

MOBILITY SOLUTIONS, INFRASTRUCTURE & SUSTAINABILITY COMMITTEE  
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2019 FEB 22 PM 1:00

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, FEBRUARY 25, 2019  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA STREET  
DALLAS, TEXAS 75201  
2:00 P.M. – 3:30 P.M.

*Chair*, Councilmember Lee M. Kleinman  
*Vice Chair*, Councilmember Rickey D. Callahan  
Councilmember Sandy Greyson  
Councilmember Adam Medrano  
Councilmember Casey Thomas, II  
Councilmember Tennell Atkins  
Councilmember Carolyn King Arnold

Call to Order

1. Approval of February 11, 2019 Minutes

**BRIEFINGS**

2. I-345 Multiple Use Agreement

Michael Rogers, Director  
Department of Transportation

Towfiq Khan, Assistant Director  
Department of Transportation

3. Update on Dallas' "One Water Program"

Terry Lowery, Director  
Dallas Water Utilities

Sarah Standifer, Assistant Director  
Dallas Water Utilities

**MONTHLY REPORT**

4. Interagency Transportation Report for February

5. **UPCOMING AGENDA ITEMS**

**February 27, 2019**

- A. Agenda Item #4: Authorize (1) the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; (2) the termination of that certain lease of land and facilities at Dallas Love Field between the City of

- Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: \$7,230,158.80; and (3) a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of \$5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: \$97,744,973.83 (during the primary term of the new consolidated lease) (AVI)
- B. Agenda Item #6: Authorize a professional services contract with CP&Y, Inc. for the engineering design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed \$330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$279,717.89) and Wastewater Capital Improvement Fund (\$50,385.00) (PBW)
- C. Agenda Item #7: Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed \$159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$133,455.80) and Water Utilities Capital Improvement Funds (\$25,780.00) (PBW)
- D. Agenda Item #8: Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed \$183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$138,756.20) and Water Utilities Capital Improvement Funds (\$44,440.00) (PBW)
- E. Agenda Item #9: Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed \$278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$255,249.10) and Wastewater Capital Improvement Fund (\$23,485.00) (PBW)
- F. Agenda Item #10: Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed \$172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$131,391.00) and Water Utilities Capital Improvement Funds (\$41,550.00) (PBW)
- G. Agenda Item #11: Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed \$220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (PBW)
- H. Agenda Item #12: Authorize (1) a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company ("Developer"), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area"); (2) the receipt and deposit of funds in an amount not to exceed \$65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; (3) an increase in appropriations in an amount not to exceed \$65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and (4) alternatively, the release and return of funds in the amount of \$65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City (PBW)
- I. Agenda Item #13: Authorize settlement in lieu of proceeding with condemnation by eminent domain to acquire a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$26,514.00, increased from \$17,000.00 (\$14,477.00, plus closing costs and title expenses not to exceed \$2,523.00) to \$43,514.0 (\$40,991.00, plus closing costs and title expenses not to exceed \$2,523.00) - Financing: Water Capital Improvement Series D (SDC)
- J. Agenda Item #14: Authorize (1) the quitclaim of 9 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and (2) the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure

- judgment (list attached to the Agenda Information Sheet) - Estimated Revenue: \$249,000.00 (see Fiscal Information) (SDC)
- K. Agenda Item #15: A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: \$40,086.00 (SDC)
  - L. Agenda Item #16: Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: \$1,791,180.00 (SDC)
  - M. Agenda Item #17: An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: \$33,259.00, plus the \$20.00 ordinance publication fee (SDC)
  - N. Agenda Item #18: An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: \$630,000.00, plus the \$20.00 ordinance publication fee (SDC)
  - O. Agenda Item #20: Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) (TRN)
  - P. Agenda Item #34: Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities - TEAM Consultants, Inc. in the amount of \$200,000.00, Professional Service Industries, Inc. in the amount of \$150,000.00, Alliance Geotechnical Group, Inc. in the amount of \$200,000.00, and Terracon Consultants, Inc. in the amount of \$200,000.00 - Total not to exceed \$750,000.00 - Financing: Water Utilities Capital Construction Funds (\$200,000.00) and Water Utilities Capital Improvement Funds (\$550,000.00) (DWU)
  - Q. Agenda Item #35: Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$14,130,995.00 - Financing: Water Utilities Capital Improvement Funds (DWU)
  - R. Agenda Item #50: A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed \$1,047,136.50 - Financing: 2012 Bond Funds (\$415,535.00), 2003 Bond Funds (\$294,488.50), Water Utilities Capital Improvement Funds (\$322,763.00), and Water Utilities Capital Construction Funds (\$14,350.00) (PBW)

Adjourn



Lee M. Kleinman, Chair  
Mobility Solutions, Infrastructure and Sustainability Committee

### 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]

### HANDGUN PROHIBITION NOTICE FOR MEETING 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 pistola 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."*