

Memorandum



CITY OF DALLAS

DATE December 6, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **December 11, 2019 City Council FINAL Agenda - Additions/Revisions/Deletions**

On November 15, 2019, a DRAFT City Council Agenda for December 11, 2019 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.

Revisions:

5. 19-1915 Authorize a three-year contract with West Publishing Corporation d/b/a West, a Thomson Reuters Business, for on-line legal research and associated services utilizing Westlaw for the City Attorney's Office through the Texas Department of Information Resources for the period beginning October 1, 2019 through September 30, 2022 - Not to exceed ~~\$540,719.64~~ \$568,206.48 - Financing: General Fund (subject to annual appropriations)
6. 19-1864 An ordinance amending Section 11-1, "Establishment of New Cemeteries Prohibited; Exception," of Chapter 11, "Cemeteries and Burials," of the Dallas City Code; providing clarification of cemetery placement in annexed territory - Financing: No cost consideration to the City
8. 19-1817 Authorize approval of the Office of the City Auditor's Fiscal Year 2020 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City
15. 19-279 Authorize the ratification of Supplemental Agreement No. 2 to the design-build services contract with Lansford Company, Inc. for the Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport - Not to exceed \$491,067.00, from \$6,671,685.00 to \$7,162,752.00 - Financing: Aviation Construction Fund
17. 19-1485 Authorize the **(1)** acceptance of a grant from PetSmart Charities, Inc. to support the purchase of a vehicle for the Department of Dallas Animal Services in the amount of \$46,000.00 for the period December 31, 2019 through December 31, 2020; **(2)** receipt and deposit of grant funds in an amount not to exceed \$46,000.00 in the PetSmart Charities Grant 19-20 Fund; **(3)** establishment of appropriations in an amount not to exceed \$46,000.00 in the PetSmart Charities Grant 19-20 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents

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required by the grant agreement - Not to exceed \$46,000.00 - Financing: PetSmart Charities Grant Funds

18. 19-1811 Authorize the **(1)** sale of up to 19 Land Transfer lots identified as Cedar Crest Land cluster and as shown in Exhibit A, to Confia Homes, L.L.C 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 Section 34.051 of the Texas Property Tax Code; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 19 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 19 single-family homes on the Land Transfer lots - Estimated Revenue: General Fund \$22,129.20
19. 19-1810 Authorize the **(1)** sale of up to 33 Land Transfer lots identified as Ideal clusters No. 2 and No. 3, and the Joppa Land cluster, as shown in Exhibit A, to Dallas Area Habitat for Humanity, Inc. 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 Sections 272.001(g) and 34.051 of the Texas Property Tax Code; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 33 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 33 single-family homes on the Land Transfer lots - Estimated Revenue: General Fund \$33,444.33
20. 19-1813 Authorize the **(1)** sale of up to 11 Land Transfer [lots](#) identified as Jeffries-Myers cluster 2 as shown in Exhibit A, to Grand Central Texas Development Corporation dba Texas Community Builders (Developer), subject to restrictive covenants, a right of reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program, Section 34.051 of the Texas Tax Property Code, and Section 272.001 of the Texas Local Government Code; **(2)** 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 \$741,730.00 - Not to exceed \$741,730.00 - Financing: ECO (I) Fund (2017 Bond Funds)
21. 19-1799 Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to add a Community Land Trust Program for the operation of community land trusts, the purpose of which is to develop and preserve long-term affordable housing through an alternative to traditional homeownership with less barriers but some built in equity restrictions pursuant to state guidelines - Financing: No cost consideration to the City
22. 19-1800 Authorize an amendment to the City of Dallas Comprehensive Housing Policy (CHP), previously approved on May 9, 2018, by Resolution No. 18-0704, as

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amended, to **(1)** delete Section 8 of Resolution No. 18-0704 relating to the housing policy task force, add new provisions for a housing policy task force to the CHP, and delegate authority to the City Manager to amend the composition and structure of the housing policy task force outlined in Appendix 1; **(2)** amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI; **(3)** update the language to comply with the mixed income housing development bonus previously approved by city council on March 27, 2019; **(4)** update the language related to accessory dwelling units to comply with provisions approved by city council on June 27, 2018; **(5)** remove Exhibit A - the City CHDO Application from the Community Housing Development Organization (CHDO) Policy, Procedure, and Standards appendix; and **(6)** remove the Owner-Occupied Housing Rehabilitation/Reconstruction Program General Contractor/Homebuilder Application appendix - Financing: No cost consideration to the City

41. 19-1863 An ordinance amending Chapter 18, "Municipal Solid Wastes," of the Dallas City Code, by amending Section 18-11, "Specifying Charges for Disposal of Solid Waste Materials" to amend the fees for solid waste disposal services - Estimated Revenue: Sanitation Operation Fund \$715,964.00 (see Fiscal Information)
86. 19-1856 Authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards cooperative agreement, for tops for trash cans, additional security bars for the filtration enclosures, additional sod and hydromulch, credit for signage and hydromulch for three spraygrounds at Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, and K.B. Polk Park located at 3860 Thedford Avenue - Not to exceed \$136,086.37, from \$7,156,336.47 to \$7,292,422.84 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (~~\$57,978.70~~ \$111,160.37) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (~~\$78,107.67~~ \$24,926.00)
89. 19-1647 Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit foundation, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park ("Park") located at 2012 Woodall Rodgers Freeway to (a) include the Klyde Warren Park Phase 2 Extension, as described below and to (b) include a nearby portion of unused City right-of-way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, which (a) and (b) collectively hereafter referred to as KWP2 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
97. 19-1928 A resolution authorizing an additional retention payment for Christopher J. Caso, Interim City Attorney, during the time it takes to select a permanent City Attorney, payable in three equal installments beginning on January 1, 2020, and ending on March 31, 2020, or until a new City Attorney is appointed - Not to exceed \$30,000.00 - Financing: General Fund

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98. 19-1869 Authorize a Chapter 380 economic development grant and loan agreement with P3 Holdings, LLC and/or its affiliates in an amount not to exceed \$700,000.00 in consideration of Royal Blue Grocery operations and expansion of locations in Dallas, in accordance with the City's Public/Private Partnership Program - Not to exceed \$700,000.00 - Financing: 2017 Bond Funds (Proposition I) (\$350,000.00) and Public/Private Partnership Fund (\$350,000.00)
99. 19-1638 Authorize a twenty-year agreement with one ten-year renewal option and two additional five-year renewal options, with Reverchon Park Sports and Entertainment, LLC, for the development, operation, and maintenance of a proposed new athletic field and stadium at Reverchon Park located at 3505 Maple Avenue - Annual Revenue: [Reverchon](#) Park ~~and Recreation~~ Beautification Fund \$30,000.00 ([see Fiscal Information](#))

Deletions:

2. 19-1822 A resolution ratifying an emergency design-build contract with Big Sky Construction Co., Inc. for design and construction services to replace the apparatus bay at Fire Station 19 located at 5600 East Grand Avenue - Not to exceed \$1,200,000.00 - Financing: Capital Construction Fund
59. 19-1701 Authorize a decrease in the construction services contract with Roadway Solutions, Inc. for traffic signal construction of Warranted Traffic Signal Installation Group 5, to remove the construction of the traffic signal at North Prairie Creek Road at Forney Road signal from the contract - Not to exceed (\$312,035.00), from \$1,297,982.00 to \$985,947.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
60. 19-1703 Authorize a decrease in the construction services contract with Roadway Solutions, Inc. for traffic signal construction of Warranted Traffic Signal Installation Group 6, to remove the construction of the traffic signal at Interstate Highway 20 Eastbound/Westbound at Mountain Creek Parkway from the contract - Not to exceed (\$316,275.00), from \$1,337,393.00 to \$1,021,118.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
62. 19-1886 Authorize **(1)** a contract with the Foundation for African-American Art in the amount of \$72,660.00; and **(2)** a contract with the Dallas Historical Society in the amount of \$36,435.00, for the provision of artistic services to the City through the Cultural Organizations Program for the period October 1, 2019 through September 30, 2020 – Total not to exceed \$109,095.00 - Financing: General Fund
66. 19-1654 Adopt a resolution **(1)** authorizing and approving the creation of a public facility corporation in accordance with the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended ("Act"), to be named the Dallas Public Facility Corporation ("Corporation"); and **(2)** approving the Corporation's proposed articles of incorporation and bylaws - Financing: No cost consideration to the City

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68. 19-1713 Authorize a three-year service price agreement for ice pigging cleaning services for Dallas Water Utilities - Utility Service Co., Inc., sole source - Estimated amount of \$496,000 - Financing: Water Utilities Fund
- Z5. 19-1833 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions
Z189-316(PD)

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.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Elizabeth Reich, Chief Financial Officer

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors