

# Memorandum



CITY OF DALLAS

DATE September 20, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **September 25, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On September 25, 2024, a DRAFT City Council Agenda September 13, 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 the revisions along with staff's contact information is provided.

## Revisions:

23. 24-2785 Authorize a five-year cooperative purchasing agreement for Cloudflare content distribution services for the Department of Information and Technology Services provided by Netsync Network Solutions, Inc. through The Interlocal Purchasing System cooperative agreement - Not to exceed \$2,064,120.70 - Financing: Information Technology Equipment Fund (\$347,768.40) and Data Services Fund (\$1,716,352.30) (subject to annual appropriations)

**This item is being revised to update the M/WBE Information section. Please contact Shelia Robinson, Assistant Director, Department of Information Technology Services, at 214-670-4013 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

28. 24-2817 Authorize (1) an increase to the construction services contract with Vescorp Construction, LLC dba Chavez Concrete Cutting in an amount not to exceed \$699,815.26 and to extend the contract for an additional twelve months from June 1, 2025 to June 1, 2026 for additional sidewalk improvements, for the Alley Trail Conversion at various alley locations and for the sidewalk improvements on McKinney Avenue from Maple Avenue to Allen Street; and (2) the restoration of funds in an amount not to exceed \$3,031,696.07 from Change Order No. 2, approved by Resolution No. 24-0551, on April 10, 2024 for additional sidewalk improvements needed to the 2022 Dallas Sidewalk Master Plan Improvements Contract at various locations throughout the City - Total ~~N~~ot to exceed \$3,731,511.33, from \$10,855,453.93 to

\$14,586,965.26 - Financing: General Fund (\$1,797,788.35), 2024 Certificate of Obligation Fund (\$1,233,722.98), and 2024B Certificates of Obligation Fund (\$700,000.00)

**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Gus Khankarli, Director, Department of Public Works, at 214-671-8451, or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

33. 24-2427 Authorize Amendment No. 1 to the Memorandum of Understanding between the City of Dallas and Texas A&M Task Force 1, a division of Texas A&M Engineering Extension Service for Liability and Workers Compensation, and General Provisions effective November 1, 2023 through October 31, 2028 - Financing: No cost consideration to the City  
**This item is being revised to update the Resolution. Please contact Executive Assistant Fire Chief Tameji Berry at [tameji.berry@dallafire.gov](mailto:tameji.berry@dallafire.gov) and/or Executive Assistant Fire Chief Justin Ball at [justin.ball@dallasfire.gov](mailto:justin.ball@dallasfire.gov) or call 214-670-4710, for more information.**
40. 24-1973 A resolution adopting the City's Federal Legislative Program for the 119th Session of the United States Congress - Financing: No cost consideration to the City  
**This item is being revised to update the Prior Action. Please contact Carrie Rogers, Director, Office of Government Affairs, at 214-670-5797, for more information.**
41. 24-2856 A resolution adopting the City's State Legislative Program for the 89th Session of the Texas Legislature - Financing: No cost consideration to the City  
**This item is being revised to update the Prior Action. Please contact Carrie Rogers, Director, Office of Government Affairs, at 214-670-5797, for more information.**
43. 24-2247 Authorize the City Manager to **(1)** exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; **(2)** provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and **(3)** increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with ~~\$464,250.00~~ [\\$164,250.00](#) sourced from General Fund for an increase for pay-to-stay shelter beds, [\\$300,000.00 sourced from General Fund for an increase](#)

[for the facility management services contract](#), and \$815,694.00 sourced from Texas Department of Housing and Community Affairs (“TDHCA”) Grant Funds - Not to exceed \$5,798,944.00 - Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00)

**This item is being revised to update the Subject and Resolution. Please contact Christine Crossley, Director, Office of Homeless Solutions, at 214-671-1291, for more information.**

45. 24-2656 Authorize **(1)** a three-year master agreement for the purchase of equipment and horticulture materials for parks, playgrounds, and golf courses for the Park & Recreation Department - PlayWell Group in the estimated amount of \$1,083,029.92, Most Dependable Fountains, Inc. in the estimated amount of \$297,071.00, and Pioneer Manufacturing Company in the estimated amount of \$220,000.00; lowest responsible bidders of three; and **(2)** a three-year master agreement for the purchase of equipment and horticulture materials for parks, playgrounds, and golf courses for the Park & Recreation Department with BSN Sports, LLC in the estimated amount of \$100,000.00, Superior International Industries dba Superior Recreational Products in the estimated amount of \$50,000.00, The Playground, Shade and Surfacing Depot LLC in the estimated amount of \$42,000.00, Whirlix Design, Inc. in the estimated amount of \$40,500.00, Lea Park & Play, Inc. in the estimated amount of \$32,500.00, Victor Stanley, Inc. in the estimated amount of \$27,000.00, T.F. Harper & Associates, LP in the estimated amount of \$20,000.00, Child's Play, Inc. in the estimated amount of \$10,000.00, Cunningham Associates, Inc. dba Cunningham Recreation in the estimated amount of \$10,000.00, Webuildfun, Inc. in the estimated amount of \$10,000.00, and PlayPower LT Farmington, Inc. in the estimated amount of \$10,000.00, through The Local Government Purchasing Cooperative (Buyboard) agreement - Total estimated amount of \$1,952,100.92 - Financing: General Fund

**This item is being revised to update the M/WBE Information section. Please contact Danielle Thompson, Director, Office of Procurement Services, 214-670-3874, for more information.**

59. 24-2757 Authorize Supplemental Agreement No. 2 to extend the service contract with CentralSquare Technologies, LLC (previously Public Safety Corporation) for the processing of [applications and renewals of security alarm permits](#) and [the](#) collection of fees associated with the security alarm permits and false alarms for the Police Department

extending the term from October 2, 2024 to October 1, 2025 – Estimated Annual Net Revenue: General Fund \$3,500,000.00  
**This item is being revised to update the Subject and Resolution. Please contact Martin Riojas, Assistant Director, Police Department, at 214-671-3927, for more information.**

66. 24-2285 Authorize a construction services contract for water and wastewater main replacements at 20 locations - Muniz Construction, Inc., lowest responsible bidder of six - Not to exceed \$17,315,565.00 - Financing: Water Construction Fund (\$7,083,895.23), 2022C Water Revenue Bonds TWDB LM221535 Fund (\$2,607,299.77), Wastewater Capital Improvement G Fund (\$5,624,370.00), and Wastewater Capital Improvement F Fund (\$2,000,000.00)  
**This item is being revised to update the Resolution. Please contact Sarah Standifer, Director, Water Utilities Department, at 214-671-9581, for more information.**

72. 24-2283 Authorize Supplemental Agreement No. 7 to the professional services contract with Black & Veatch Corporation for additional engineering services associated with water quality improvements at the East Side Water Treatment Plant - Not to exceed \$1,949,796.00, from \$23,920,885.00 to \$25,870,681.00 - Financing: Water Capital Improvement G Fund  
**This item is being revised to update the M/WBE Information section. Please contact Sarah Standifer, Director, Water Utilities Department, at 214-671-9581 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

**Additions:**

80. 24-2988 Authorize a forty-year lease agreement, with four, ten-year renewal options, with University of North Texas System, for approximately 4.216 acres of land located at 7300 University Hills Boulevard, to be used as a law enforcement training facility for the Dallas Police Department - Financing: No cost consideration to the City

81. 24-2989 Authorize a letter agreement to the Garage Lease with Option Agreement with Kyndryl, Inc., successor in interest to International Business Machines Corporation, to delay the closing date with regard to the transfer of title for the Garage and/or Building to occur on or before September 30, 2025 - Financing: No cost consideration to the City

