Refunding and Improvement Bonds Fund
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on March 25, 2024.

4. 24-834 An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024B in an aggregate principal amount not to exceed \$218,000,000; **(2)** levying a tax in payment thereof; **(3)** prescribing the form of said certificates; **(4)** approving and awarding the sale of the certificates and approving execution of a purchase agreement; **(5)** approving the official statement; and **(6)** enacting provisions incident and relating to the subject - Not to exceed \$866,009 - Financing: 2024B Certificates of Obligation Fund

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on March 25, 2024.

9. 24-762 Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached **Exhibit A** to: **(1)** amend the terms and conditions of the Home Improvement & Preservation Program to **(a)** remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and **(b)** provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and **(2)** remove from the DHRC the **(a)** Targeted Rehabilitation Program; **(b)** Targeted Rehabilitation Program – West Dallas sub-program module; **(c)** Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; **(d)** Dallas Tomorrow Fund; **(e)** Lead Hazard Reduction Demonstration Grant; and **(f)** Senior Home Rehabilitation Program - Financing: No cost consideration to the City

[The City Council was briefed by memorandum regarding this matter on October 6, 2023.](#)

20. 24-661 Authorize Supplemental Agreement No. 2 to the professional services contract with Gresham Smith to expand the project scope to include additional public engagement and support services to update the 2011 Dallas Bike Plan - Not to exceed \$472,632.00, from \$ 817,281.00 to \$1,289,913.00 - Financing: Bike Lane Fund

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 18, 2023.](#)

21. 24-589 Authorize a five-year agreement for emergency medical technician basic training, paramedic training, and continuing education services for Dallas Fire-Rescue through an Interlocal Agreement with Dallas College - Estimated amount of \$3,271,500.00 - Financing: General Fund (subject to appropriations)

[The Public Safety Committee was briefed by memorandum regarding this matter on March 5, 2024.](#)

32. 24-511 Authorize **(1)** a contract from the Safe City Commission dba One Safe Place for the Project Safe Neighborhood Grant Program (Grant/Contract No. 15PBJA-22-GG-00833-GUNP) in the amount of \$51,000.00 for the purpose of equipping vehicles used by officers for intelligence gathering operations for the period October 1, 2022 through September 30, 2025; **(2)** the establishment of appropriations in an amount not to exceed \$51,000.00 in the Project Safe Neighborhood Grant Program FY24 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$51,000.00 in the Project Safe Neighborhood Grant Program FY24 Fund; and **(4)** execution of the contract with Safe City Commission dba One Safe Place and all terms, conditions, and documents required by the agreement - Not to exceed \$51,000.00 – Financing: Project Safe Neighborhood Grant Program FY24 Fund
[The Public Safety Committee was briefed by memorandum regarding this matter on March 5, 2024.](#)
33. 24-354 Authorize a three-year cooperative purchasing agreement for THC Quantification and controlled substance quantitation analysis for the Police Department with Armstrong Forensic Laboratory, Inc. through a cooperative purchasing agreement between the City and Tarrant County through the Interlocal Cooperation Act, Chapter 791, Texas Government Code - Not to exceed \$750,750.00 - Financing: General Fund (subject to annual appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on March 5, 2024.](#)
34. 24-355 Authorize a one-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period March 15, 2024 through March 14, 2025 - Not to exceed \$106,951.00 - Financing: General Fund (subject to annual appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on March 5, 2024.](#)
35. 24-512 Authorize the **(1)** acceptance of a grant from Office of Governor for DPD Police Academy (Grant No. 4922901) in the amount of \$10,000,000.00 for the design and construction of a Dallas Police Department regional law enforcement training facility at the University of North Texas at Dallas campus for the period October 1, 2023 through September 30, 2025 **(2)** establishment of appropriations in an amount not to exceed \$10,000,000.00 in the LE-Regional Law Enforcement Facility Fund; **(3)** receipt and deposit of grant funds from Office of Governor in an amount not to exceed \$10,000,000.00 in the LE-Regional Law Enforcement Facility Fund; and **(4)** execution of the grant agreement with Office of Governor and all terms, conditions, and documents

required by the agreement - Not to exceed \$10,000,000.00 - Financing: LE-Regional Law Enforcement Facility Fund
[The Public Safety Committee was briefed by memorandum regarding this matter on March 5, 2024.](#)

36. 24-518 Authorize **(1)** an acquisition from 5901 LAMAR, LP of a commercially improved tract of land containing approximately 18,206 square feet located on Botham Jean Boulevard near its intersection with South Central Expressway for the Dallas Floodway Extension Project and **(2)** an increase in appropriations in an amount not to exceed \$554,162.20 in the Trinity River Corridor Project Fund - Not to exceed \$554,162.20 (\$550,000.00, plus closing costs not to exceed \$4,162.20) - Financing: Trinity River Corridor Project Fund
[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the US Army Corps of Engineers Supplemental Bi- Partisan Budget Act of 2018 \(PL-115-123\) on April 22, 2019.](#)
42. 24-706 Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 – Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 – Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
43. 24-43 Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on December 13, 2023)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on December 12, 2023.](#)
44. 24-435 An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-1.105, 51A-8.702, and 51A-10.127; **(1)** moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code by amending Sections 303.5, 303.7, and 303.11; **(2)** amending fees for plan reviews, excavation, signs, sidewalk waiver, certificates of occupancy, demolition, backflow prevention, appeal to the advisory, examining, and appeals board, consultation with staff, pre-development meeting, research, determination letters, table A-I new single-family construction, table A-II new

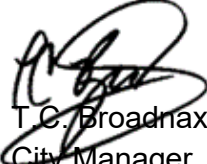
multi-family construction, table A-III new commercial construction, and table B alternations or repairs; **(3)** adding new fees for miscellaneous plan reviews, plan revisions, post permit resubmittals, certificates of occupancy for dance halls and sexually oriented businesses, temporary residential certificate of occupancy, inspection fee for one-and-two family dwellings, residential and commercial certificate of occupancy move, phased approvals, permit extensions, inspection scheduling, technology permits, notaries, alternative materials, design and methods of construction, and equipment, special plan document handling, and special investigation fees for work without a permit; **(4)** adding a new Section 303.12, “Zoning Fees”; **(5)** adding a new Section 303.13, “Subdivision Fees”; **(6)** adding a new Section 303.14, “Engineering Fees”; **(7)** adding a new Section 303.15, “Arborist and Landscaping Fees”; **(8)** adding a new Section 303.16, “Geospatial Information Systems Fees”; **(9)** adding a new Section 303.17, “Water and Wastewater Fees”; **(10)** providing a penalty not to exceed \$2,000.00; **(11)** providing a saving clause; **(12)** providing a severability clause; and **(13)** providing an effective date - Estimated Revenue: Building Inspection Fund \$22,171,984.00 (This item was held under advisement on December 13, 2023 and January 24, 2024)

[The City Council was briefed by memorandum regarding this matter on October 27, 2023.](#)

PH2. 24-763 A public hearing to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development to reprogram unspent prior year CDBG funds in the total amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program; and, at close of the public hearing, authorize final adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan - Financing: No cost consideration to the City

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 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

c: 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
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