

Memorandum



CITY OF DALLAS

DATE May 8, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **May 13, 2020 City Council FINAL Agenda - Additions/Revisions/Deletions**

On May 1, 2020, a DRAFT City Council Agenda for May 13, 2020 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

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.

Additions:

60. 20-962 An ordinance amending Chapter 2, "Administration," of the Dallas City Code by amending Sections 2-8 and 2-9 of the Dallas City Code by providing a process for pre-compliance review of a subpoena - Financing: No cost consideration to the City
61. 20-647 Authorize **(1)** a third amendment to the Chapter 380 Grant Agreement ("2016 Chapter 380 Agreement") with WCWRD Inc and its affiliates or subsidiaries ("Developer") and a second amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement ("2018 TIF/Chapter 380 Agreement") with Developer, approved as to form by the City Attorney, related to the Red Bird Mall Redevelopment Project ("Project") to: **(a)** increase the amount of the 2018 Chapter 380 conditional grant by \$3,000,000.00 in bond funds; **(b)** remove the requirement that the Developer make any Distributable Cash Payments to the City *pari passu* with distributions of cash flow to the Project's equity investors; and **(c)** increase the minimum Investment Requirement for the Project by \$14,000,000.00; **(2)** placement of a deed of trust in favor of the City on the former Sears property and, at the request of the Developer, any other future properties acquired by the Developer within the Westmoreland-IH 20 Sub-District of Tax Increment Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District"); and **(3)** the City Manager to negotiate and execute any other documents, including but not limited to Subordination, Non-Disturbance, and Attornment agreements necessary to accommodate the Project in accordance with City Council approved terms, approved as to form by the City Attorney - Total not to exceed \$3,000,000.00 - Financing: Economic Development Fund (2012 General Obligation Bond Funds) (\$1,380,786.00) and ECO (I) Fund (2017 General Obligation Bond Funds) (\$1,619,214.00)

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62. 20-861 Authorize a one-year emergency service price agreement for in-home COVID-19 testing for Dallas residents in response to COVID-19 for the Office of Emergency Management - UrgentCare2go dba MSN Physicians PLLC - Estimated amount of \$660,000 - Financing: U.S. Department of Treasury -Coronavirus Relief Funds
63. 20-947 Authorize a one-year master agreement for infrared thermometer kiosks and related supplies for use Citywide in response to COVID-19 with Wello, Inc. - Estimated amount of \$884,500 - Financing: U.S. Department of Treasury -Coronavirus Relief Funds Coronavirus Relief Funds

Revisions:

6. 19-2037 Authorize **(1)** the sale of up to 11 Land Transfer lots, for up to 13 single family homes, included in Jeffries-Meyers cluster 1 and/or 3, to Muse Family Foundation and/or its affiliates (Developer), subject to restrictive covenants, a right of reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program and the New Construction and Substantial Rehabilitation Program; **(2)** the release of all non-tax City liens, notices, or orders that were filed on the 11 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a conditional grant agreement with Developer and/or its affiliates in an amount not to exceed \$1,141,000.00 in 2017 General Obligation Bond Funds for the development of up to 13 single family homes and for public infrastructure costs; - Not to exceed \$1,141,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)
14. 20-650 Authorize **(1)** rejection of bids received for Bid Package No. 10 - Shelving End Panels, and Bid Package No. 11 - Custom Fixed Shelving ~~and Bid Package No. 5 - Soft Seating, Chairs and Carts~~ - Financing - No cost consideration to the City; and **(2)** authorize the purchase and installation of Bid Packages 1 through 9, for Furniture and Furnishings for the new Vickery Branch Library with Library Interiors of Texas, LLC, in the amount of \$84,086.08; Wilson Office Interiors, LLC, in the amount of \$146,197.06; and WRG, LLC, dba Workplace Resource Group, in the amount of \$55,611.50 - Total not to exceed \$285,894.64 - Financing: Library (E) Fund (2017 General Obligation Bond Fund) (\$27,707.34) and Library Private Donation Fund (\$258,187.30)
45. 20-879 A resolution ratifying the City Manager's execution of an emergency service price agreement with AT&T Corporation for contact call center services to support the Rental and Mortgage Assistance Program and the Small Business Continuity Fund loan application operations in response to COVID-19 - Estimated amount of \$345,827.70 - Financing: U.S. Department of Treasury - Coronavirus Relief Funds

