

Memorandum



CITY OF DALLAS

DATE June 19, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **June 24, 2020 City Council FINAL Agenda - Additions/Revisions/Deletions**

On June 12, 2020, a DRAFT City Council Agenda for June 24, 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:

70. 20-1263 Authorize **(1)** an emergency Short-Term Rental Assistance Program as described in Exhibit A due to Novel Coronavirus (COVID-19) to provide up to two months of rental assistance payments for low- and moderate-income persons at or below 80 percent area median income; and **(2)** execution of all documents and agreements necessary to implement the programs, including but not limited to agreements to administer the programs through an open application process - Financing: This action has no cost consideration to the City (see Fiscal Information)
71. 20-1269 Authorize **(1)** an emergency Short-Term Rental and Utility Assistance Program due to Novel Coronavirus (COVID-19) to provide up to two months of rental assistance and/or utility payments and up to one month for arrears only, for a maximum term of three months for low- and moderate-income persons at or below 50 percent of the area median income or at or below 80 percent of the area median income; and **(2)** execution of all documents and agreements necessary to implement the programs, including but not limited to agreements to administer the programs - Financing: This action has no cost consideration to the City (see Fiscal Information)
72. 20-1271 Authorize **(1)** the First Amendment to the FY 2020 Texas Homeless Housing and Services Program (HHSP) Contract No. 63206000003 with the Texas Department of Housing and Community Affairs (TDHCA) to accept additional HHSP Grant funds in an amount not to exceed \$41,290.00 to provide assistance to prevent homelessness due to impacts of COVID-19, for the period of March 26, 2020 through August 31, 2020; **(2)** an increase in appropriations in an amount not to exceed \$41,290.00 in the FY 2020 COVID TDHCA-Homeless Housing and Services Program 19-20 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$41,290.00 in

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the FY 2020 COVID TDHCA-Homeless Housing and Services Program 19-20 Fund; and **(4)** execution of an amendment to the contract with TDHCA for FY 2020 COVID TDHCA-Homeless Housing and Services Program Grant Funds - Not to exceed \$41,290.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds

73. 20-1241 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
74. 20-1176 Authorize **(1)** the City of Dallas (City) to enter into an additional note agreement with variable interest rate with the United States Housing and Urban Development Agency (HUD) for the deferral of principal payment on Section 108 loan B-12-MC-48-0009 due by the City to HUD on August 1, 2020 in the amount of \$504,000.00; **(2)(a)** an amendment to Resolution No. 15-0147, previously approved on January 14, 2015 related to the existing loan agreement between the City and HUD, to reflect this additional promissory note to the referenced Section 108 loan, related to the rehabilitation of a blighted vacant structure, now the Lorenzo Hotel (Hotel), and add any, and all the relevant terms and conditions imposed by HUD, including but not limited to the variable interest rate due quarterly to HUD on the \$504,000.00 additional note, **(2)(b)** an amendment to the agreement between the City and TEOF Hotel LP to reflect the equivalent amendment terms and conditions to this agreement as those referenced in (2)(a) between HUD and the City, given that the City had loaned the referenced Section 108 funds to TEOF Hotel LP for the referenced rehabilitation project, TEOF Hotel LP communicated that the Hotel will not be making the upcoming payment due to the City (principal payment of \$504,000.00 and interest of \$141,306.35) due to COVID-19 impact on the hotel industry; **(3)** an increase in appropriations in an amount not to exceed \$90,214.15 for interest on the additional note and any other relevant/pertinent note related costs; and **(4)** as repayments from TEOF Hotel LP are received, as per HUD’s amended repayment schedule with the City, on the outstanding loan and additional promissory note; the City be authorized to receive, deposit and disburse those funds to repay the principal plus interest to HUD on the existing Section 108 loan B-12-MC-48-0009, and the additional related promissory note, any other related expenditures and any related terms and conditions imposed by HUD - Estimated Revenue: Program Income from TEOF Hotel LP or other TEOF Hotel LP Funds \$90,214.15

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75. 20-1262 Authorize an Option Agreement with CityBuild Community Development Corporation in conformance with the Community Inspired Redevelopment Demonstration Project Program Statement - Financing: No cost consideration to the City
76. 20-1236 Authorize approval of the Community Inspired Redevelopment Demonstration Project Program Statement - Financing: No cost consideration to the City

Revisions:

5. 20-951 Authorize **(1)** a professional services contract with ~~Williams Construction Management Group, LLC~~ [Williams CM Group, LLC](#) to provide construction inspection/management services within the Dallas Airport System; and **(2)** an increase in appropriations in an amount not to exceed \$1,621,200.00 in the Aviation Passenger Facility Charge - Near Term Projects Fund and in an amount not to exceed \$827,500.00 in the Aviation Construction Fund - Not to exceed \$6,200,000.00 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund (\$3,112,500.00) and Aviation Construction Funds (\$3,087,500.00)
17. 20-783 An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Section 303.5.3 (1) providing a barricade application fee; and (2) amending barricade permit fees - Estimated Revenue: \$1,000,000.00
36. 20-1182 Authorize **(1)** a resolution ratifying the City Manager's execution of an emergency service price agreement for ongoing services with The Visiting Nurse Association of Texas (VNA), to provide nutritious meals to individuals experiencing homelessness currently sheltered at the Kay Bailey Hutchinson (KBH) shelter in response to COVID-19 in the amount of ~~\$438,275.00~~ [\\$543,325.00](#); **(2)** a resolution ratifying the City Manager's execution of an emergency price agreement for ongoing services with bio-hazardous cleaning and janitorial services in response to COVID-19 with MBW ServPro Laundry Service in the amount of \$105,097.77, and Jani-King, Inc. in the amount of \$30,550.00; and **(3)** Supplemental Agreement No. 1 for OHS-2020-00013230 with BCFS Health and Human Services for homeless shelter dormitory management services related to COVID-19 in the amount of \$78,917.00 for services provided March 21-27, 2020 - Total amount not to exceed ~~\$652,839.77~~ [\\$757,889.77](#) - Financing: U.S. Department of Treasury Coronavirus Relief Funds
38. 20-1077 Authorize a one-year cooperative purchasing agreement for the purchase of firewalls and equipment, related accessories, managed services, and support for the Department of Information and Technology Services ~~with~~ [sold through Carahsoft Technology Corp. and distributed by](#) GTS

