

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, SEPTEMBER 23, 2024

24-0012

GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER CHAD WEST, PRESIDING

PRESENT: [5] West, Blackmon, \*Moreno (\*\*1:32 p.m.), \*Resendez, Mendelsohn  
(\*\*1:11p.m.)

ABSENT: [0]

The meeting was called to order at 1:30 p.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.

After all business properly brought before the committee had been considered, the meeting adjourned at 3:01 p.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 for this meeting are filed with the City Secretary's Office 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  
MONDAY, SEPTEMBER 23, 2024

EXHIBIT A

**RECEIVED**

**2024 SEP 20 PM 12:29**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 4 0 8 8 1**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Government Performance and Financial  
Management Committee**

**September 23, 2024**

**1:00 PM**

## 2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

\* Updated:6/28/24

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

## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

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

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

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 pistol 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."*

This City Council Government Performance and Financial Management Committee meeting will be held by video conference and in the Council Briefing Room, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The Government Performance and Financial Management Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at [bit.ly/cityofdallastv](https://bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following video conference link:  
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc13a1a5af70e864b86235daf50c87a7b>

## Call to Order

### MINUTES

1. [24-3022](#) Approval of the August 26, 2024 Government Performance and Financial Management Committee Meeting Minutes

**Attachments:** [Minutes](#)

### BRIEFING ITEMS

- A. [24-3025](#) Monthly Update on Repairs to Family Gateway Property Damage  
[Ellen Magnis, Chief Executive Officer, Family Gateway]

**Attachments:** [Memo](#)

- B. [24-3026](#) Review of City Real Estate for Development and Redevelopment (Proposed New Property Management Strategies and Process Improvements for Case Study Properties - 711 South St. Paul, 7800 Stemmons, 2929 South Hampton Road, 4150 Independence, 9999 West Technology Blvd.)  
[John Johnson, Director, Facilities and Real Estate Management]

**Attachments:** [Presentation](#)

- C. [24-3028](#) Bullington Terminal & Thanksgiving Foundation Lease (Proposed Recommendations for Operations)  
[John Johnson, Director, Facilities and Real Estate Management]

**Attachments:** [Presentation](#)

- D. [24-3029](#) FY24 Year End Appropriation Adjustments  
[Janette Weedon, Director, Budget & Management Services]

**Attachments:** [Presentation](#)

- E. [24-3030](#) Office of the City Auditor Fiscal Year 2025 Recommended Annual Audit  
Work Plan  
[Mark Swann, City Auditor, Office of the City Auditor]

**Attachments:** [Presentation](#)

#### **BRIEFING MEMOS**

- F. [24-3032](#) Inspector General Division - Quarterly Report - 3rd Quarter FY 2024  
[City Attorney's Office]

**Attachments:** [Memo](#)

- G. [24-3033](#) 2025 City Council Calendar  
[Office of Government Affairs]

**Attachments:** [Memo](#)

- H. [24-3034](#) Upcoming Debt Issuances
- Upcoming Agenda Item 24-3013 for October 8, 2024 - Resolution Authorizing the Issuance of City of Dallas, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2024
  - Upcoming Agenda Items 24-3012 and 24-3014 for October 8, 2024: Authorizing the Preparation of General Obligation Refunding and Improvement Bonds, Series 20204C; Equipment Acquisition Contractual Obligations, Series 2024; and Combination Tax and Revenue Certificates of Obligation, Series 2025
  - Upcoming Agenda Item 24-2780 for September 25, 2024 - Extension of the Waterworks and Sewer System Commercial Paper Notes, Series G
- [City Controller's Office]

**Attachments:** [Memo](#)  
[Memo](#)  
[Memo](#)

- I. [24-3035](#) Cotton Bowl 2025 Scope of Work Contract Award  
[Parks & Recreation]

**Attachments:** [Memo](#)



- J.     [24-3037](#)     Monthly Budget Accountability Report  
                          [Budget & Management Services]

**Attachments:**     [Report](#)

- K.     [24-3038](#)     Technology Accountability Report (Information as of Aug 31, 2024)  
                          [Information & Technology Services]

**Attachments:**     [Memo](#)

- L.     [24-3039](#)     Office of the City Auditor Monthly Internal Update on Internal Audit (Released  
                          Between Aug 17, 2024 and Sep 13, 2024)  
                          [Office of City Auditor]

**Attachments:**     [Report](#)

- M.     [24-3040](#)     Upcoming Agenda Item - 24-2991 - Authorizing a one-year Indefinite  
                          Delivery/Indefinite Quantity (ID/IQ) service price agreement for waste  
                          collection, disposal, and container rental services at various city facilities  
                          [Sanitation Services]

**Attachments:**     [Memo](#)

## **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  
MONDAY, SEPTEMBER 23, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

Item 1:           Approval of the August 26, 2024 Government Performance and Financial Management Committee Meeting Minutes

Councilmember Blackmon moved to adopt the minutes as presented.

Motion seconded by Councilmember Resendez and unanimously adopted. (Moreno, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

BRIEFING ITEMS

Item A: Monthly Update on Repairs to Family Gateway Property Damage

The following individuals briefed the committee on the item:

- Ellen Magnis, Chief Executive Officer, Family Gateway; and
- Donzell Gipson, Interim-Assistant City Manager, City Manager's Office

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

## BRIEFING ITEMS

Item B: Review of City Real Estate for Development and Redevelopment (Proposed New Property Management Strategies and Process Improvements for Case Study Properties - 711 South St. Paul, 7800 Stemmons, 2929 South Hampton Road, 4150 Independence, 9999 West Technology Blvd.)

The following individuals briefed the committee on the item:

- John Johnson, Director, Facilities and Real Estate Management;
- Ashley Eubanks, Assistant Director, Public Works; and
- Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

BRIEFING ITEMS

Item C: Bullington Terminal & Thanksgiving Foundation Lease (Proposed  
Recommendations for Operations)

The following individual briefed the committee on the item:

- John Johnson, Director, Building Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

BRIEFING ITEMS

Item D: FY24 Year End Appropriation Adjustments

The following individuals briefed the committee on the item:

- Janette Weedon, Director, Budget & Management Services;
- Ivan Guel; Assistant Director, Budget & Management Services; and
- Chan Williams, Assistant Director, Budget & Management Services



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

BRIEFING ITEMS

Item E: Office of the City Auditor Fiscal Year 2025 Recommended Annual Audit Work Plan

The following individual briefed the committee on the item:

- Mark Swann, City Auditor, Office of the City Auditor

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2024

## BRIEFING MEMOS

- Item F: Inspector General Division - Quarterly Report - 3rd Quarter FY 2024
- Item G: 2025 City Council Calendar
- Item H: Upcoming Debt Issuances
- Upcoming Agenda Item 24-3013 for October 8, 2024 – Resolution Authorizing the Issuance of City of Dallas, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2024
  - Upcoming Agenda Items 24-3012 and 24-3014 for October 8, 2024: Authorizing the Preparation of General Obligation Refunding and Improvement Bonds, Series 20204C; Equipment Acquisition Contractual Obligations, Series 2024; and Combination Tax and Revenue Certificates of Obligation, Series 2025
  - Upcoming Agenda Item 24-2780 for September 25, 2024 - Extension of the Waterworks and Sewer System Commercial Paper Notes, Series G
- Item I: Cotton Bowl 2025 Scope of Work Contract Award
- Item J: Monthly Budget Accountability Report
- Item K: Technology Accountability Report (Information as of Aug 31, 2024)
- Item L: Office of the City Auditor Monthly Internal Update on Internal Audit (Released Between Aug 17, 2024 and Sep 13, 2024)
- Item M: Upcoming Agenda Item - 24-2991 - Authorizing a one-year Indefinite Delivery/Indefinite Quantity (ID/IQ) service price agreement for waste collection, disposal, and container rental services at various city facilities

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, SEPTEMBER 23, 2024

EXHIBIT C