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47. 20-880 A resolution ratifying the City Manager's execution of an emergency service price agreement with Future Com, Ltd. for upgrades to the City's network infrastructure for the Rental and Mortgage Assistance Program and the Small Business Continuity Fund loan application operations in response to COVID-19 - Estimated amount of \$376,535.10 - Financing: [U.S. Department of Treasury - Coronavirus Relief Funds](#)
48. 20-504 Authorize a construction contract for the Shadybank Park Loop Trail and Bridge Project located at 16316 Shadybank Drive - NorthStar Construction, LLC, lowest responsible bidder of six - Not to exceed \$316,279.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
49. 20-790 Authorize an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope of work for construction of the Hall of State Restoration Project including roof repairs, waterproofing, additional lead-based paint removal and other miscellaneous work located at 3939 Grand Avenue in Fair Park - Not to exceed \$325,591.58, from \$10,074,399.98 to \$10,399,991.56 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)
50. 20-791 Authorize an increase in the construction services contract with 3i Contracting, LLC for additional scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way - Not to exceed \$540,809.83, from \$6,574,161.64 to \$7,114,971.47 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
51. 20-789 Authorize **(1)** to rescind Resolution No. 19-1278, previously approved on August 28, 2019, for an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ 0918-47-206, CFDA No. [20.205](#)) to accept funding for construction of the Lake Highlands Trail Phase II-A and II-B, and Lake Highlands Northern Extension in the amount of \$8,263,490.00, of which the Federal portion is \$5,676,494.00, TxDOT indirect costs portion is \$383,950.00, and the City of Dallas' local match is \$2,203,046.00; **(2)** to enter into a new AFA with TxDOT for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ 0918-47-206, CFDA No. 20.205) for construction of the Lake Highlands Trail Phase II-A and II-B, and Lake Highlands Northern Extension in the amount of approximately \$8,340,335.00, of which the Federal portion is \$5,676,494.00, TxDOT indirect costs portion is \$325,601.00, and the City of Dallas' local match is \$2,338,240.00; **(3)** a portion of the required local match of \$2,338,240.00 in the amount of \$270,388.00 to be paid by warrant check to the State at the beginning of the project; **(4)** the receipt and deposit of Transportation Alternatives Set-Aside Funds in the amount of \$5,676,494.00 in the Lake Highlands Trail PH2 TASA Program Fund; **(5)**

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the establishment of appropriations in the amount of \$5,676,494.00 in the Lake Highlands Trail PH2 TASA Program Fund; **(6)** allocation of \$84.57 in the 2006 General Obligation Bond Fund, \$606,449.25 in the 2012 General Obligation Bond Fund and \$1,731,706.18 in the 2017 General Obligation Bond Fund as the City of Dallas' local match; and **(7)** execution of the agreement including all terms, conditions, and documents required by the agreement - Total amount of \$8,340,335.00 - Financing: Transportation Alternatives Set-Aside Program Funds (\$5,676,494.00), Texas Department of Transportation Funds (\$325,601.00), Park and Recreation Facilities Fund (2006 General Obligation Bond Fund) (\$84.57), Street and Transportation Improvements Fund (2012 General Obligation Bond Fund) (\$606,449.25), and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$1,731,706.18)

~~Z3. 19-1158 Authorize (1) approval of the proposed Prestonwood Public Improvement District ("District") 2020 Service Plan, 2019 Assessment Plan and 2019 Assessment Roll; (2) a public hearing to be held on September 11, 2019, to receive comments concerning the annual assessment for the District; and, at the close of the public hearing; (3) consideration of an ordinance levying a special assessment on property in the District, for services and improvements to be provided during 2020; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2019 assessment; and providing an effective date— Financing: No cost consideration to the City (see Fiscal Information)~~

Z3. [20-776](#) [A public hearing to receive comments regarding an application for and a resolution accepting an amendment to existing deed restrictions \[Z978-150\] volunteered by the applicant, on property zoned a CS Commercial Service District, on the northeast side of South Fitzhugh Avenue, north of South Haskell Avenue](#)
[Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant](#)
[Z190-168\(JM\)](#)

Deletions:

6. 20-628 Authorize applications of nine candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Program for cost reimbursement in the Active Transportation and Safe Routes to School (SRTS) categories for the Zaragoza, Rosemont, and Elam SRTS improvements; Ross Avenue Shared Use Path, Southern Design District Mobility Connection Projects, Dallas Executive Airport Streetscape Enhancements Phase 1 (Ledbetter), Lemmon Avenue Streetscape Enhancements, Coombs Creek and Five Creek Trail - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

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File ID 20-776 was replaced by File ID 19-1158 on the agenda due to a system glitch.

Thank you for your attention to these changes. If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.

Sincerely,



T.C. Broadnax
City Manager

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| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | Nadia Chandler Hardy, Assistant City Manager |
| Biliera Johnson, City Secretary | Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services |
| Preston Robinson, Administrative Judge | M. Elizabeth Reich, Chief Financial Officer |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | Laila Aleqresh, Chief Innovation Officer |
| Majed A. Al-Ghafry, Assistant City Manager | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Jon Fortune, Assistant City Manager | Directors and Assistant Directors |