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Technology Solutions, Inc. through the Department of Information Resources cooperative agreement - Not to exceed \$266,331.75 - Financing: Aviation Fund

55. 20-1191 Authorize **(1)** Amendment No. 2 to the Project Specific Agreement with Dallas County, (County Transportation Major Capital Improvement Projects 10221) for Northaven Trail Phase 1B from Northaven Drive to White Rock Creek Trail, to transfer the project lead from Dallas County to the ~~Texas Department of Transportation~~ [City of Dallas](#); **(2)** the receipt and deposit of funds in an amount not to exceed \$4,246,267.00 from Dallas County for the County's share of the project cost in the Northaven Trail Ph1B Fund; **(3)** the establishment of appropriations in an amount not to exceed \$4,246,267.00 in the Northaven Trail Ph1B Fund; and **(4)** execution of the agreement including all terms, conditions, and documents required by the agreement - Financing: This action has no cost consideration to the City (see Fiscal Information for future estimated costs)
58. 20-1111 Authorize **(1)** a construction contract for the construction of Carpenter Park located at 2201 Pacific Avenue; and **(2)** assign this construction contract to Parks for Downtown Dallas, a private operating foundation to manage - HCBeck, Ltd., best value proposer of four - Not to exceed \$15,221,273.04 - Financing: Park and Recreation Facilities (B) Funds (2017 General Obligation Bond Fund)
59. 20-1181 Authorize **(1)** reprogramming of funds in an amount not to exceed ~~\$1,334,500.00~~ \$1,057,000.00 from Park and Recreation Facilities (B) Fund originally allocated for Bachman Recreation Center in the amount of \$100,000.00; Overlake Park Bleachers in the amount of \$45,000.00; Frances Rizzo Park in the amount of \$225,000.00; Stafford Park in the amount of \$198,000.00; ~~Bishop Flores Park in the amount of \$387,500.00~~; Maria Luna Dog Park in the amount of ~~\$300,000.00~~ \$410,000.00; Samuel Grand Shade Structure in the amount of \$50,000.00; and Pueblo Park in the amount of \$29,000.00; and **(2)** a construction contract for the construction of the Aquatics Phase 2 Project at Bachman Regional Aquatic Center located at 2750 Bachman Drive - The Fain Group, Inc., best value proposer of three - Not to exceed \$7,158,650.00 - Financing: Equity Revitalization Capital Fund (~~\$300,000.00~~ \$500,000.00), Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$1,048,526.00), and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (~~\$5,810,124.00~~ \$5,610,124.00)
60. 20-1193 Authorize **(1)** reprogramming of \$5,139,061.00 from Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) originally allocated for Council District 11 park land acquisition and development; **(2)** three Advanced Funding Agreements (AFAs) with Texas Department of Transportation (TxDOT) as follows: (i) on-system; (ii) on-system

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maintenance; and (iii) off-system (TxDOT Agreement Nos. CSJ 047-07-228 and CSJ 0918-47-242) for the Northaven Trail Phase 1B Project from Northaven Drive to White Rock Creek Trail to provide funding for project costs in the amount of \$5,600,000.00 from Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) and assign TxDOT as the project lead to the entire project, on and off-system; **(3)** disbursement of funds received from Dallas County for project costs in the amount of \$4,246,267.00 to TxDOT, in accordance with the terms and conditions in the AFAs; **(4)** a portion of the required local match of \$9,846,267.00 in the estimated amount of ~~\$82,000.00~~ \$109,538.00 to be paid by warrant check to TxDOT at the beginning of the project; and **(5)** execution of the AFAs including all terms, conditions, and documents required by the agreements - Total amount of \$9,846,267.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$5,600,000.00) and Northaven Trail Ph1B Fund (\$4,246,267.00)

68. 20-1139 Ordinances granting **(1)** a D-1 Liquor Control Overlay; **(2)** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet use; **(3)** a Specific Use Permit for a mini-warehouse use; and **(4)** a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Road - Z189-221(CT) - Financing: No cost consideration to the City (This item was held under advisement on May 27, 2020)

File ID 20-1062 previously numbered #62 provided in the DRAFT Agenda has been renumbered to #67 due to it being placed under the wrong category. This has caused a renumbering to several items from #62-67.

Deletions:

31. 20-1162 An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos) provided pursuant to its January 15, 2020 Dallas Annual Rate Review (DARR) filing and setting rates as recommended by the City Manager- Financing: No cost consideration to the City
42. 20-1102 Authorize approval of an option agreement with CityBuild Community Development Corporation in conformance with the Community Inspired Redevelopment Demonstration Project Program Statement - Financing: No cost consideration to the City

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47. 20-993 Authorize a five-year service contract for the purchase of hardware, software, and managed services to upgrade the City's 9-1-1 system for the Department of Information and Technology Services - AT&T Corporation, sole source - Not to exceed \$10,322,194.60 - Financing: U.S. Departments of Commerce and Transportation Grant Funds (\$3,245,088.00) and 9-1-1 System Operations Fund (\$7,077,106.60) (subject to annual appropriations)

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



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors