Memorandum

CITY OF DALLAS

DATE June 20, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **June 25, 2025 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On June 13, 2025, a DRAFT City Council Agenda June 25, 2025, 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.

Additions:

70. 25-2135A A resolution authorizing an increase in the joint election agreement and election services contract between the City of Dallas and Collin County for the general election held on Saturday, May 3, 2025 in an amount not to exceed $1,169.36, from $21,410.77 to $22,580.13 - Financing: General Fund

71. 25-2203A Authorize an amendment to an existing lease agreement with Kyndryl, Inc. to extend the lease agreement for an additional fourteen months for approximately 5,909 square feet of office space located at 1000 Belleview Street, to be used as a data center for the period February 1, 2026 through March 31, 2027 - Estimated Revenue: TBD - City Manager to negotiate a nominal fee

Revisions:

20. 25-1698A Authorize a Construction Manager at Risk Agreement with HJ Russell - Phillips May - STSW, A Joint Venture, best value proposer of three, for pre-construction and construction services for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component Four for renovation and reconstruction of The Black Academy of Arts and Letters to provide for **(1)** pre-construction services for the Project for a fee in the amount not to exceed $695,363.00; and **(2)** construction management services at a rate of three percent of the cost of work included as part of the total guaranteed maximum price within the total

project construction budget of $200 million. Financing: Convention Center Construction Fund
This item is being revised to update the Agenda Information Sheet. Please contact Rosa Fleming, Director, Department of Convention and Event Services, at 972-922-7136, for more information.

25. 25-1696A Authorize a professional engineering services contract for the evaluation, design, and installation of backup power generators for five Recreation Centers and one portable backup generator for the Doran Pump Station with Arup Texas, Inc. dba Arup, the most highly qualified proposer of one - Not to exceed $701,869.00 - Financing: Community Development Block Grant- Disaster Recovery Fund
This item is being revised to update the Agenda Information Sheet. Please contact John Johnson, Director, Department of Facilities and Real Estate Management, at 214-670-3550, for more information.

38. 25-1531A Authorize an amendment by adding to Resolution No. 23-1637, previously approved on December 13, 2023, for an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) to **(1)** accept the grant from the Federal Highway Administration through TxDOT for the Surface Transportation Block Grant (STBG) Program (Agreement No. CSJ 0918-47-275, Assistance Listing No. 20.205) for the West Commerce Street from Fort Worth Avenue to Riverfront Boulevard Project in the amount of $8,270,000.00; **(2)** establish appropriations in an amount not to exceed $8,187,300.00 in the TxDOT STBG West Commerce-Fort Worth Avenue Fund; and **(3)** receive and deposit funds in an amount not to exceed $8,187,300.00 to the TxDOT STBG West Commerce-Fort Worth Avenue Fund - Total amount of $8,187,300.00 - Financing: STBG West Commerce-Fort Worth Avenue Fund
This item is being revised to update the Subject and Resolution. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

42. 25-1903A Authorize the **(1)** acceptance of a grant from Downtown Dallas Inc. Foundation in the amount of $150,000.00 for the creation of an engaging garden and patio space at J. Erik Jonsson Central Library; **(2)** receipt and deposit of funds in an amount not to exceed $150,000.00 in the ~~Dallas Public Library Gifts & Donations Fund~~ Central Library Gift Fund; **(3)** ~~establishment of~~ increase of appropriations in an amount not to exceed $150,000.00 in the ~~Dallas Public Library Gifts & Donations Fund~~ Central Library Gift Fund; and

(4) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed $150,000.00 - Financing: ~~Dallas Public Library Gifts & Donations Fund~~ Central Library Gift Fund
This item is being revised to update the financing in the Agenda information Sheet and Resolution. Please contact Sean McGrew, Assistant Director, Library, at 214-670-7809, for more information.

PH3. 25-1086A A public hearing to receive comments to **(1)** amend Ordinance No. 20860, "City of Dallas Thoroughfare Plan" to change the ~~(1)~~ designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)); and **(2)** a resolution authorizing approval of the proposed ~~designated~~ alignment of the unbuilt portion of Grady Niblo Road ~~the roadway~~; and, at the close of the public hearing, authorize an ordinance and resolution implementing the changes – Financing: No cost consideration to the City
This item is being revised to update the Subject. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

Deletions:

5. 25-1534A Authorize an Interlocal Agreement with the Richardson Independent School District ("RISD") for the provision of police services by the City of Dallas ("City") in the RISD's Lake Highlands High School, junior high schools, and elementary schools within the limits of both the City and RISD - Estimated Revenue: General Fund $1,804,624.37
This item is being deleted due to the language in the contract being updated and pending review by the City Attorney's Office. Please contact Martin Riojas, Assistant Director, Dallas Police Department, at 214-671-3927, for more information.

46. 25-1840A Authorize the **(1)** Amendment No. 6 to the contract agreement with the Texas Commission on Environmental Quality (TCEQ) for the Whole Air Monitoring Program (Contract No. 582-21-22370, Assistance Listing No. 97.091) to **(a)** accept additional grant funds in the amount of $449,333.14 from the U.S. Environmental Protection Agency passed through the TCEQ; and **(b)** extend the term of the contract agreement for the period June 1, 2025 through May 31, 2026; **(2)** increase of appropriations in an amount not to exceed $449,333.14 in the TCEQ FY23-24 Whole Air Monitoring Program Fund; **(3)** receipt and deposit of additional funds in an amount not to exceed

$449,333.14 in the TCEQ FY23-24 Whole Air Monitoring Program Fund; and **(4)** execution of the contract agreement with TCEQ and all terms, conditions, and documents required by the agreement - Not to exceed $449,333.14, from $1,799,771.04 to $2,249,104.18 - Financing: TCEQ FY 23-24 Whole Air Monitoring Program Fund

This item is being deleted pending confirmation from the Texas Commission on Environmental Quality. Please contact Lori Trulson, Senior Environmental Coordinator, Office of Environmental Quality and Sustainability, at 214-671-8967, for more information.

51. 25-2103A Authorize a three-year service contract, with two one-year renewal options, for health savings accounts, flexible spending accounts, COBRA, and direct billing management for City employees and retirees for the Department of Human Resources - Webster Bank N.A. dba HSA Bank, a division of Webster Bank, N.A., most advantageous proposer of seven - Not to exceed $666,609.00 - Financing: Employee Benefits Fund (subject to annual appropriations)

This item is being deleted in order to continue contract negotiations. Please contact Juanita Ortiz, Director, Office of Procurement Services, at 214-670-3874, for more information.

59. 25-1555A Authorize **(1)** a ten-year beverage services contract with Pepsico Sales Inc. to provide full-service vending, case sales, and fountain pouring rights at Park and Recreation Facilities; **(2)** establish appropriations in the amount of $235,009.50; **(3)** the receipt and deposit revenue generated from this contract in the Imp. Maint. Rep. Programs/Sponsorships, Fund 0461; **(4)** the disbursement of commission to The Superlative Group pursuant to Consultant Contract No. PKR-2021-000017177 authorized by Resolution No. 23-0120; and **(5)** the remaining revenue be transferred into the Park Endowment Fund, Fund 0461 -Imp. Maint. Rep. Programs/Sponsorships ($869,535.14) and Park Endowment Fund ($70,502.86); Estimated Revenue: $940,038.86

This item is being deleted to allow Budget staff more time to review. Please contact Ryan O'Connor, Deputy Director, Park & Recreation Department, at 214-670-4124, 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:

4. 25-2015A — Authorize **(1)** to enter into an agreement to accept the donation of Reality Based Training (RBT) Village structures along with set up and other related services at the Dallas Police Basic Academy, for structures valued at $1,033,000.00 and monetary donation of $631,375.00; **(2)** the receipt and deposit of donation funds in an estimated amount of $631,375.00 in the Police Gifts And Donation Fund; and **(3)** the establishment of appropriations in an estimated amount of $631,375.00 in the Police Gifts And Donation Fund - Estimated amount of $631,375.00 - Financing: Police Gifts And Donation Fund
The City Council was briefed by memorandum regarding this matter on June 13, 2025.

