

Memorandum



CITY OF DALLAS

DATE September 17, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **September 22, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On September 10, 2021, a DRAFT City Council Agenda for September 22, 2021 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. A brief explanation for revisions along with staff's contact information is provided.

Additions:

96. 21-1668 Authorize an ordinance amending Section 34-25, "Holidays," of Chapter 34, "Personnel Rules," of the Dallas City Code by **(1)** designating Juneteenth, Indigenous Peoples' Day/Columbus Day, and Veterans Day as observed city holidays; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)
97. 21-1775 Authorize an amendment to Resolution No. 20-1728, previously approved on October 28, 2020, to amend the 2021 City Calendar to **(1)** include October 11, 2021 as a City Holiday in recognition of Indigenous Peoples' Day/Columbus Day; **(2)** move the Workforce, Education and Equity Committee and the Public Safety Committee to Tuesday, October 12th; and **(3)** include November 11, 2021 as a City Holiday in recognition of Veterans Day - Financing: No cost consideration to the City (see Fiscal Information)
103. 21-1795 An ordinance **(1)** authorizing the issuance and sale of Hotel Occupancy Tax Revenue Refunding Bonds, Series 2021, in an amount not to exceed \$270,000,000; **(2)** establishing parameters regarding the sale of the Bonds; **(3)** approving the official statement; **(4)** enacting other provisions relating to the subject; and **(5)** declaring an effective date - Not to exceed \$910,300 - Financing: 2021 Convention Center Refunding Bonds Fund (\$900,100) and Convention and Event Services Fund (\$10,200)

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PH1. 21-1361 A public hearing to receive comments on a \$0.7733 per \$100 valuation property tax rate for the 2021-22 fiscal year as discussed on August 25, 2021; City Council will vote to adopt a tax rate on Wednesday, September 22, 2021 at Dallas City Hall, City Council Chambers - Financing: No cost consideration to the City

Revisions:

5. 21-1438 Authorize a First Amendment to the concession contract with Lamar Airport Advertising [S/W Joint Venture, d/b/a Lamar Airport Advertising Company](#), a Dallas Love Field advertising concessionaire to **(1)** exercise both one year renewal terms for Lamar Airport Advertising and **(2)** add two extension years to the contract - Estimated Revenue: Aviation Fund \$1,622,605.00

This item is being revised to update the vendor name. Please contact Mark Duebner, Director, Department of Aviation, at 214-670-6077, for more information.

40. 21-806 A resolution adopting the School Traffic Safety Guide as a comprehensive policy guide for school-related traffic policies, practices, and procedures that impact the planning, design, construction, and operation of streets - Financing: No cost consideration to the City

This item is being revised to include additional backup for the item as well as a link to the draft guide. Please contact Ghassan Khankarli, Director, Department of Transportation, at 214-670-671-8451, for more information.

45. 21-1597 Authorize **(1)** 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 who meet the requirements of the program; **(2)** approve program statement for the ECOSTS Provider Assistance Program **(Attachment A)**, to provide financial support to City of Dallas Early Childhood and Out of School Time Services Providers who have been adversely impacted by the COVID-19 pandemic; and **(3)** execute all documents and agreements necessary to implement the ECOSTS Provider Assistance Program for the period of October 1, 2021 through September 30, 2022 - Not to exceed \$625,000.00 - Financing: 2021-22 Community Development Block Grant Fund (\$550,000.00) and 2020 CARES Act Relief CDBG #3 Fund (\$75,000.00)

This item is being revised to edit the Resolution, Attachment and Exhibit. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113, for more information.

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49. 21-1675 A resolution to approve the Dallas Fort Worth International Airport Board's FY 2022 ~~proposed~~ budget - Financing: No cost consideration to the City
This item is being revised to reflect the change in budget's status from proposed to finalized. Please contact Brett Wilkinson, Director, Office of Government Affairs, at 214-670-5797, for more information.
52. 21-1666 Authorize a three-year cooperative purchasing agreement in the amount of \$2,523,826.92, with two one-year renewal options in a total amount of \$1,484,572.44, as detailed in the Fiscal Information section, for software, [equipment](#), maintenance, and support for an automated shift management and scheduling system for public safety employees [and a timekeeping system for non-exempt workers across the City](#) for the Department of Information and Technology and Services with immixTechnology, Inc. through the Texas Department of Information Resources cooperative agreement - Total not to exceed \$4,008,399.36 - Financing: General Fund (\$1,948,564.54), Information Technology Equipment Fund (\$308,948.60) and Data Services Fund (\$1,750,886.22) (subject to annual appropriations)
This item is being revised due to administrative revision made to reflect the full scope of the agreement. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.
72. 21-1674 Authorize the purchase of 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, 2021 to September 30, 2022 - Not to exceed \$8,948,035.96 - Financing: Risk Management Fund
This item is being revised to update the Resolution. Please contact Helendra Ruiz, Risk Transfer Administrator, Office of Risk Management, at 214-670-4224, for more information.
74. 21-1372 Authorize a professional services contract with DAL-TECH Engineering, Inc. for conceptual design, surveying and geotechnical services of Anderson Bonner Park erosion control design of gabion wall along White Rock Creek and adjacent to White Rock Creek Trail including storm water pipe, headwalls, survey, geotech, flood plain permits, and miscellaneous drainage improvements, near the 12000 block of Park Central Drive - Not to exceed \$236,448.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$122,008.00), Flood Protection and Storm Drainage Facilities Fund (2012 General Obligation Bond Fund) (\$77,724.92), and Flood Protection/Storm Drainage Fund (1995 General Obligation Bond Fund) (\$36,715.08)

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This item is being revised to update the Contract ID in the Resolution. Please contact Leong Lim, Senior Park Manager, Park & Recreation Department, at 214-670-7753, for more information.

90. 21-1628 A resolution ratifying the increase in total property tax revenues reflected in the FY 2021-22 budget - Estimated Revenue: \$48,121,203 (100 percent collection rate)
This item is being revised to add additional language in the Background of the Agenda Information Sheet regarding State law requirements. Please contact Jack Ireland, Director, Budget and Management Services, at jack.ireland@dallascityhall.com, for more information.
93. 21-1692 Authorize **(1)** position changes; **(2)** approval of Civilian salary schedules for fiscal year 2021-22; **(3)** merit pay increases for civilian staff effective October ~~13~~ **6**, 2021; and **(4)** increase the minimum civilian hiring rate to \$15.50; **(5)** adding new pay schedules for uniformed Fire and Police; and **(6)** adding a new salary schedule for uniformed Fire and Police Executives - Financing: This action has no cost consideration to the City (see Fiscal Information)
This item is being revised to update the effective date for the civilian merit increases to October 6, 2021. Please contact Nina Arias, Director, Department of Human Resources, at 214-671-9050, for more information.
94. 21-1694 Authorize **(1)** approval of the proposed plan design effective January 1, 2022; and **(2)** approval of the proposed health coverage plans and premium rates including all of the separate health benefit plans for retirees and their families including the self-insured health plans - Financing: Employee Benefits Fund and City Employee/Retiree Contributions (see Fiscal Information)
This item is being revised to include Health Plan presentation. Please contact Nina Arias, Director, Department of Human Resources, at 214-671-9050, for more information.
98. 21-1723 Authorize the endorsement of Councilmember Adam McGough as the City's candidate for the 2022 National League of Cities Board of Directors - Financing: No cost consideration to the City
This item is being revised to remove a paragraph in the Background section. Please contact Carrie Rogers, Director, Mayor and City Council Office, at 214-670-5682, for more information.

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24. 21-1660 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 878, on the northeast corner of Arapaho Road and Knoll Trail Drive
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and conditions
Z201-208(KC)

This item is being revised to update the Case Report. Please contact Andreea Udrea, Interim Assistant Director, Department of Sustainable Development and Construction at 214-670-5803, for more information.

Agenda Items #38 and #39 were revised to update the Category Type and DBE Goal under the M/WBE Information section.

File IDs 21-1668 (#96) and 21-1775 (#97) are Addition items placed under Items for Individual Consideration to be considered collectively with Items #92-95. This has caused a renumbering to several items from #96-102.

Deletions:

67. 21-1609 Authorize a three-year service price agreement for pumps, pump parts, and pump overhaul repair services - Anytime Pump Service Company dba CIE in the estimated amount of \$7,138,350.00, Xylem Water Solutions USA, Inc. in the estimated amount of \$1,049,628.53, and Allen's Electric Motor Service, Inc. in the estimated amount of \$709,523.00, lowest responsible bidders of six - Total estimated amount of \$8,897,501.53 - Financing: General Fund (\$1,349,800.00), Water Utilities Fund (\$6,732,118.53), and Stormwater Drainage Management Operations Fund (\$815,583.00)
This item is being deleted due to supplier submitting a conditional bid. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memos is attached for more information.

14. 21-1480 Authorize **(1)** the sale of up to 29 Land Transfer lots 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 - Estimated Revenue: General Fund \$34,873.81; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 29 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 29 single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$125,949.18 (see Fiscal Information)

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[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on August 23, 2021.](#)

15. 21-1547 Authorize **(1)** the transfer of improved property located at 5210 Bexar Street (“Property”) to H.I.S. BridgeBuilders subject to restrictive covenants, a right to revert, and execution of all necessary documents, pursuant to Section 253.011 of the Texas Local Government Code (“Code”); and **(2)** execution of an agreement pursuant to the Code to ensure that the Property is used in a manner that primarily promotes a public purpose of the City - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on August 23, 2021.](#)
16. 21-1422 Authorize an amendment to the repayable loan agreement and security documents with Central Dallas Community Development Corporation for the CityWalk at Akard Project at 511 North Akard Street to extend the loan term from December 2030 to June 30, 2032, to comply with the terms of refinancing - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum on August 23, 2021.](#)
41. 21-1670 Authorize an Interlocal Agreement for Biomedical On-Line Supervision with Dallas County Hospital District d/b/a Parkland Health and Hospital System for a twelve-month period October 1, 2021 to September 30, 2022 - Not to exceed \$603,652.00 - Financing: General Fund (subject to appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on September 13, 2021.](#)
42. 21-1672 Authorize a Supplemental Agreement No. 3 to the medical direction services and EMS Quality Management Program as required by the state with The University of Texas Southwestern Medical Center at Dallas for the period October 1, 2021 through September 30, 2022 - Not to exceed \$1,291,485.83 - Financing: General Fund (subject to appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on September 13, 2021.](#)
45. 21-1597 Authorize **(1)** 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 who meet the requirements of the program; **(2)** approve program statement for the ECOSTS Provider Assistance Program (**Attachment A**), to provide financial support to City of Dallas Early Childhood and Out of School Time Services Providers who have been adversely impacted by the COVID-19 pandemic; and **(3)** execute all documents and agreements necessary to implement the

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ECOSTS Provider Assistance Program for the period of October 1, 2021 through September 30, 2022 - Not to exceed \$625,000.00 - Financing: 2021-22 Community Development Block Grant Fund (\$550,000.00) and 2020 CARES Act Relief CDBG #3 Fund (\$75,000.00)

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 13, 2021.](#)

46. 21-1593 Authorize the second and final, one-year renewal options to the service contract with Senior Citizens of Greater Dallas, Inc. to provide nursing home ombudsman services, which includes: receiving, investigating and resolving complaints and assisting in obtaining goods or services for seniors residing in nursing homes and assisted living facilities within the city of Dallas for the period of October 1, 2021 through September 30, 2022 - Not to exceed \$116,868.00, from \$233,736 to \$350,604 - Financing: General Fund (subject to annual appropriations)
[The Quality of Life Committee will be briefed by memorandum regarding this matter on September 20, 2021.](#)

47. 21-1592 Authorize the second of two, one-year renewal options to the interlocal agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Services Program by providing dental health services to seniors 60 and older residing in the city of Dallas for the period of October 1, 2021 through September 30, 2022 - Not to exceed \$250,000.00, from \$620,000.00 to \$870,000.00 - Financing: General Fund (subject to appropriations)
[The Quality of Life Committee will be briefed by memorandum regarding this matter on September 20, 2021.](#)

62. 21-1728 Authorize a two-year service contract for re-entry services, including social services, job skills training, and workforce support for the Office of Community Care and Office of Economic Development - Dallas Leadership Foundation in the amount of \$500,000 and Metroplex Economic Development Corporation in the amount of \$500,000, most advantageous proposers of three - Total not to exceed \$1,000,000 - Financing: General Fund (subject to annual appropriations)
[The Workforce, Education and Equity Committee was briefed by memorandum on September 13, 2021.](#)

