

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 21, 2023

23-0010

QUALITY OF LIFE, ARTS, AND CULTURE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER ADAM BAZALDUA, PRESIDING

PRESENT: [7] Bazaldua, West, *Thomas, Arnold (**9:10 a.m.), Narvaez (**9:21 a.m.),
*Blackmon, Ridley

ABSENT: [0]

The meeting was called to order at 9:01 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 9:58 a.m. and reconvened to open session at 10:00 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:13 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 21, 2023

EXHIBIT A

RECEIVED

2023 FEB 15 PM 2: 11

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

2 3 0 1 6 5

POSTED CITY SECRETARY
DALLAS, TX



Quality of Life, Arts, and Culture Committee

February 21, 2023

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The City Council Quality of Life, Arts, and Culture Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Quality of Life, Arts, and Culture Committee on Spectrum Cable Channels 16 (English) and 95 (Spanish) and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m81be6b324e35f52327563f4b61b3f190>

Call to Order

MINUTES

1. 23-577 Approval of January 17, 2023 Committee Minutes

Attachments: Minutes

BRIEFING ITEMS

- A. 23-578 Park and Recreation and WellMed Charitable Foundation Partnership Update
[Crystal R. Ross, Deputy Director, Park and Recreation; Daryl D. Quarles, Senior Program Division Manager, Park and Recreation; Carol Zernial, Executive Director, WellMed Charitable Foundation]

Attachments: Presentation

- B. 23-580 Zoo Security Update and Enhancements
[Ryan O'Connor, Assistant Director, Park and Recreation; Sean Greene, Chief Operating Officer, Dallas Zoo]

Attachments: Presentation

- C. 23-585 Big Cedar Wilderness
[Ryan O'Connor, Assistant Director, Park and Recreation; Robert Kent, Texas State Director, Trust for Public Land]

Attachments: Presentation

BRIEFING MEMOS

- D. 23-587 Short-Term Rental Update
[Carl Simpson, Assistant City Manager, City Manager's Office]

Attachments: Memorandum

- E. 23-588 88th Texas Legislature - Legislation relating to Quality of Life, Arts, and Culture
[Carrie Rogers, Director, Office of Government Affairs]

Attachments: Memorandum

- F. 23-589 Juanita J. Craft Civil Rights House Status Update
[Liz Cedillo-Pereira, Assistant City Manager, City Manager's Office]

Attachments: Memorandum

UPCOMING AGENDA ITEMS

- G. 23-615 An ordinance amending Chapter 8A, "Boarding Home Facilities," of the Dallas City Code by amending Chapter 8A; **(1)** requiring a license for each boarding home facility; **(2)** amending the requirements for a license application; **(3)** requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; **(4)** providing that licenses are nontransferable; **(5)** amending the structure and maintenance requirements; **(6)** prohibiting retaliation against residents; **(7)** providing a penalty not to exceed \$2,000.00 and/or 180 days in jail; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** and providing an effective date - Financing: No cost consideration to the City

Attachments: Ordinance

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 21, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

Item 1: Approval of January 17, 2023 Committee Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Arnold, Narvaez absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item A: Park and Recreation and WellMed Charitable Foundation Partnership Update

The following individuals briefed the committee on the item:

- Crystal R. Ross, Deputy Director, Park and Recreation;
- Daryl D. Quarles, Senior Program Division Manager, Park and Recreation; and
- Carol Zernial, Executive Director, WellMed Charitable Foundation

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item B: Zoo Security Update and Enhancements

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation;
- Sean Greene, Chief Operating Officer, Dallas Zoo; and
- Lois Finkelman, Board of Directors, Dallas Zoo

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item C: Big Cedar Wilderness

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation;
- Robert Kent, Texas State Director, Trust for Public Land; and
- Carrie Kasnicha, Executive Director, Guadalupe-Blanco River Authority

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING MEMOS

Item D: Short-Term Rental Update

Item E: 88th Texas Legislature - Legislation relating to Quality of Life, Arts, and Culture

Item F: Juanita J. Craft Civil Rights House Status Update

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

UPCOMING AGENDA ITEMS

Item G: An ordinance amending Chapter 8A, "Boarding Home Facilities," of the Dallas City Code by amending Chapter 8A; **(1)** requiring a license for each boarding home facility; **(2)** amending the requirements for a license application; **(3)** requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; **(4)** providing that licenses are nontransferable; **(5)** amending the structure and maintenance requirements; **(6)** prohibiting retaliation against residents; **(7)** providing a penalty not to exceed \$2,000.00 and/or 180 days in jail; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** and providing an effective date - Financing: No cost consideration to the City

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 21, 2023

EXHIBIT C

WellMed Charitable Foundation & Dallas Park and Recreation: A Winning Partnership



Supporting seniors and family caregivers

February 21, 2023

WellMed Charitable Foundation

Supporting Older Adults and Family
Caregivers in our Communities

Established in 2006 by Dr. George Rapier

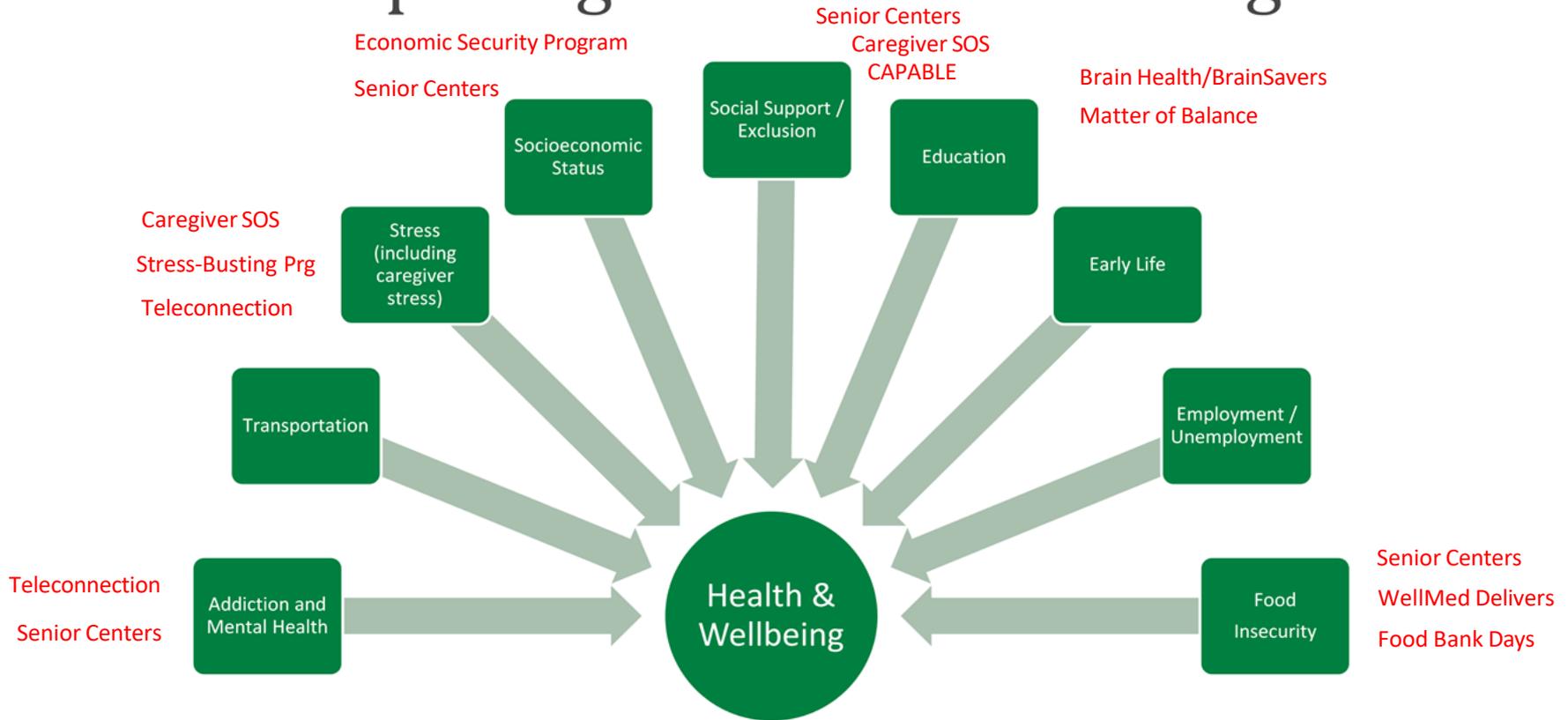
- ⦿ Independent non-Profit, 501(c)3 Foundation
- ⦿ Philanthropic partner of WellMed Medical Management