5. 25-1534A — Authorize an Interlocal Agreement with the Richardson Independent School District ("RISD") for the provision of police services by the City of Dallas ("City") in the RISD's Lake Highlands High School, junior high schools, and elementary schools within the limits of both the City and RISD - Estimated Revenue: General Fund $1,804,624.37
The Public Safety Committee was briefed by memorandum regarding this matter on June 20, 2025.

27. 25-1899A — Authorize the **(1)** sale of one Land Bank Program lot from the Dallas Housing Acquisition and Development Corporation to EHP Enterprises, LLC dba TB Homebuilders, 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 Bank Program; and **(2)** execution of a development agreement with Developer for the construction of one single family home on the Land Bank Program lot - Financing: No cost consideration to the City (see Fiscal Information)
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 27, 2025.

28. 25-1897A — Authorize the **(1)** sale of one Land Bank Program lot to Housing Channel, 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 Bank Program; and **(2)** execution of a developmental agreement with Developer for the

construction of one single family home on the Land Bank Program lot - Financing: No cost consideration to the City (see Fiscal Information)
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 27, 2025.

29. 25-1898A Authorize the **(1)** sale of one Land Bank Program lot to Wisehouse Investment Group, LLC, 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 Bank Program; and **(2)** execution of a developmental agreement with Developer for the construction of one single family home on the Land Bank Program lot - Financing: No cost consideration to the City (see Fiscal Information)
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 27, 2025.

30. 25-1896A Authorize the **(1)** sale of up to five Land Bank Program lots from the Dallas Housing Acquisition and Development Corporation to Murai Homes, LLC, 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 Bank Program; and **(2)** execution of a developmental agreement with Developer for the construction of up to five single family homes on the Land Bank Program lots - Financing: No cost consideration to the City (see Fiscal Information)
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 27, 2025.

31. 25-2000A Authorize the City Manager to negotiate and execute a development loan agreement and security documents with 3606 S Cockrell Hill Rd, Ltd., an affiliate of Palladium USA International, Inc. (Applicant) conditioned upon the Applicant, or the entity named receiving 2024 9% Housing Tax Credit award and other funding source subject to approval of the City for the development of 3606 Cockrell Hill Road Senior Living, a 120-unit multifamily senior housing complex located at 3606 and 3626 South Cockrell Hill Road, Dallas, Texas 75236 (Project) - Not to exceed $5,000,000.00 - Financing: HOME Investment Partnerships Program Funds
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 27, 2025.

44. 25-1715A Authorize Supplemental Agreement No. 2 to increase the professional services contract with Envision Dallas Holdings, LLC dba Envision Interface for call center services for the Office of

Communications & Customer Experience/311 - Not to exceed $222,831.00, from $891,324.00 to $1,114,155.00 - Financing: General Fund (subject to annual appropriations)
The Government Performance & Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.

50. 25-2102A Authorize a three-year service contract, with two one-year renewal options, for dental and vision insurance plans for the Department of Human Resources - Delta Dental Insurance Company and Metropolitan Life Insurance Company, most advantageous proposer of six - Financing: No cost consideration to the City (see Fiscal Information)
The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.

51. 25-2103A Authorize a three-year service contract, with two one-year renewal options, for health savings accounts, flexible spending accounts, COBRA, and direct billing management for City employees and retirees for the Department of Human Resources - Webster Bank N.A. dba HSA Bank, a division of Webster Bank, N.A., most advantageous proposer of seven - Not to exceed $666,609.00 - Financing: Employee Benefits Fund (subject to annual appropriations)
The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.

52. 25-2100A Authorize a three-year service contract, with two one-year renewal options, for medical and health-related services for all active employees and retirees for the Department of Human Resources - Health Care Service Corporation, a Mutual Legal Reserve Company dba Blue Cross Blue Shield, most advantageous proposer of six - Not to exceed $41,837,527.00 - Financing: Employee Health Benefits Fund (subject to annual appropriations)
The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.

53. 25-2101A Authorize a three-year service contract, with two one-year renewal options, for pharmacy benefit management services for the Department of Human Resources - Health Care Service Corporation, a Mutual Legal Reserve Company dba Blue Cross Blue Shield, most advantageous proposer of ten - Not to exceed $2,221,440.00 - Financing: Employee Health Benefits Fund (subject to annual appropriations)
The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.

Service First, Now!

Kimberly Bizor Tolbert
City Manager

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