82. 21-1549 Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. IC PROPERTIES II, LLC, A TEXAS LIMITED LIABILITY COMPANY, et al., Cause No. CC-21-00968-B, pending in Dallas County Court at Law No. 1, for acquisition from IC Properties II, LLC, of two unimproved tracts of land containing a total of approximately 116,798 square feet located near the intersection of Jefferson Boulevard Viaduct and Colorado

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Boulevard East for the Dallas Floodway Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$5,659,425.00, increased from \$2,098,430.00 (\$2,081,430.00, plus closing costs and title expenses not to exceed \$17,000.00) to \$7,757,855.00 (\$7,719,855.00, plus closing costs and title expenses not to exceed \$38,000.00) - Financing: Trinity River Corridor Fund (1998 General Obligation Bond Fund) (\$5,621,425.00) and the Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund) (\$38,000.00)

[City Council was briefed by memorandum regarding this matter on September 17, 2021.](#)

96. 21-1668 Authorize an ordinance amending Section 34-25, "Holidays," of Chapter 34, "Personnel Rules," of the Dallas City Code by **(1)** designating Juneteenth, Indigenous Peoples' Day/Columbus Day, and Veterans Day as observed city holidays; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

[City Council was briefed by memorandum regarding this matter on September 17, 2021.](#)

97. 21-1775 Authorize an amendment to Resolution No. 20-1728, previously approved on October 28, 2020, to amend the 2021 City Calendar to **(1)** include October 11, 2021 as a City Holiday in recognition of Indigenous Peoples' Day/Columbus Day; **(2)** move the Workforce, Education and Equity Committee and the Public Safety Committee to Tuesday, October 12th; and **(3)** include November 11, 2021 as a City Holiday in recognition of Veterans Day - Financing: No cost consideration to the City (see Fiscal Information)

[City Council was briefed by memorandum regarding this matter on September 17, 2021.](#)

101. 21-1561 Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 287,786 square feet, from Southerland 37, LLC, located on East Kiest Boulevard at its intersection with Southerland Avenue for the Dallas Floodway Extension Project - Not to exceed \$147,893.00 (\$143,893.00 plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund)

[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the U.S. Army Corps of Engineers Supplemental Bi- Partisan Budget Act of 2018 \(PL 115-123\) on April 22, 2019.](#)

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102. 21-1587 Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 115,531 square feet, from Long Huynh and Kimyen Huynh, on Kiest Boulevard at its intersection with McGowan Street for the Dallas Floodway Extension Project - Not to exceed \$363,271.00 (\$359,271.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds

[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the U.S. Army Corps of Engineers Supplemental Bi- Partisan Budget Act of 2018 \(PL 115-123\) on April 22, 2019.](#)

PH2. 21-1361 A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.11 acres of the current 0.40 acres of floodplain located at 2850 Dairy Milk Lane, within the floodplain of West Fork of Joes Creek, Fill Permit 21-03 - Financing: No cost consideration to the City

[City Council was briefed by memorandum regarding this matter on September 17, 2021.](#)

PH3. 21-1397 A public hearing to receive comments regarding an application by LDG The Terrace at Southern Oaks, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Southern Oaks located at 3385 Southern Oaks Boulevard, Dallas, Texas 75216; and, at the close of the public hearing **(1)** adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Southern Oaks, a multifamily development ("Development"), and **(2)** in accordance with 10 TAC § 11.3(d) (the "Administrative Code") and the Qualified Allocation Plan ("QAP"), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of the Signature at Southern Oaks (a recent 4% housing tax credit project located at 3303 Southern Oaks Boulevard), and is therefore subject to the One Mile Three Year Rule; **(3)** pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City's obligation to affirmatively further fair housing; and **(4)** pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City

[The Housing and Homelessness Solutions Committee was briefed regarding this matter on August 23, 2021.](#)

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PH4. 21-1481 A public hearing to receive comments regarding an application by LDG Meadowbrook, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Meadowbrook Apartments located at 910 South Beltline Road, Dallas, TX 75253; and, at the close of the public hearing adopt a Resolution of No Objection for the Applicant, related to its application to TDHCA for the development of Meadowbrook Apartments, a multifamily development - Financing: No cost consideration to the City [The Housing and Homelessness Solutions Committee was briefed regarding this matter on August 23, 2021.](#)

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
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer 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
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors