

Memorandum



CITY OF DALLAS

DATE April 6, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – April 3, 2018**

Update Items

[Availability and Disparity Study](#)

As previously communicated to the Government Performance and Finance (GPFM) Committee on January 16, 2018, the City will be seeking requests for proposals (RFP) from experienced firms to prepare and deliver a comprehensive availability and disparity study. The solicitation is being finalized and will be advertised by April 19, 2018. The RFP was originally scheduled to be advertised in January, but due to the complexity and cost of the study, staff wanted ample time to work with other entities to consider doing a joint study. Unfortunately, timelines were unable to align so the City of Dallas will be moving forward. This study will analyze the utilization and availability of businesses owned by minorities, women, or other socially and economically disadvantaged individual Mayor and City Council,s in order to help shape the inclusion program. The study should be complete within 12 to 18 months to ensure that the City meets the September 30, 2020 sunset date for the existing M/WBE goals. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.

[Multiple Reporting Deadlines](#)

As previously communicated, in addition to the traditionally required [Personal Financial Statement](#) and [Annual Gift Disclosure Report](#), please remember that as of July 1, 2017 the [15A-7.4\(h\)\(1-2\) City-Funded Officeholder Accounts](#) Annual Statement of Itemized Expenses are also due to the City Secretary's Office by 5:00pm Monday, April 30, 2018. Additionally, all City officials, employees, and departments are now required to complete a [Donation Report](#) of money, real estate, products or services to the Office of Ethics and Compliance within 30 days after receipt. Staff is working to help compile and complete these required reports for Councilmember review. Should you have questions or concerns, please contact Carrie Prysock, Managing Director of the Mayor and City Council Office.

[Senior Medical Transportation Services](#)

On Monday, April 2, 2018, the Office of Community Care (OCC) provided a briefing on the Senior Medical Transportation Program (SMTP) to the Human and Social Needs Council Committee. The presentation included an overview of the City's program, cost comparisons to paratransit services offered by DART, and recommendations to extend the City's program under the existing scope of work and original negotiated budget. Staff also provided an update on its discussions with DART and plans to move forward with the development of a mobility management strategy. This strategy development is in progress with transitioning eligible seniors to DART's paratransit program. To date,

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staff have identified over 200 SMTP clients who are currently qualified for DART's program and have initiated a notification to transition those clients to DART.

Over the next 5 months, Staff will work with existing program participants to qualify for DART's paratransit program and will provide subsidy support for those seniors who may have an income restriction. Staff will also conduct monthly tracking and verification assessments to ensure the City's transportation program is indeed a program of last resort.

The Human and Social Needs Council Committee approved staff's recommendation to forward the contract authorization request to City Council with a briefing back to the Committee in June to report progress with DART. This item has been scheduled for City Council consideration and approval on April 11, 2018. Should you have questions or concerns, please contact Nadia Chandler Hardy, Chief of Community Services, or Jessica Galleshaw, OCC Director.

New Items

[Chief Hall Swearing-In Ceremony](#)

The Swearing-In Ceremony for Dallas Police Chief U. Renee Hall will be held on Wednesday, May 2, 2018 at the Latino Cultural Arts Center, 2600 Live Oak Street, Dallas, TX. A reception with light refreshments will be held from 4pm-4:30pm, with the ceremony beginning promptly at 4:30pm. Due to limited parking, van transportation for City Councilmembers will be provided. Evite Invitations were sent via email on Monday, April 2nd to help manage the RSVP process. Please RSVP by Wednesday, April 18th. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

[Council Lunch Catering](#)

In response to expressed City Council interest in increased variety of Council lunch offerings, staff is seeking alternatives. Each Council Office has been asked to provide a list of 3-4 establishments in their district, and an addendum was added to a recent procurement search for a caterer. As a compromise to the City's procurement process and the desire to offer variety, it is proposed that traditional catering be offered 3 weeks per month, and the final week reserved for a rotating offering of district specific establishments. Please provide your feedback on this proposal to Carrie Prysock, Managing Director of the Mayor and City Council Office by April 11 so staff knows how to proceed with this proposal.

[CBS National News' Sunday Morning with Jane Pauley Show](#)

On Tuesday, April 3rd, Dallas Fire-Rescue's Captain, Cristian Hinojosa, will participate in an interview for the Sunday Morning with Jane Pauley Show's "Money Issue" to discuss the topic "can money buy you happiness", relative to the Captain's former career in investment banking before joining the City in 2005. The interview is scheduled to air on Sunday, April 15th. For your convenience, I have attached the document that provides greater detail of the exchange. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

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[Wednesday's Child with WFAA 8 Cynthia Izaguirre](#)

Recently, Dallas Fire-Rescue (DFR) was asked to play host to a WFAA 8 Wednesday's Child, 10 year-old Christopher Neighbors, who is up for adoption and has aspirations of becoming a firefighter. DFR's Fire Station 18 graciously accepted the honor; and the filming will take place on Wednesday, April 4th. In addition to a station tour, the young man will be treated to a station t-shirt, his own set of firefighting gear and other commemorative items for his keeping. The station has also arranged for him to be dispatched out on a mock call. The segment is scheduled to air on Wednesday, April 11, at 5:00 p.m. For your convenience, I have attached the document that provides greater detail of the filming. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

[Preston Place Fire](#)

In September 2016 Dallas Fire-Rescue's (DFR) Fire Investigation Division received notice from the Dallas County District Attorney's (DA) Office that a criminal negligence claim was filed against the property manager of the Preston Place Condominiums, related to the property's fire alarm system. DFR conducted an investigation of that claim and presented their findings, as a grand jury referral, through the DA's Office. As of Tuesday, March 27, 2018, the grand jury referral concluded and denied bringing forward any charges against the property manager. DFR will officially list the cause as "undetermined", but investigation will continue as new information is received. For your convenience, I have attached background information regarding the incident. Should you have any questions or concerns, please contact Deputy Chief, Eric Beal.

[Media Inquiries](#)

As of April 3rd, the City has received media requests from various news outlets regarding the following topics:

- Mural on Illegal Fence
- Business Flooding on Lamar
- DPD Southwest Station Injury

Please see the attached document compiling information provided to the media outlets for the week of March 27th – April 2nd for your reference and in the event you are contacted by the press. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.

Look Ahead

[ATMOS Energy](#)

On April 18th, ATMOS Energy is scheduled to present at the City Council Briefing meeting to provide an update regarding recent gas leaks, planned gas outages, restoration of service, and their ongoing service and system performance enhancements. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

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T.C. Broadnax
City Manager

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors



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Dallas Fire-Rescue Department
Media Request

CBS National Sunday Morning with Jane Pauley: Request to Interview DFR Captain, Cristian Hinojosa, for the “Money Issue”, to discuss the age-old question, “Can Money Buy Happiness?” relative to his transition from investment banking to firefighting in 2005.

Details: After consulting with the appropriate personnel within Captain Hinojosa’s chain-of-command, and insuring the general topic of conversation would not extend into matters related to pension issues or competitive pay, DFR approved the request. The interview will take place on Tuesday, April 3rd, 3:45 p.m., at Fire Station 27 (8401 Douglas Avenue). DFR feels that the interview could serve as a recruiting opportunity, on a national scale, in that it will highlight the newest and most unique fire station, help break through stereotypes most people have about firefighters and the backgrounds from which they come and highlight one of the up and coming leaders, who just happens to be a minority, in DFR.



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Dallas Fire-Rescue Department
Fatal Fire Investigation Update

Fatal Fire Investigation Update: Preston Place Condominiums

Email Update from Deputy Chief, Eric Beal: On Friday, March 3, 2017, at 2326 hours, Dallas Fire-Rescue responded to a 911 call for a structure fire at the Preston Place Condominiums, located at 6255 W. Northwest Hwy. The fire escalated to a seven- alarm response. Due to the amount of damage sustained by the building, fire investigators determined that the structure was too unstable for anyone, including themselves, to make entry. Physical evidence was not collected at the scene due to the condition of the building. Initial interviews of witnesses began the night of the fire. Subsequent interviews continued several weeks after the initial incident as investigators received identifying information of occupants. Nancy Ohan, resident of Preston Place Condominiums, contacted the fire investigation division to provide information of one person that she felt should be considered as a person of interest related to the fire incident. On October 13, 2017, interviews were conducted with the parents of the named individual. Investigators contacted the individual via telephone. The individual declined to discuss the incident. A background check for the individual was conducted via of the Adult Information System. There were no criminal incidents listed that would be considered substantial evidence to name the individual as a criminal suspect for the fire incident. As previously stated, this fire incident has been classified as undetermined and, investigation will continue as new information is received.

The listed structure was permitted in December 1977 under the 1973 Dallas Building and Dallas Fire Codes, respectively. These codes did not require a building fire alarm system for this three story structure. City of Dallas Building Inspection records do not show any permits for installation of a fire alarm system during the building's existence. All fire alarm systems, whether installed voluntarily or mandated by code, must be designed by a licensed fire alarm contractor. Plans must be submitted to a City of Dallas fire protection engineer before installation with a requisite permit obtained. Without a permit for initial inspection, any panel installed would not be known by DFR beforehand.

On September 7, 2016, the fire investigation division received notification from Gary McDonald, Dallas County District Attorney that a criminal negligence claim was filed by Nancy Ohan against the property manager. The criminal negligence claim is regarding the fire alarm system for the property.

Between the times of September 13-October 11, 2017, an investigation of the criminal negligence claim was conducted and presented as a grand jury referral through the Dallas county District Attorney's office. The grand jury referral concluded on Tuesday, March 27, 2018. The grand jury denied bringing forward any charges including murder, arson, or criminal negligence towards the listed suspect.



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**Public Affairs & Outreach
Media Requests**

Mar. 27, 2018 to April. 2, 2018

March 21; Cory Smith; NBC 5; How long has the city been looking for a new PID manager?

The service plan online lists the PID's net assessment at \$110,247 for 2017. Is that FY 2017 or the calendar year?

Is the 2017 assessment amount an estimate or the actual assessment amount generated in 2017?

Is the 2016 assessment amount (\$95,481) more or less than what the city expected the PID to generate? In other words, is the PID performing to the level the city wants it to.

Where can I find the RFP or job posting for the PID manager?

City response: The cost to remove the monument was about \$400,000.

How long has the city been looking for a new PID manager?

The City has been exploring ways in which to secure a new PID manager since last fall. The official solicitation to secure a new manager began February 15, 2018.

The service plan online lists the PID's net assessment at \$110,247 for 2017. Is that FY 2017 or the calendar year?

The PIDs, including South Dallas/Fair Park PID, run on calendar years.

Is the 2017 assessment amount an estimate or the actual assessment amount generated in 2017?

The amount is calculated from the tax rolls but does not take into consideration possible late appeals or non-payment. See answer below regarding difference between initial/creation projected budget and annual assessment budget.

Is the 2016 assessment amount (\$95,481) more or less than what the city expected the PID to generate? In other words, is the PID performing to the level the city wants it to.

The projected numbers showed that the South Dallas/Fair Park PID would generate \$110,247 for the 2017 budget, as shown in the creation documents. By the time the PID went through the annual assessment, the certified tax rolls indicated that collections would be \$95,481. The certified tax rolls take into account appeals.

Where can I find the RFP or job posting for the PID manager?



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The RFP is on the City's Department of Procurement website.

March 26; Local ABC, NBC, FOX, CBS and National FOX; Asked for a statement about the removal of a mural on an illegal fence.

City response: On March 5, 2018, the City filed a lawsuit regarding the property at 305 Centre Street as the result of ongoing violations at the property. The owners previously received a citation and notice of violation from the Department of Code Compliance on or about May 26, 2017, but failed to remedy the violations. The fence was photographed by Code Compliance staff at that time.





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Staff revisited the location in June 2017, and documented the fence without the mural.

The mural was believed to have been painted on or about July 2017, after the notice had been issued. The fence is illegal and constructed in such a way that it can conceal illegal activity. The mural painted on this illegal fence depicts a painful moment in Dallas' history that should never be forgotten and pays tribute to our fallen heroes. However, the illegal fence poses a real and undisputed public safety issue for the surrounding neighborhood that cannot be ignored. The lawsuit also addresses other violations on the property that have not been remedied, such as the number of required parking spaces and unpermitted building construction.

March 27; Demond Fernandez, WFAA; I'm working to get some details about flooding events that are occurring at businesses on S. Lamar Street in Dallas.

The businesses claim they have been contacting the City to complain about drainage and flooding issues, without any updates nor action. Both business owners allege the flooding has become more of a burden since City contractors began work on S. Lamar, and a temporary road was built behind their businesses to accommodate large trucks for another construction project.

A couple of businesses affected by the flooding include:

- Maldonado Body Shop, 4809 S. Lamar, Dallas, TX 75215
- Sunrise Metal Recycles, 4801 S. Lamar, Dallas, TX 75215

Has any City agency investigated complaints about flooding at these locations? Has the City been able to pinpoint the source of flooding? Has the City been able to come up with any plans to assist the affected businesses in minimizing the risk of flooding?

City response: Staff from Public Works and Trinity Watershed Management have been working with Public Works' design consultant and TxDOT to evaluate flooding concerns. The consultant is currently reviewing survey data to evaluate options to potentially further reduce impact of area flooding and a final report is expected in early April. Based upon the findings of the final report, the City will evaluate construction and funding options for future consideration.

Their initial findings include:

1. The properties in question along S. Lamar have existing drainage issues as they are located in the 100-yr. floodplain.
2. Temporary modifications to an adjacent drainage channel may be contributing to the flooding concerns.
3. There exists some level of responsibility for the property owners to complete drainage improvements on their property.

To address some of the drainage issues on South Lamar, the City's \$10.7M street reconstruction project includes \$3.6M in drainage improvements. While the S. Lamar



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project will not alleviate all of the drainage concerns for the properties in question, the project should improve the drainage issues in the area.

Concurrently, TxDOT is also working with their consultant to evaluate if their current construction is adding to the existing area drainage issues.

April 2; local media sent Dallas Fire-Rescue inquiries regarding the DFR response at 3700 Spring Ave.

City Response: At 00:47 Dallas Fire-Rescue responded to a 911 call for a reported house explosion/fire, at a residence, located at the 3700 block of Spring Avenue, near the Fair Park area.

When firefighters arrived at the one-story duplex, there was small debris fire in the yard of the home, while the structure itself appeared to have sustained damage from an apparent explosion.

There were a total of four people, all adult males, in the structure when the incident occurred. The two in the side where the explosion took place suffered unspecified burn injuries; and though they were walking and talking to firefighters when they arrived, they were taken to a local hospital for evaluation of their injuries. The two in the other side did not suffer any injuries, but the American Red Cross was notified to come out and provide assistance.

Crews from Atmos energy responded to the scene, shut off the gas and are assessing the location.

While DFR believes the explosion was gas-related, investigators still have not settled on its exact cause. It will remain undetermined until further notice.

April 2; FOX4, NBC5, WFAA8, CBS11, DMN; Media asked DPD about the injured officer from the Southwest Station.

City Response: On April 1, 2018, at about 12:53 p.m., the suspect, Marc Rollings, Black male 22-years-old, was driven to the Southwest substation by family members for his possible involvement in a robbery. The officers who were working station security stopped the vehicle and a disturbance broke out. During the course of the disturbance, the suspect got back into the vehicle and attempted to drive away. Officer Kevin Runyan #9498, was attempting to stop the suspect, but was dragged a short distance and fell to the concrete ground. The suspect then fled the location in the vehicle. After a vehicle and foot pursuit, the suspect was subsequently arrested and charged with Aggravated Assault Public Servant in addition to two robber offenses. The Special Investigative Unit and the Robbery Unit will be conducting the follow-up investigations.



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Officer Runyan was transported to an area hospital for minor injuries and later released. This offense is documented on case number 068078-2018.

April 2; FOX4, NBC5, WFAA8, CBS11, DMN; Media asked DPD about a burglary of a motor vehicle at 4321 Communications Drive.

City Response: On March 29, 2018, at 5:00 p.m., the reporting person parked an Econoline van in the parking lot at the Holiday Inn located at 4321 Communications Drive. When the reporting person returned to the vehicle on March 30, 2018, at 9:00 a.m., he observed that the rear door to the vehicle had been pried open and several guitars were stolen out of the back. The property belonged to the complainant, Nils Lofgren.

Detectives from the Southwest Investigative Unit were assigned to the case and began their investigation. On April 1, 2018, Detectives were contacted by patrol elements that a witness advised them he had purchased one of the stolen guitars on the app OFFER UP. The witness at the time did not know what he purchased was stolen until he saw a news article and made the connection that the property he purchased was stolen. The witness remained in contact with the suspect on Offer Up and assisted investigators. Officers were sent to the 4600 block of Singleton Avenue and took suspect Oscar Mendoza, a Latin male 33-year-old, into custody. Officers also recovered the stolen property belonging to Mr. Lofgren. The Suspect was transported to the Southwest Investigative Unit and was interviewed by the assigned detective. The suspect was then transported to Lew Sterrett Justice Center and charged with Possession of Stolen Property, and the additional charge of Possession of a Controlled Substance. The offense is documented on case number 066439-2018.



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Dallas Fire-Rescue Department
Media Request

WFAA 8's Cynthia Izaguirre Wednesday's Child: I am requesting a Wednesday's Child taping with the Dallas Fire Department. 10 year old Christopher Neighbors, our featured child, has expressed interest in learning about the duties of a fireman.

Details: This request was made in November of 2017. After several unsuccessful attempts were made to pair young Christopher up with firefighters who actually were parents of adopted children, Fire Station 18 was made aware of the request, and graciously accepted the offer to play host. The segment will be filmed on Wednesday, April 4th; but this will mark the third rescheduled date, as young Christopher is a Special Needs child and had relative issues surface that forced us to reschedule.

The station will plan to give him a station tour, a station and department t-shirt, challenge coins and his own set of firefighting gear, among other commemorative items for him to have. Additionally, they plan on having him dispatched to a mock emergency call.

The segment will finally air on Wednesday, April 11th, during WFAA 8's 5:00 p.m. news cast.