Mission

- ⦿ Support programs that serve seniors and their family caregivers

SDH Impacting Health and Wellbeing



WellMed Charitable Foundation

Supporting Older Adults and Family Caregivers in our Communities

What we do in addition to philanthropic giving:

29,000 Caregivers →



← 6 Caregiver Resource Centers

21 States →
+ Puerto Rico



← 12 Senior Centers (TX, FL)
53,000 Members

WellMed Charitable Foundation Grants

Supporting Older Adults and Family Caregivers in our Communities

Year	Organization	Amount
2020	Visiting Nurse Association Texas (Meals on Wheels Program)	\$60,000
2021	Senior Citizens of Greater Dallas Economic Security	\$20,000
2022	Senior Citizens of Greater Dallas, Inc., dba The Senior Source	\$20,000
2022	Visiting Nurse Association of Texas	\$20,000
2022	Jewish Family Service Of Texas Inc.	\$20,000
2022	Metrocrest Services (Economic Security)	\$25,000
2022	Senior Citizens of Greater Dallas, Inc., dba The Senior Source (Economic Security)	\$25,000
2022	Sixty and Better (Case Management for Seniors)	
2022	Texas Ramp Project (Ramp Construction)	\$25,000
2022	Meals on Wheels of Collin County (Meals on Wheels)	\$15,000
2022	Meals on Wheels of North Central Texas (Meals on Wheels)	\$15,000
Total		\$400,000

Active Senior Adults Program (ASAP): Partners Since 2017

Supporting Older Adults and Family
Caregivers in our Communities



**WCF Investment in ASAP to DATE:
\$600,000**

**Saves Older
Adults
Membership and
Dues:
\$70/year**

**Membership Prior
to Partnership:
3,562**

**Membership
After First Year:
9,159**

**Membership Post
COVID 2022:
10,530**

WCF Senior Activity Center at Redbird Square: 2018 - 2022

Supporting Older Adults and Family
Caregivers in our Communities



**3,435 Members First
Year**

4,720 Members to Date

**559 New Members in
2022**

**WCF and Dallas Park &
Rec Staff Center:**

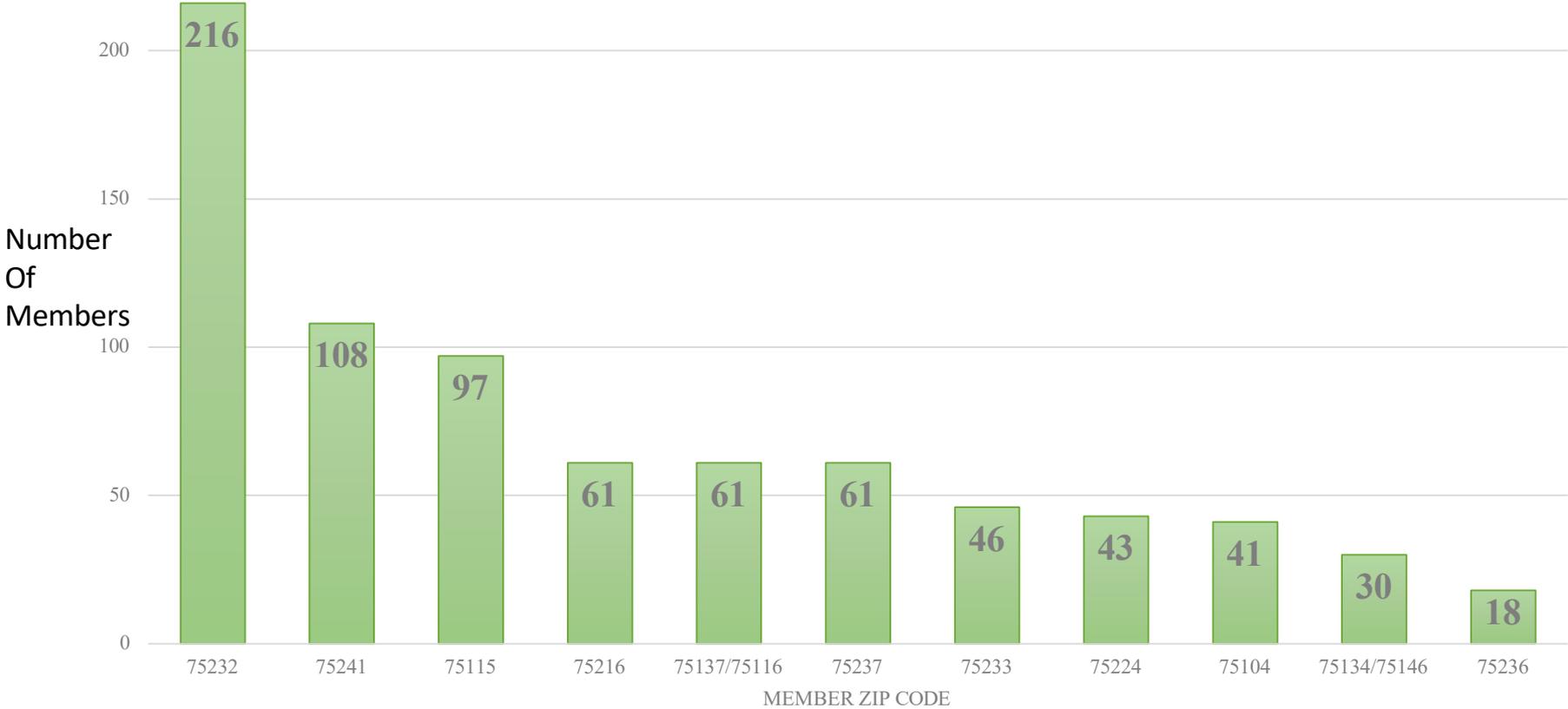
- Center Supervisors
- Receptionists
- Fitness Instructor
- Environmental Services



Current Redbird Membership

Supporting Older Adults and Family Caregivers in our Communities

Current Redbird Membership Counts



Virtual Senior Centers: Available in EVERY Market at No Cost

Supporting Older Adults and Family
Caregivers in our Communities



Fitness



Nutrition



Arts & Crafts



www.wellmedcharitablefoundation.org/virtualseniorcenter

Community Wellness Nurse: Kellie Bodle, LPN

Supporting Older Adults and Family
Caregivers in our Communities



• Services

- Health Screenings - Blood Pressure, Glucose, Body Mass Index (BMI)
- Health Education
- Flu Vaccines

• Sites

- Singing Hills Senior Center
- Willie B. Johnson Senior Center
- Harry Stone Senior Center
- Grauwlyer Senior Center
- Martin Weiss Recreation Center
- Kiest Recreation Center

WellMed Charitable Foundation (WCF):

FIGHTING FOOD INSECURITY



2022

22,148

WellMed Delivers

22,989

Congregate Meals

4,978

Curbside

50,115

Total Meals Delivered

Pandemic Response

56,490

WellMed Delivers

96,244

Curbside



175,723

Total Meals Delivered



*"I know WellMed is changing lives. I just delivered groceries to a woman in tears."
–Shipt Delivery Driver*

SERVING CAREGIVERS



10,722
Caregivers Served



21
States offering
Stress-Busting Program



8,475
Teleconnection
& Podcast Listeners

As of December 2022



*“The Caregiver SOS program
has given me the necessary skills to effectively
adapt to my loved one’s ever changing needs.
As a result my mom thrives!”*

Economic Security Program

Supporting Older Adults and Family
Caregivers in our Communities

Team of 7 assists with enrollment and reenrollment in TX

- Medicare Savings Programs
 - Pays for Medicare Part A (Hospital Insurance) and Part B (Medical Insurance)
- Medicare Low Income Subsidy
 - For people with full Medicaid; or not on Medicaid but with limited income
 - Pays for prescription drugs or lowers the cost of prescription drug coverage
- Medicaid

<https://www.wellmedhealthcare.com/resources/cost-savings-program-support/>

Embedded Adult Protective Services Liaison

Supporting Older Adults and Family
Caregivers in our Communities

- Texas APS investigator assigned to WellMed and WCF to coordinate communication between the clinics, centers and Texas APS
- Ray Kirsch, the APS investigator, has consulted on over 2,000 WellMed patients, and welcomes inquiries from Dallas Park & Recreation.

A Winning Partnership

Supporting Older Adults and Family Caregivers in our Communities



The WellMed Charitable Foundation was recognized as Business of the Year by City Councilman Casey Thomas. In 2018 the Foundation opened a senior center in the Oak Cliff neighborhood in partnership with the city.

2019 Business of the Year



A Winning Partnership

2020
RWJF AWARD FOR
HEALTH EQUITY

Conversations With the Winners



Daryl Quarles
Dallas Park and
Recreation Department



Carol Zernial
WellMed Charitable
Foundation

2020 RWJF Award for Health Equity presented by



Supporting Older Adults and Family
Caregivers in our Communities



WellMed Charitable Foundation

Philanthropic partner of WellMed Medical Management, Inc.

Supporting Older Adults and Family
Caregivers in our Communities

SUPPORTING SENIORS AND CAREGIVERS IN THE COMMUNITY



\$1.6 million
to local charities in
WellMed markets

191,000
lives impacted

2021 Impact



59,840
Hours Volunteered

\$1.7 million
Value to Community

2021 Impact



\$58.3 million
Total Community Investment
Since 2006

Questions??

Supporting Older Adults and Family Caregivers in our Communities



Contact Information

Supporting Older Adults and Family
Caregivers in our Communities

Carol Zernial
Executive Director
czernial@wellmed.net

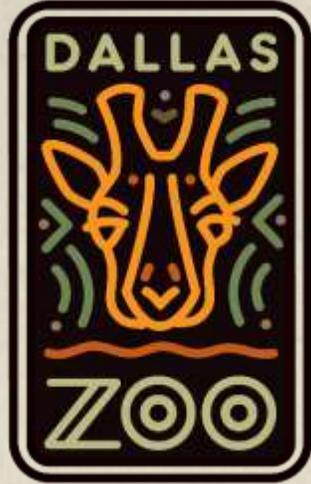
Laura Cisneros
VP Senior Community Services
lcisneros@wellmed.net

Jasmine Kelley
Supervisor, Redbird Senior Center
jkelly@wellmed.net

Wellmedcharitablefoundation.org



City of Dallas



ZOO SECURITY UPDATE AND ENHANCEMENTS

TUESDAY, FEBRUARY 21, 2023

City of Dallas Quality of Life, Arts, & Culture Committee

January 13, 2023

- *Clouded Leopard (Nova) is reported missing after the habitat is vandalized sometime overnight.*
- *Langur Monkey habitat is found to have been vandalized in a similar manner to Clouded Leopard.*
- *DPD is contacted to assist in recovery efforts and a criminal investigation is initiated.*
- *Clouded Leopard is found later in the afternoon near the habitat and recovered.*

Enhanced Security Measures

- *Over-night security guard levels significantly increased that evening.*
- *Existing camera system footage reviewed, and additional cameras ordered for installation.*



TIMELINE



January 21, 2023

- *Lappet Faced Vulture “Pin” found dead in its habitat in the Wilds of Africa section of the Zoo.*
- *Animal was found to have a fatal puncture wound.*
- *No object or weapon that may have caused this wound was discovered in the animal’s habitat.*
- *DPD animal cruelty team and US Fish and Wildlife Service was contacted to assist in the investigation.*

Enhanced Security Measures

- *Over-night security guard presence increased again.*
- *DPD provided several solar-powered surveillance camera units to monitor locations of interest.*
- *Small trail cameras and other mobile cameras posted in various locations around the Zoo.*



TIMELINE



Established Reward For Information

January 30, 2023

- *Two Emperor Tamarin monkeys (“Bella” and “Finn”) were discovered missing from their habitat.*
- *Both the outdoor and inside holding areas were found vandalized by Zoo staff that morning.*
- *DPD contacted and immediately determined the animals were stolen from their night holding area.*
- *Staff reported to DPD a suspicious guest showing unusual interest in this habitat over the weekend.*

Enhanced Security Measures

- *DPD added additional perimeter patrols at night.*
- *Over-night security guard presence increased again with multiple road vehicles patrolling both the inside and outside perimeter areas of the Zoo.*



TIMELINE



January 31, 2023

- *Pictures & video were released by DPD of a person of interest wanted for questioning.*
- *The photos and video footage were provided by the Zoo's existing camera systems.*
- *Reward for information was increased to \$25,000.*
- *Tips immediately began coming in from the public.*
- *The Tamarin monkeys were found that night in an abandoned building in Lancaster and brought home to the Zoo by animal care and security teams.*

February 2, 2023

- *Person of interest was taken into custody after departing the Dallas World Aquarium.*
- *This individual has been charged and currently being held in the Dallas County Jail.*



TIMELINE





CNN

Suspect in Dallas Zoo animal thefts allegedly admitted to the crime and says ...

1 day ago

INSIDER

Dallas Zoo suspect may have put monkeys in backpack, official says

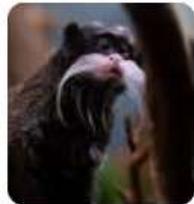
17 hours ago

Also in the news

NPR

A man jailed in the theft of monkeys from the Dallas zoo said he'd do it again

1 day ago



CBS NEWS

Texas man arrested for stealing 2 monkeys from Dallas Zoo says he'll do it...

1 day ago



The Guardian

Dallas zoo monkey theft suspect says he will steal again if released – police

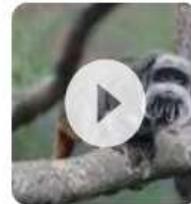
10 hours ago



PBS NEWSHOUR

Monkey theft, leopard escape at Dallas Zoo raise concerns

1 day ago



Dallas Morning News

Man jailed in Dallas Zoo crimes plans to steal more animals if released, affidavi...

3 days ago



MEDIA



CONTINUING SECURITY ENHANCEMENTS

- Perimeter fence enhancements
- Expanding on-grounds camera system
- Increased security lighting
- Outside security expert assessment
- Expanded use of state-of-the-art technology
- Evaluation of our current on-grounds security provider
- Continued expansion of night-time coverage with off- duty police & patrol supplements





WoA Plaza



Savanna Plaza



Picnic Ridge



Giraffe Feeding Platform



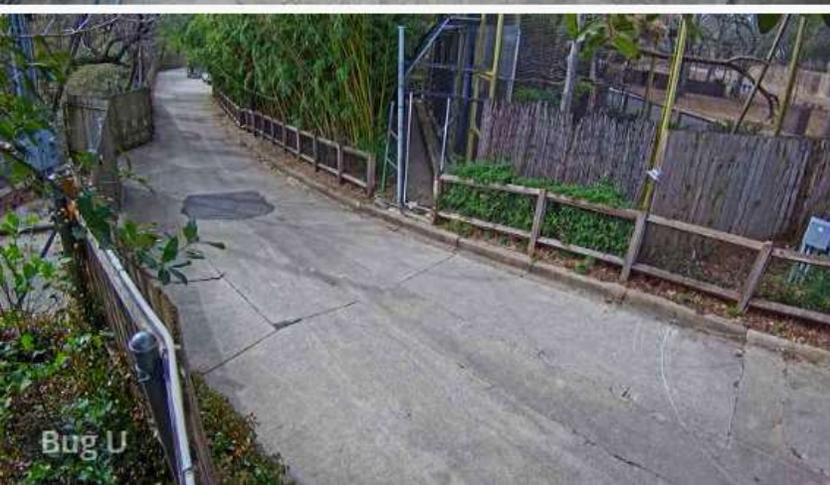
Wildlife Show Trailer



Expanded Use of Technology



ARC



Bug U



Otter Driveway



ZN Bird Trailer

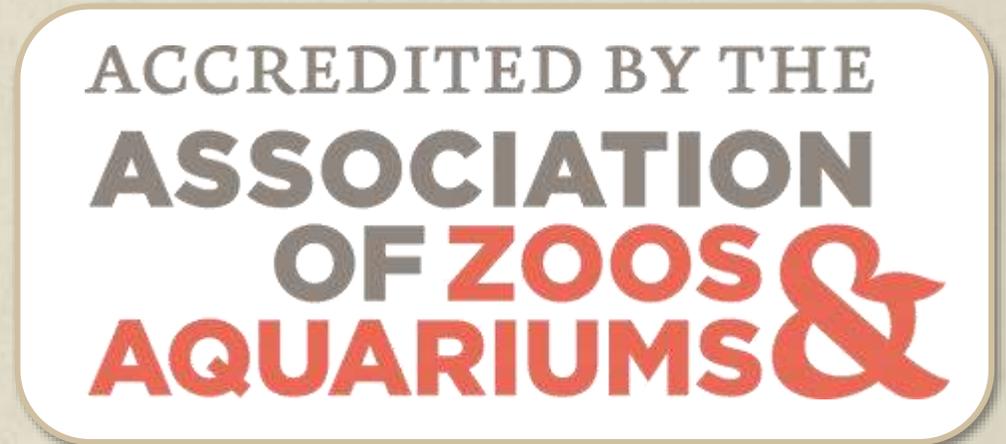




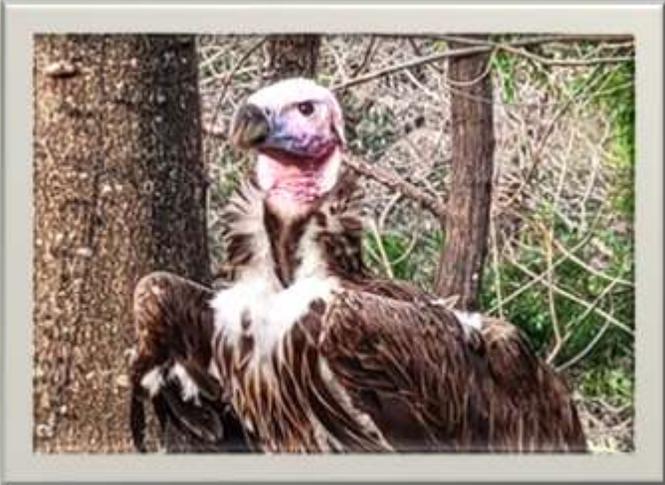


Enhanced Perimeter Fence Locations

RECENT INSPECTIONS COMPLETE:

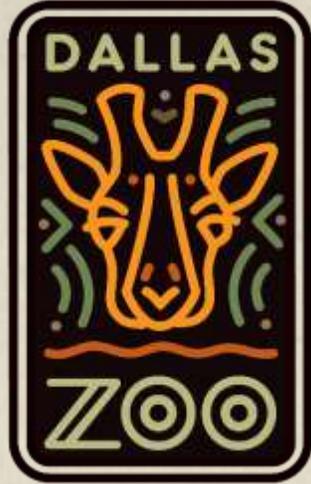


ANIMAL UPDATE





City of Dallas



ZOO SECURITY UPDATE AND ENHANCEMENTS

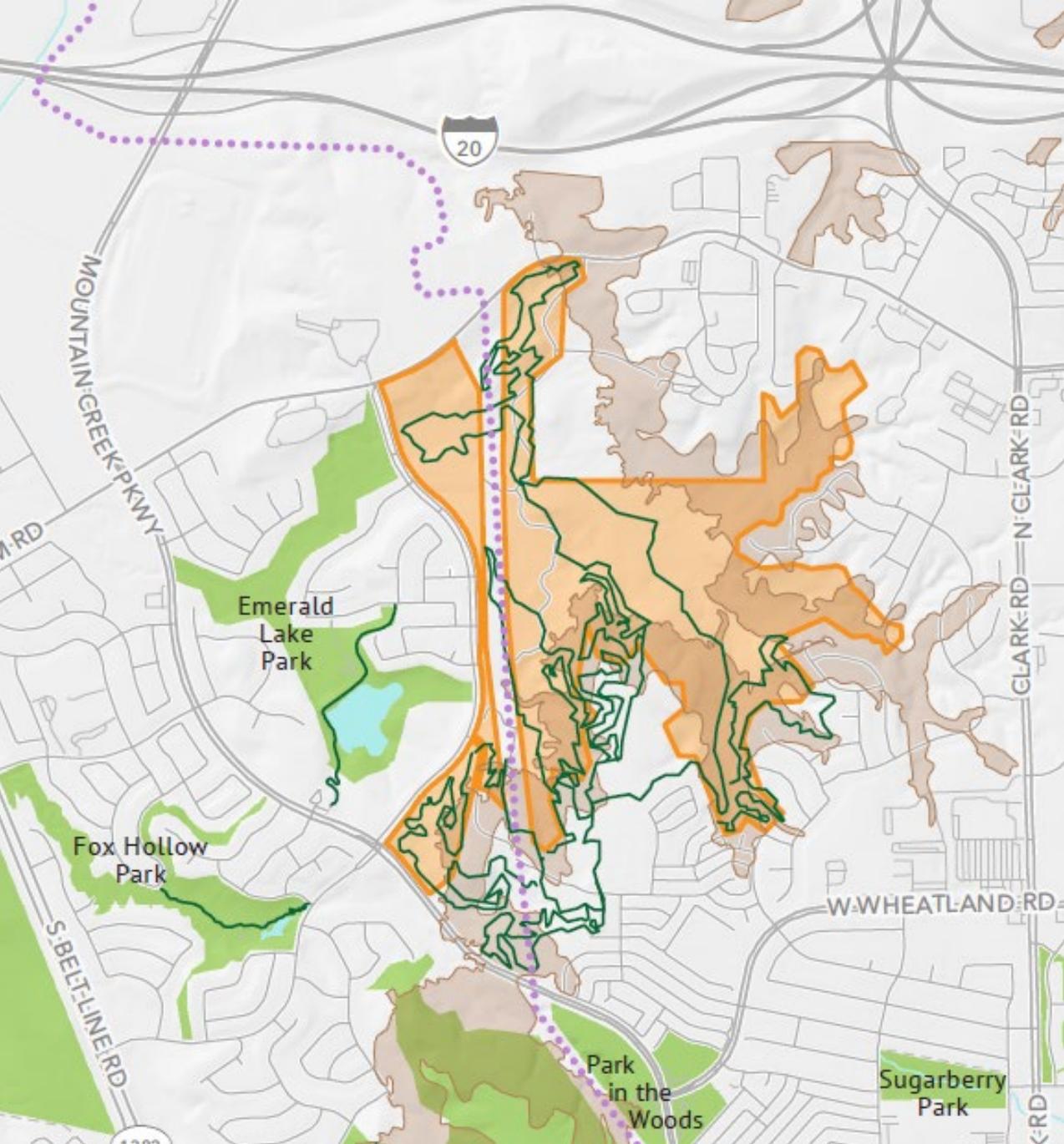
TUESDAY, FEBRUARY 21, 2023

City of Dallas Quality of Life, Arts, & Culture Committee



Big Cedar Wilderness

Quality of Life, Arts, & Culture Committee – February 21, 2023



Location Snapshot

- Address: 5950 Eagle Ford Dr. Dallas, TX 75249
- Location: Southwest Dallas (District 3)
- Size: 282.9 acres
 - Escarpment: ~175.2 acres
- Nearby parks and open spaces:
 - Emerald Lake Park
 - Fox Hollow Park
 - Park in the Woods
 - Sugarberry Park
 - Cedar Ridge Preserve
- 5,596 people live within a 10-minute walk*

**Typical Dallas park serves 2,000-3,000 people within a 10-minute walk*



Conservation Value

Big Cedar Wilderness has many natural and scenic features that give the property significant conservation value:

- Protecting 175 acres of escarpment zone topography
- Contains 225+ acres of tree canopy
- Several creeks and ponds
- Wildflower meadows
- Birdwatching (rated 4.5 / 5.0 on AllTrails.com)
- Builds on existing conservation efforts in southwest Dallas, including Cedar Hill State Park, Cedar Ridge Preserve, and Dogwood Canyon Audubon Center



Recreational Use

Big Cedar Wilderness is an important existing recreational amenity for Dallas:

- Dallas Off-Road Bicycle Association (DORBA) has developed and maintains a network of 22 miles of trails and wayfinding signage across the property
- Used for trail running, birdwatching, and faith-based groups
- Mountain Creek Church is directly adjacent to property and has long-established commitment to help steward property. They invested in and maintain a parking lot, trailhead, pavilion, playground, overlook, and restrooms
- Parking capacity ~500 cars in total



Community Support

Numerous community groups already help steward Big Cedar Wilderness:

- Texas Master Naturalists
- Dallas Off-Road Biking Association
- Mountain Creek Church Volunteers
- Boy Scouts of America
- Girl Scouts
- Audubon Chapters
- Dallas international University



Needs and Considerations

- Analysis of existing trails
 - Ramps (10) currently on the property
- Seasonal flooding in some areas
- Community members have voiced concern regarding development pressure
- Rare opportunity and short window
 - Ownership has changed over the years and this is a unique opportunity to procure this as permanently protected public space
- Timing of the transaction and management of the property to be considered to ensure continued access



Future Opportunities

- The property has a well-developed network of trails and wayfinding signage.
- The adjacent Mountain Creek Church property (80 ac) maintains a parking lot, playground, pavilion, overlook and restrooms and future small concert venue
- Long-term opportunities include:
 - Environmental education and research study
 - Developing all-abilities and nature-based playground
 - Deeper collaboration with local stakeholders
 - Create connection to Cedar Ridge Preserve and other nearby parks



Next Steps

- TPL is working with the landowner to facilitate transfer of property to City of Dallas
- Currently have signed Letter of Intent
- Due diligence is underway with appraisal, environmental site assessment and survey work
- Exploring potential use of Reforestation Fund to assist with acquisition costs
- Goal: Bring item before Park Board and City Council in spring 2023.



Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where it is needed most.

Since 1972, TPL has protected more than 3 million acres of public land, created more than 5,000 parks, trails, schoolyards, and iconic outdoor places, raised \$84 billion in public funding for parks and public lands, and connected more than 9 million people to the outdoors.

Connecting everyone to the outdoors™

Robert Kent, Texas State Director
Robert.Kent@tpl.org

Carrie Kasnicka, Project Manager
Carrie.Kasnicka@tpl.org

3000 Pegasus Park Drive
Suite 752
Dallas, TX 75247



Thank you

Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Members of Quality of Life, Arts and Culture Committee:

SUBJECT **Short-Term Rental Update**

Background

The purpose of this memorandum is to inform and update the Members of the Quality of Life, Arts, and Culture Committee on the ongoing interdepartmental effort to register and regulate Short-Term Rental (STR) properties in the City of Dallas. The sections below outline the elements still under consideration by Code Compliance Services, the City Attorney's Office, the City Controller's Office, and Planning and Urban Design. City staff have been working through details to determine the best approach should the City Council choose to either accept or reject the City Plan Commission's recommendation.

Code Compliance Services

The Code Compliance Services (CCS) team is preparing to implement a registration and inspection program for STRs in approved zones, per the City Council's direction.

CCS staff continues to review best practices of Texas cities who have recently passed STR regulations, as well as other U.S. cities that have included components suitable for Dallas. More time is needed to address specific questions and concerns related to enforceability, hosting platform accountability and other cities' experience with compliance and enforcement.

CCS is currently working with the City Attorney's Office (CAO) to finalize a draft registration and inspection ordinance. CCS has asked CAO to review several additions to the ordinance based on lessons learned in peer cities. This review is necessary to provide the Council with a thorough and vetted ordinance and regulation program. CCS aims to accomplish the following objectives:

- Explore enforcement software options that will enable Code Officers to enforce approved ordinance;
- Meet with major hosting platforms (Airbnb, VRBO, etc.) to discuss platform accountability; hosting platforms' compliance with the ordinance, including but not limited to removing listings of unregistered properties;
- Confer with Municipal Court to determine burden of proof threshold for City staff; acceptable evidence or documentation that will withstand legal challenges;
- Explore the best method to enforce 1,500 ft. distance requirements recommended in current draft regulations;
- Continue discussion with other cities on best practices;
- Continue to partner with ITS to finalize registration and case management software;

DATE February 21, 2023
SUBJECT **Short-Term Rental**
PAGE **Update 2 of 3**

- Establish Memorandum of Understanding with Parking Enforcement and Dallas Police Department/Dallas Marshal regarding the off-street parking enforcement and after-hours complaints;
- Finalizing staffing and resource needs based on the various options that will be proposed to City Council.

City Attorney's Office

The City Attorney's Office continues to provide legal advice on short-term rental regulations and is participating in the ongoing evaluation of Code Compliance Services' ability to enforce an occupancy limit, other nuisance-related activities, as well as the City's ability to regulate online hosting platforms.

City Controller's Office

The City Controller's Office (CCO) continues to identify, register, and collect hotel occupancy taxes for short-term rentals. Effective January 1, 2023, the CCO began billing the additional 2% hotel occupancy taxes authorized by the Brimer Bill. Hotel occupancy taxes for January 2023 are due and payable by February 25, 2023.

Planning & Urban Design

In December 2021, City Plan Commission authorized code amendment to define a new lodging use for short-term rentals. The Zoning Ordinance Advisory Committee moved a recommendation forward on October 4, 2022, and on December 8, 2022, City Plan Commission voted (9-4) to recommend amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205, "Lodging Uses".

CPC Recommended Zoning Ordinance:
Short-term rental lodging.

- Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.
- Required off-street parking: One space per full or partial unit rented to occupants.
- Required off-street loading: none

Additional provisions:

- This use must comply with Chapter 42B, "Short-Term Rentals" of the Dallas City Code.
- The number of short-term rentals in a single unit may not exceed one.
- A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless located in a zoning district in which the use is permitted, and a Certificate of Occupancy is issued for the use.

DATE February 21, 2023
SUBJECT **Short-Term Rental**
PAGE **Update 3 of 3**

- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”

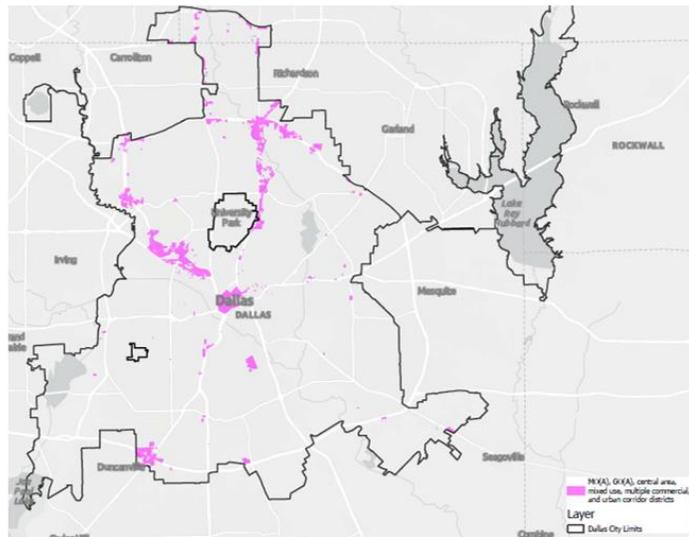
The map below, in pink, shows the areas where short-term rentals would be allowed based on the City Plan Commission’s recommended zoning ordinance.

CPC Recommended Zoning Districts

Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.

Single family use allowed only in central area, MU-1, MU-1(SAH), and as a Restricted Component in GO(A)

Multifamily use allowed in central area, mixed use, and as a Restricted Component in GO(A)



If you have questions or need additional information, please contact me at carl.simpson@dallas.gov or 214-671-9735

Carl Simpson
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **88th Texas Legislature – Legislation relating to Quality of Life, Arts and Culture**

On October 26, 2022, the Dallas City Council adopted [legislative priorities for the 88th Texas Legislature](#) (Resolution 22-1637). These priorities include supporting legislation that provides a welcoming community for all residents, businesses, and visitors.

On Tuesday, January 10, 2023, the 88th Texas Legislative Session convened. To ensure transparency and thorough communications to elected leadership, the purpose of this memorandum is to provide the Quality of Life, Arts and Culture Committee with a high-level overview of proposed state legislation that may impact the city. This list includes bills filed through Monday, February 13, 2023.

Quality of Life-related bills include, but are not limited to the following:

H.B. 1126 (Martinez Fischer) – Minimum Wage: would provide that the minimum wage shall be the greater of the current minimum wage (\$7.25 per hour) or the following: (1) \$10 per hour in 2022; (2) \$12.50 per hour in 2023; (3) \$14 per hour in 2024; and (4) \$15 per hour thereafter.

H.B. 1242 (Hernandez) – Unemployment Benefits: would provide that an individual is not disqualified for unemployment benefits if the individual leaves the workplace to care for the individual’s minor child due to an unexpected illness, accident, or other unforeseeable event, but only if no reasonable, alternative care was available.

H.B. 1266 (Schatzline) – Sexually Oriented Businesses: would provide that a commercial enterprise that provides a drag performance for an audience of two or more individuals is a sexually oriented business. (Companion bill **S.B. 476 by Hughes**).

H.B. 1286 (Guillen) – RV Parks: would: (1) adopt certain construction safety standards applicable to certain privately owned and operated recreation vehicle parks or campgrounds on which sites for recreational vehicles, recreational park trailers, or other camping units are offered primarily for use by the public for overnight stays; and (2) prohibit a city from adopting a policy, rule, ordinance, or order that regulates environmental health and sanitation, electrical distribution system safety, liquefied petroleum gas storage and dispensing safety, or fire protection, if the policy, rule, ordinance, or order imposes more stringent standards than those adopted in (1), above.

H.B. 1292 (Campos) – Homeless Showers: would provide that a city with a population of 500,000 or more shall: (1) provide homeless individuals residing in the municipality with

access to mobile showers in a sufficient number to allow daily shower access by each person residing in the municipality and sufficient access to address the hygienic needs and prevention of hygienic-related illnesses in the municipality’s homeless population; and (2) use all available federal money, including money provided under the American Rescue Plan Act of 2021, that is available to implement (1), above.

H.B. 1439 (Hernandez) – Graffiti: would: (1) repeal the requirement that a city offer to remove graffiti from a property owner’s property at no cost; and (2) reduce the number of days that a property owner has to remove graffiti after receiving notice from the city from 15 days to 10 days (Companion bill is **S.B. 368** by **Alvarado**.)

H.B. 1467 (Bucy) – Marijuana: would, among other things, provide that: (1) a state agency or a political subdivision, including a city, may not: (a) establish a drug testing policy that requires an employee or independent contractor of the agency or political subdivision, as a condition of employment or contract, to submit to a drug test the intent of which is to screen for the presence of cannabinoids; (b) as a condition of employment or contract with the agency or political subdivision, administer or require the administration of a drug test to the employee or contractor the intent of which is to screen for the presence of cannabinoids; (c) establish for the employee or contractor as a condition of employment or contract a test result that is negative for the presence of cannabinoids;

H.B. 1486 (Gerdes) – Mental Health Leave Policy: would provide that: (1) each law enforcement agency, and each state agency or political subdivision, including a city, that employs a full-time telecommunicator, shall develop and adopt a policy allowing the use of mental health leave by the full-time telecommunicators employed by the agency who experience a traumatic event in the scope of that employment; (2) the mental health leave policy adopted under (1), above, must: (a) provide clear and objective guidelines establishing the circumstances under which a telecommunicator is granted and may use mental health leave; (b) entitle a telecommunicator to mental health leave without a deduction in salary or other compensation; (c) enumerate the number of mental health leave days available to a telecommunicator; and (d) detail the level of anonymity for a telecommunicator who takes mental health leave; and (3) the mental health leave policy adopted under (1), above, may provide a list of mental health services available to telecommunicators in the area of the law enforcement or employing agency.

H.B. 1526 (Harris) – Parkland Dedication: would provide, among other things, that for a city with a population of more than 800,000: (1) the city must designate every area within the city as either suburban, urban or central business district; (2) the appraisal district must calculate average land values for each district in the city; (3) a city that requires a landowner to dedicate a portion of the landowner’s property for parkland use under a development application shall require the landowner to: (a) pay a fee in lieu of land dedication in accordance with a formula based on the average land values calculated in (2), above; (b) dedicate up to ten percent of the land subject to the development application for park use; or (c) require both a fee and a dedication of land in amounts calculated according to a formula, which can result, under certain circumstances, in the city paying money to the landowner; (4) a landowner may make a written request to the city requesting a determination of the dedication amount required by (3), above; and (5) if the city fails to respond to the request from (4), above, within 30 days,

the city may not require a parkland dedication or charge a fee-in-lieu of dedication. (Companion bill is **S.B. 558** by **Hughes**.)

H.B. 1806 (Morales Shaw) – Discrimination: would prohibit discrimination in employment on the basis of gender identity or expression and sexual orientation.

H.B. 1810 (Cain) – Immigration Enforcement: would provide that a local entity, including a city council, or an institution of higher education may not suspend or terminate the employment of, or take other adverse personnel action against, a public employee who in good faith reports to an appropriate law enforcement authority the existence of a policy, pattern, or practice of the employing entity or institution that violates state law related to prohibiting or limiting enforcement of immigration laws.

H.B. 1919 (Goodwin) – Minimum Wage: would: (1) provide that from January 1, 2024, to January 31, 2024, an employer, including a city, shall pay to each employee not less than the greater of: (a) \$13.50 an hour; or (b) the federal minimum wage (currently at \$7.25 an hour); (2) provide that beginning in January 2025 and thereafter, an employer, including a city, shall pay to each employee not less than the greater of: (a) \$17 an hour; or (b) the federal minimum wage; and (3) repeal the provision that provides that the state minimum wage law and a city ordinance or charter that governs wages in private employment do not apply to a person covered by federal minimum wage law.

H.J.R. 97 (Geren) – Casino Gaming and Sports Wagering: would amend the Texas Constitution to, among other things:

1. authorize casino gaming pursuant to casino licensing at destination resorts in the following metropolitan statistical areas in which pari-mutuel wagering has been approved: (a) two destination resorts in the Dallas-Fort Worth-Arlington metropolitan statistical area; (b) two destination resorts in the Houston-The Woodlands-Sugar Land metropolitan statistical area; (c) one destination resort in the San Antonio-New Braunfels metropolitan statistical area; (d) one destination resort in the Corpus Christi metropolitan statistical area; and (e) one destination resort in the McAllen-Edinburgh-Mission metropolitan statistical area;
2. authorize and regulate the conduct of sports wagering;
3. establish the Texas Gaming Commission as a state agency with broad authority to promulgate, adopt, and enforce necessary rules to strictly regulate casino gaming and sports wagering and provide for the Texas Gaming Commission’s qualifications, appointment procedures, and member terms;
4. establish general casino license qualifications, including demonstrating that: (a) the issuance of a casino license will not be detrimental to the public interest; (b) the financial ability to complete the development and operate the destination resort at which the applicant will conduct casino gaming; (c) adequate experience in resort development, resort management, and casino gaming operations; and (d) detailed estimate of the applicant’s total new development investment in the destination resort;
5. provide that the legislature or the Texas Gaming Commission may establish additional rules and requirements governing: (a) the issuance and continued qualifications for holding a casino license; (b) transfer of casino licenses, (c) qualifications for the issuance of new casino licenses to persons that are not initial qualified applicants; and (d) penalties for the unlawful conduct of casino gaming and sports wagering;

DATE February 21, 2023 February 14, 2023

SUBJECT **88th Texas Legislature – Legislation relating to Quality of Life, Arts and Culture**

6. require the legislature to: (a) impose a 15 percent tax on the gross casino gaming revenue of each casino license holder; and (b) impose a tax on sports wagering revenue;
7. provide that a destination resort at which casino gaming is conducted under a casino license may be located anywhere within the metropolitan statistical area for which the license was issued;
8. prohibit the use of state or local public money or facilities developed or built with state or local public assistance or tax incentives of any kind to develop or operate a destination resort;
9. prohibit the state, a state agency, or political subdivision from imposing a tax on the casino gaming revenue of a casino license holder or a tax or fee on the non-gaming revenue of a casino license holder's operations at a destination resort other than the tax in Number 6, above, or a tax or fee generally applicable to a business operating in the state;
10. establish casino license application fees to fund and support the administration and management of the Texas Gaming Commission; and
11. provide that that state shall annually allocate a portion of the revenue received from taxes imposed on gross casino revenue of casino license holders to be used as horse purse money.

If have any questions or comments, please email Clifford Sparks, State Legislative Director, at Clifford.Sparks@dallas.gov.

Sincerely,



Carrie Rogers
Director
Office of Government Affairs

c: The Honorable Members of the Ad Hoc Legislative Committee
T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors
Clifford Sparks, State Legislative Director

Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Members of the Quality of Life, Arts & Culture Committee

SUBJECT **Juanita J. Craft Civil Rights House Status Update**

In preparation for the opening of the Juanita J. Craft Civil Rights House on May 20, 2023, please find the status of ongoing work at the Juanita J. Craft Civil Rights House (The Craft House) renovation, rehabilitation, and exhibition as of February 13, 2023.

OAC staff are working with the Wheatley Place Neighborhood Association to plan a public informational meeting around the completion of the work at The Craft House. The date and time will be confirmed and shared with Council Members.

The renovation and rehabilitation of the Juanita J. Craft House is approaching 90% completion.

Administrative Office Space

The exterior work of the administrative office space has been completed and includes repairs to the paneling, doors and windows, roof, and paint. In the interior, the bathroom and painting of the walls has been completed, and the wiring for the security system and lighting has been installed.

The installation of the cabinets and sink fixtures, as well as cameras and security monitoring equipment is scheduled for completion by March 10th.

Main House

All structural work has been completed, including the walls, floors, foundation, trim, sheetrock and paint. The exterior roof, front porch enclosure, gutters, siding, paint, windows and doors are complete. The remaining items to be completed are the installation of the front porch flooring, security cameras and remaining light fixtures. These items are scheduled for completion by March 10th.

The Grounds

The grounds of the Craft House, including the garden, landscaping, fountain installation, and sprinklers, have been completed. The driveway and surface between structures has also been completed. The fencing along the left perimeter and rear of property, the entrance gate, and the installation of new signage are scheduled for completion by March 10th.

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SUBJECT **Juanita J. Craft Civil Rights House Status Update**
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Exhibits

The Dallas Public Library (DPL) accepted The Craft House Collection as part of its archives in December 2021. OAC and DPL are currently working with the City Attorney's Office to develop an agreement for the use of the materials in the collection and their exhibition at The Craft House. There are over 200 items that have been selected for exhibit and are being conserved for display. The installation of exhibition cases, vinyl, and furniture will begin on Monday, February 20, 2023.

The completion date for all remaining tasks is set for March 10, 2023.

If you have any questions, please contact Martine Philippe, Director of the Office of Arts and Culture.



Liz Cedillo-Pereira
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

ORDINANCE NO. _____

An ordinance amending Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code by amending Chapter 8A; requiring a license for each boarding home facility; amending the requirements for a license application; requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; providing that licenses are nontransferable; amending the structure and maintenance requirements; prohibiting retaliation against residents; providing a penalty not to exceed \$2,000 and/or 180 days in jail; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (a) of Section 8A-4, “License Required,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) A person commits an offense if he owns or operates a boarding home facility in the city without a valid license issued under this chapter. A separate license is required for each boarding home facility that a person operates.”

SECTION 2. That Subsection (a) of Section 8A-6, “License Application,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) To obtain a license to operate a boarding home facility, a person must submit an application to the director on a form provided for that purpose. The applicant must be the owner or operator of the boarding home facility. If the owner or operator is not an individual, an authorized officer or agent of the owner or operator must file the form. The application must contain the following information and be accompanied by the fee, if any, required under Section 8A-8 of this chapter before it is considered to be complete:

(1) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of the applicant. The street address may not be the address of the boarding home facility unless the applicant actually resides full-time at the boarding home facility.

(2) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and position of the authorized officer or agent filing the form on behalf of the applicant, if the applicant is not an individual. The street address may not be the address of the boarding home facility unless the authorized officer or agent actually resides full-time at the boarding home facility.

(3) The form of business of the applicant; the name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of a high managerial agent of the business; and, if the business is a legal entity, such as a corporation or association, a copy of the documents establishing the business.

(4) The street address and telephone number of the boarding home facility.

(5) The name, street address, mailing address, e-mail address, and telephone number of a person or persons to contact in an emergency as required by Section 8A-17 of this chapter.

(6) Documentary evidence of payment of ad valorem taxes, fees, fines, and penalties owed to the city in connection with the boarding home facility or documentary evidence that the applicant is current on a payment plan for any back ad valorem taxes, fees, fines, and penalties owed to the city in connection with the boarding home facility.

(7) The names, street addresses, mailing addresses, e-mail addresses, telephone numbers, legible copies of the drivers' licenses or other official state or federal identification cards, and dates of birth of any owners, operators, employees, and volunteers of the boarding home facility other than the applicant. The street address may not be the address of the boarding home facility, unless the owner, operator, or employee actually resides full-time at the boarding home facility.

(8) If the owner or operator of the boarding home facility is not also the owner of the property on which the boarding home facility is located, a letter signed by the owner of the property stating that the applicant has permission to operate a boarding home facility on the property and acknowledging the requirements for the property to be used as a boarding home facility as set forth in this chapter. If the owner of the property is an entity, the letter must be on official letterhead and signed by an officer of the entity or other person with the authority to make binding representations on the entity's behalf regarding the use of the property.

(9) Criminal history reports for each owner, operator, employee, and volunteer of the boarding home facility showing that they are not disqualified to own, operate, or work at a

boarding home facility under Section 8A-37 of this chapter. Such reports must include a current official Texas criminal history report [~~with a fingerprint card~~] (issued within the preceding 12 months) for each owner, operator, employee, and volunteer of the boarding home facility as well as an official criminal history report issued within the preceding 12 months from all other states in which an owner, operator, employee, or volunteer has resided within the past 10 years.

(10) The maximum number of residents that will reside at the boarding home facility.

(11) The services to be offered or provided to the residents of the boarding home facility.

(12) Proof that the proposed use of the property complies with the Dallas Development Code.

(13) If the boarding home facility has one or more residents with a disability, a list of the categories of disabilities of the residents (vision impairment, hearing impairment, mobility impairment, dementia, and other).

(14) A sworn certification from the applicant, owner, or operator that the boarding home facility does not have, and will not have, any residents with an addiction to alcohol or a controlled substance, or alternatively, a document that describes the applicant's, owner's, or operator's plan for ensuring that the residents who are addicted to alcohol or a controlled substance, or who are recovering from such an addiction, refrain from using alcohol or the controlled substance, including all rules by which residents must abide, as required by Section 8A-34 of this chapter.

(15) A statement that, by filing the application, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the application is true and correct and that the application is complete and includes all information required to be disclosed under this section.

(16) A survey showing the location and distances of the boarding home facility from other boarding home facilities and group dwelling facilities located within 1,000 feet. For purposes of this paragraph, group dwelling facility includes a group residential facility and handicapped group dwelling unit, as those terms are defined in Chapter 51A-4.209 of the Dallas City Code. For purposes of this paragraph, the distance between uses is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the uses are located. (Note: The spacing component of these regulations is based, not on the handicapped status of the residents, but on the non-family status of the groups.)

(17) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested license should be granted.”

SECTION 3. That Section 8A-8, "Fees," of Article II, "Administrative," of Chapter 8A, "Boarding Home Facilities," of the Dallas City Code is amended to read as follows:

"SEC. 8A-8. FEES.

(a) The fee for a license to operate a boarding home facility is \$500.

(b) No refund of a license fee will be made.

~~[(c) An applicant for a license may file an application with the director seeking a waiver or reduction of the annual license fee if the boarding home facility serves one or more persons with a disability and payment of the fee would result in substantial financial hardship to the applicant. The application must include the following information before it will be considered complete:~~

~~(1) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of the applicant.~~

~~(2) The number of residents of the boarding home facility with a disability.~~

~~(3) A list of the categories of disabilities of the residents (vision impairment, hearing impairment, mobility impairment, dementia, and other) and the number of residents with each type of disability.~~

~~(4) The services provided by the boarding home facility to the residents.~~

~~(5) An explanation of the nature and severity of the financial hardship to the applicant if the fee were to be paid.~~

~~(6) A copy of the balance sheets and income statements for the boarding home facility, or equivalent documents, establishing the applicant's financial condition for the last three years in accordance with generally accepted accounting principles, unless the boarding home facility has been open for less than three years, in which case it must provide a copy of those documents during the time the facility has been in operation.~~

~~(7) A statement that, by filing the application, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the application is true and correct and that the application is complete and includes all information required to be disclosed under this chapter.~~

~~(8) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested waiver or reduction should be granted.~~

~~(d) The director may waive or reduce the annual license fee if the director, after reviewing the complete application, finds that the applicant provides services to one or more persons with a disability and payment of the fee would result in substantial financial hardship to the applicant.~~

~~(e) If the director determines that an applicant should be denied a fee waiver or reduction, the director shall notify the applicant in writing by certified mail, return receipt requested, that the fee waiver or reduction is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.~~

~~(f) An applicant may appeal a decision of the director under this section to the permit and license appeal board in accordance with Section 2-96 as if it were a permit. The permit and license appeal board shall consider the facts as they existed at the time of the director's decision. The applicant has the burden of proof to establish the necessary facts to warrant favorable action.]”~~

SECTION 4. That Section 8A-9, “Issuance and Denial of License,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“SEC. 8A-9. ISSUANCE AND DENIAL OF LICENSE.

(a) Approval. Upon the submission of a complete application, the director shall issue a license to operate a boarding home facility to the applicant if the director determines:

- (1) the applicant has complied with all requirements for issuance of the license;
- (2) the applicant, owners, operators, employees, and volunteers of the boarding home facility meet the criminal history qualifications of Section 8A-37 of this chapter;
- (3) the applicant, owners, operators, or employees of the boarding home facility do not own or operate another licensed boarding home facility in the city for which the license is currently suspended or has been revoked within the past 12 months;
- (4) the applicant has not made a false statement as to a material matter in the application for a license;
- (5) the condition and use of the boarding home facility comply with the zoning regulations in the Dallas Development Code, the minimum housing standards in Chapter 27, and the standards in this chapter applicable to the property;
- (6) the applicant, owners, and operators are not delinquent in any ad valorem taxes, fees, fines, or penalties owed to the city in relation to the property where the boarding home

facility is located or have established and are current on a payment plan for any delinquent ad valorem taxes, fees, fines, or penalties owed; and

(7) the applicant, owners, and operators of the boarding home facility have not had a license for that boarding home facility revoked within the past 12 months.

(b) Denial. The director shall deny the license [H]if:

(1) the director determines that the requirements of Subsection (a) have not been met; or ~~[, the director shall deny the license]~~

(2) the boarding home facility is located within 1,000 feet of another boarding home facility or group dwelling facility.

(A) This paragraph does not apply to a boarding home facility licensed before February 22, 2023 and that continuously maintains a boarding home license.

(B) For purposes of this paragraph, group dwelling facility includes a group residential facility and handicapped group dwelling unit, as those terms are defined in Chapter 51A-4.209 of the Dallas City Code. For purposes of this paragraph, the distance between uses is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the uses are located. (Note: The spacing component of these regulations is based, not on the handicapped status of the residents, but on the non-family status of the groups.)

(c) Notification. If the director determines that an applicant should be denied a license, the director shall notify the applicant in writing by certified mail, return receipt requested, that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.”

SECTION 5. That Subsection (a) of Section 8A-11, “Revocation of License,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) Except as provided in Subsection (b), the director shall revoke any license issued to operate a boarding home facility if the director determines that:

(1) the licensee fails to meet the criminal history qualifications of Section 8A-37 of this chapter or allows an employee or volunteer to work at the facility who fails to meet the criminal history qualifications; ~~[-]~~

(2) the licensee intentionally made a false statement as to a material matter in the application or in a hearing concerning the license;

(3) the licensee failed to pay a fee required by this chapter at the time it was due; or

(4) a cause for suspension under Section 8A-10 has occurred and the license has already been suspended at least once within the preceding 12 months.”

SECTION 6. That Section 8A-14, “Nontransferability,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“SEC. 8A-14. NONTRANSFERABILITY.

A license to operate a boarding home facility and a license fee under Section 8A-8 is not transferable to another owner, operator, applicant, or location.”

SECTION 7. That Section 8A-16, “Posting Requirements,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Paragraph (6) to read as follows:

“(6) Information concerning tenants’ rights and responsibilities including a copy of Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code, as amended.”

SECTION 8. That Section 8A-18, “Failure to Pay Ad Valorem Taxes, Fees, Fines and Penalties,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“SEC. 8A-18. FAILURE TO PAY AD VALOREM TAXES, FEES, FINES, AND PENALTIES.

(a) A licensee commits an offense if he allows any ad valorem taxes, fees, fines, or penalties owed to the city in connection with the boarding home facility to become delinquent.

(b) It is a defence to prosecution under this section that the licensee diligently entered into a payment plan and makes regular payments in accordance with that plan to pay the delinquent ad valorem taxes, fees, fines, or penalties.”

SECTION 9. That Section 8A-27, “Kitchen,” of Article III, “Structure and Maintenance,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“SEC. 8A-27. KITCHEN.

(a) A kitchen must be accessible to each resident without going through a sleeping room of another resident.

(b) A kitchen must have a food preparation area of at least six square feet that is smooth, impermeable, free of cracks, and easily cleanable. This surface area must not be primarily used for eating.

(c) If a boarding home facility has a kitchen without a dining area attached, the licensee shall provide a separate dining area of 15 square feet per resident. A kitchen with an attached dining area must be at least 100 square feet in area.

(d) A kitchen must contain a sink which allows [~~with at least two compartments~~] for manual dishwashing that is at least 22 inches by 27 inches by 5 inches.

(e) A kitchen must contain an operational cooking stove with at least two burners fuelled by gas or electricity and [~~or~~] an operational microwave oven.

(f) A kitchen must contain at least one cabinet with a minimum of five cubic feet of storage space per resident, suitable for storage of food and utensils.

(g) A kitchen must be equipped with at least one electrical outlet suitable for plugging in small kitchen appliances.

(h) The licensee shall keep the kitchen in a clean and sanitary condition.

(i) A kitchen must contain a refrigerator that is at least 12 cubic feet in area, is equipped with a thermometer, and is maintained in an operational, clean, and sanitary condition. A refrigerator must maintain foods at the temperatures required by Section 8A-33.”

SECTION 10. That Section 8A-40, “Violations; Penalty,” of Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Subsection (k) to read as follows:

“(k) It is an affirmative defense to prosecution under this section that the person is not an owner, operator, or employee of a boarding home facility as defined by this chapter.”

SECTION 11. That Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Section 8A-41, “Retaliation Against Residents Prohibited,” to read as follows:

“SEC. 8A-41. RETALIATION AGAINST RESIDENTS PROHIBITED.

(a) An operator commits an offense if the operator raises a resident's rent, diminishes services to a resident, or attempts eviction of a resident within six months after:

(1) the resident files a valid complaint with the director complaining of a violation of this chapter on property occupied by the resident; a complaint is considered valid if it results in an action described in Paragraphs (2), (3), or (4) of this subsection;

(2) the director issues to the operator or the operator's agent a written notice or citation listing any violation of this chapter that exists on property occupied by the resident;

(3) the city attorney files an action under Article V of this chapter, Chapter 54 of the Texas Local Government Code, or Chapter 260 of the Texas Health and Safety Code relating to any violation of this chapter that exists on property occupied by the resident;

(4) the resident, after filing a complaint with the director and the operator or the operator's agent, files a written complaint with the city attorney complaining of a violation of this chapter on property occupied by the resident, unless the complaint is later withdrawn by the resident or dismissed on the merits; or

(5) repairs are completed on property occupied by the resident in compliance with either a written notice or citation issued by the director or a court order.

(b) It is a defense to prosecution under Subsection (a) that:

(1) rent was increased pursuant to an escalation clause in a written lease which provided for changes in costs of utilities, taxes, and insurance;

(2) rent was increased, services were reduced, or notices to vacate were issued as part of a pattern of rent increases, service reductions, or evictions for an entire boarding home facility;

(3) the resident was delinquent in rent when the operator gave notice to vacate or filed an eviction action;

(4) the resident was responsible for or caused a violation of this chapter that existed on property occupied by the resident;

(5) the resident's written lease fixing the rent, services, or term of occupancy had expired, unless, at the time an action described in Subsection (a)(1), (2), or (3) occurred, a violation of this chapter that was reasonably dangerous to the physical health or safety of the resident or another person existed on property occupied by the resident;

(6) the resident holds over after giving notice of termination or intent to vacate;

(7) the resident holds over after the operator gives notice of termination at the end of the rental term and, at the time the notice of termination was given, the operator or the operator's agent had not received actual notice that a valid complaint had been filed with the city complaining of violations of this chapter on property occupied by the resident;

(8) before filing a complaint with the city complaining of a violation of this chapter on property occupied by the resident, other than a violation that is reasonably dangerous to the physical health or safety of the resident or another person, the resident fails to comply with a written lease provision requiring the resident to:

(A) notify the operator or the operator's agent, in writing, of the violation; and

(B) allow the operator 15 days to correct the violation; or

(9) the operator proves that the rent increase, service reduction, or attempted eviction was for good cause and not for purposes of retaliation against the resident.

(c) An offense under this section may be prosecuted upon the filing of a written complaint by the resident with the city attorney."

SECTION 12. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000 or by up to 180 days in jail.

SECTION 13. That Chapter 8A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 14. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 15. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By _____
Assistant City Attorney

Passed _____