82. 24-2974 A resolution amending the city's policy governing the use of legislature travel funds in order to more efficiently allow for councilmembers to travel to Austin and Washington D.C to speak on legislatives matters - Financing: No cost consideration to the City
83. 24-2820 Authorize the City's contracted broker of record, McGriff Insurance Services, LLC to purchase insurance policies for commercial property, boiler and machinery and loss control, terrorism, cyber liability, fine arts, crime, aviation, flood, media professional liability, general liability, and other lines of coverage as needed for the period October 1, 2024 to September 30, 2025 - Not to exceed \$14,993,958.00 - Financing: Risk Management Fund (subject to annual appropriations)

**Deletions:**

- Z12. 24-2805 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road  
Recommendation of Staff: Approval, subject to a conceptual plan, a development plan, and conditions  
Recommendation of CPC: Approval, subject to a conceptual plan, a development plan, and conditions  
Z212-358(JM)  
**This item is being deleted due to being postponed by a resident in the area of notification. Please contact Andreea Udrea, PhD, AICP, Deputy Director, Department of Planning and Development, at 214.288.9343 or [andreea.udrea@dallas.gov](mailto:andreea.udrea@dallas.gov), 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:**

6. 24-2780 A resolution authorizing the **(1)** execution of the Second Amendment to Revolving Credit Agreement with State Street Bank and Trust Company in support of the City of Dallas, Texas Waterworks and Sewer System Commercial Paper Notes, Series G; and **(2)** the execution of any other agreements pertaining thereto, and resolving other matters related thereto, for a three-month extension from October 4, 2024 to January 2, 2025 - Not to exceed \$208,000 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on September 23, 2024.**

34. 24-2338 Authorize payments to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center for the period October 1, 2024 through September 30, 2025 - Not to exceed \$7,878,250.00 - Financing: General Fund (subject to appropriations) [The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)
35. 24-2852 Authorize **(1)** execution of contracts with fully-licensed childcare providers **(Exhibit A)**, and with any other fully-licensed childcare providers, pursuant to the Early Childhood and Out-of-School Time Services Program (the “ECOSTS Program”), selected by eligible parents whose income falls in the low-to moderate income range of the U.S. Department of Housing and Urban Development Area Median Income (AMI) criteria and who otherwise meet the ECOSTS Program requirements for the period October 1, 2024 through September 30, 2025; **(2)** execution of any and all terms, conditions, and documents required by the contract; for the period of October 1, 2024 through September 30, 2025; and **(3)** approval of the ECOSTS Policy and Procedures for Parents (Subsidy Program Only) **(Attachment A)** - Not to exceed \$550,000.00 - Financing: 2024-25 Community Development Block Grant Fund [The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)
36. 24-2432 Authorize **(1)** an amendment that proposes expanding the existing service contract with Senior Citizens of Greater Dallas, Inc. dba The Senior Source (SCGD) in the amount of \$50,868.00 to encompass nursing home ombudsman services within the City of Dallas for SCGD to provide additional services including receiving, investigating, and resolving complaints filed by seniors residing in nursing homes and assisted living facilities for the period August 28, 2024 through November 30, 2024; and **(2)** an extension of the end date from November 8, 2024 to November 30, 2024 - Not to exceed \$50,868.00, from \$250,868.00 to \$301,736.00 - Financing: General Fund [The Quality of Life, Arts, and Culture Committee was briefed by memorandum regarding this matter on September 16, 2024.](#)

37. 24-2825 Authorize the second of two, one-year renewal options in the amount of \$50,000.00, to the service contract with Open Arms, Inc. d/b/a Bryan’s House, approved as to form by the City Attorney, to provide childcare services for special needs children through the Early Childhood and Out-of-School Time Services Program for the period October 1, 2024 through September 30, 2025 - Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00 - Financing: 2024-2025 Community Development Block Grant Fund  
[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)
38. 24-2824 Authorize the second of two, one-year renewal options, to the service contract with Vogel Alcove, approved as to form by the City Attorney, to provide childcare services for homeless children through the Early Childhood and Out-of-School Time Services Program for the period October 1, 2024 through September 30, 2025 and an increase for the renewal - Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00- Financing: 2024-25 Community Development Block Grant Fund  
[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)
39. 24-2681 Authorize the **(1)** annual transfer of funding (subject to current and annual appropriations) to the City’s Department of Housing and Neighborhood Revitalization, over the term of each tax increment financing (TIF) district, to be deployed in the City’s homeowner stabilization, home repair, and displacement mitigation programs from: the Oak Cliff Gateway TIF District Fund in an estimated amount of \$10,507,096.00 (Net Present Value (NPV) not to exceed \$2,958,168.00) to the Equity-TIF-OCGD (Oak Cliff Gateway District) Fund, from the Fort Worth Avenue TIF District Fund in an estimated amount of \$16,070,868.00 (NPV not to exceed \$6,315,196.00) to the Equity-TIF-FWAD (Fort Worth Avenue District) Fund, and from the Deep Ellum TIF District Fund in an estimated amount of \$13,445,178.00 (NPV not to exceed \$6,672,064.00) to the Equity-TIF-DED (Deep Ellum District) Fund; and **(2)** establishment of appropriations in an estimated amount of \$10,507,096.00 (NPV not to exceed \$2,958,168.00) in the Equity-TIF-OCGD Fund, in an estimated amount of \$16,070,868.00 (NPV not to exceed \$6,315,196.00) in the Equity-TIF-FWAD Fund, and in an estimated amount of \$13,445,178.00 (NPV not to exceed \$6,672,064.00) in the Equity-TIF-DED Fund - Not to exceed \$40,023,142.00 - Financing: Equity-TIF-OCGD Fund (\$10,507,096.00) (NPV not to exceed \$2,958,168.00), Equity-TIF-FWAD Fund (\$16,070,868.00) (NPV not to exceed

\$6,315,196.00), and Equity-TIF-DED Fund (\$13,445,178.00) (NPV not to exceed \$6,672,064.00)

[The Economic Development Committee was briefed by memorandum regarding this matter on September 3, 2024.](#)

40. 24-1973 A resolution adopting the City's Federal Legislative Program for the 119th Session of the United States Congress - Financing: No cost consideration to the City  
**The City Council was briefed by memorandum regarding this matter on September 20, 2024.**
41. 24-2856 A resolution adopting the City's State Legislative Program for the 89th Session of the Texas Legislature - Financing: No cost consideration to the City  
**The City Council was briefed by memorandum regarding this matter on September 20, 2024.**
44. 24-2733 Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations)  
**The Homeless and Housing Solutions Committee will be briefed on this item by memorandum on September 23, 2024.**
48. 24-2891 Authorize a one-year service contract to complete a senior services strategic plan for the Office of Community Care for the term of one year from September 11, 2024 to September 10, 2025 with Guidehouse, Inc., most advantageous proposer of six - Not to exceed \$250,000.00 - Financing: General Fund  
[The Quality of Life, Art and Culture Committee was briefed by memorandum regarding this matter on August 19, 2024.](#)
55. 24-2528 Authorize **(1)** the Dallas Police Department to receive and deposit funds in the amount of \$600,000.00 from various federal, state, and local law enforcement agencies to participate in investigations, receive reimbursements, share asset forfeitures, and set out operational procedures as requested for various task forces including, but not limited to those shown (list attached to the Agenda Information Sheet) for reimbursement of overtime for investigative services for FY 2024-25; **(2)** a City contribution of Federal Insurance Contributions Act costs in the amount of \$8,700.00; **(3)** an increase in appropriations in an amount not to exceed \$600,000.00 in the Various Task Force Fund;



and **(4)** execution of the agreements - Total not to exceed \$608,700.00  
- Financing: General Fund (\$8,700.00) (subject to appropriations) and  
Various Task Force Fund (\$600,000.00)  
[The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)

56. 24-2676 Authorize the **(1)** application for and acceptance of a grant from the National Highway Traffic Safety Administration through the Texas Department of Transportation (TxDOT) for the Selective Traffic Enforcement Program (STEP) Comprehensive 2025 (Grant No. 2025-Dallas-S-1YG-00036, Assistance Listing No. 20.600) in the amount of \$788,382.00 for travel expenses and overtime reimbursement for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in the amount of \$788,382.00 in the TxDOT FY25 STEP Comprehensive Grant Fund; **(3)** receipt and deposit of funds in the amount of \$788,382.00 in the TxDOT FY25 STEP Comprehensive Grant Fund; **(4)** a local cash match in the amount of \$219,253.20; and **(5)** execution of the award with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$1,007,635.20  
- Financing: TxDOT FY25 STEP Comprehensive Grant Fund (\$788,382.00) and General Fund (\$219,253.20) (subject to appropriations)  
[The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)

57. 24-2675 Authorize a three-year service agreement for an online community member incident reporting portal and management system, Desk Officer Reporting System for the Police Department - LexisNexis Risk Solutions FL Inc., sole source - Not to exceed \$320,909.64 - Financing: General Fund (subject to annual appropriations)  
[The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)

58. 24-2880 Authorize a five-year service contract for preventative maintenance and repair agreement for gate, gate operators, and card readers, for the Police Department with DG Investment Intermediate Holdings 2, Inc. dba Convergent Technologies, LLC through procurement by Sourcewell Cooperative Purchasing Program (Contract 030421-CTL) - Amount not to exceed \$3,122,875.00 - Financing: General Fund (subject to annual appropriations)  
[The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)

59. 24-2757 Authorize Supplemental Agreement No. 2 to extend the service contract with CentralSquare Technologies, LLC (previously Public Safety Corporation) for the processing of [applications and renewals of security alarm permits](#) and [the](#) collection of fees associated with security alarm permits and false alarms for the Police Department extending the term from October 2, 2024 to October 1, 2025 - Estimated Annual Net Revenue: General Fund \$3,500,000.00  
[The Public Safety Committee was briefed by memorandum regarding this matter on September 9, 2024.](#)
61. 24-2677 Authorize **(1)** acquisition from Jerry Dale Armstrong, Jr., of an industrially improved tract of land containing approximately 5.383 acres 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 \$1,550,000.00 in the Trinity River Corridor Project Fund - Not to exceed \$1,550,000.00 (\$1,540,000.00, plus closing costs and title expenses not to exceed \$10,000.00) - Financing: Trinity River Corridor Project Fund (subject to appropriations)  
[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 19, 2019.](#)
75. 24-2055 Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$31,000,000.00; proceeds of the Bonds will be loaned April Housing, or its affiliate, 13695 Goldmark Drive (TX) Owner, LP (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Waterford at Goldmark and located at 13695 Goldmark Drive, Dallas, Texas, 75240 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost

consideration to the City (This item was deferred on May 22, 2024 and June 12, 2024)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 17, 2024.](#)

- PH1. 24-2710 A public hearing to receive comments regarding an application by The Culbreath, LP or its affiliate, DHA Housing Solutions for North Texas (collectively referred to as “Applicant”) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Culbreath located at 2770 Bethurum Avenue, Dallas, TX 75215; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Culbreath - Financing: No cost consideration to the City  
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this item on August 26, 2024.](#)

Please feel free to reach out to me or Vhee Anastacio, City Agenda Manager if you have questions or should you require additional information at this time.

Service First, Now!



Kimberly Bizer Tolbert  
City Manager (I)

- c: Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety (I)  
Dev Rastogi, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager (I)  
Robin Bentley, Assistant City Manager (I)  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement and Alignment (I)  
Directors and Assistant Directors