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City of Dallas

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



COUNCIL AGENDA

**November 13, 2024
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.)

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

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 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 retrasara o interrumpirá los procedimientos, o se negara 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

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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.

Ayuntamiento Municipal se le expulsará 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 precisara 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."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 13, 2024
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

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

The following videoconference link is available to the public to listen to the meeting and Office of Communications & Customer Experience/311 will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mef52b835f11bcd9cc0cf07cc4e60af8c):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mef52b835f11bcd9cc0cf07cc4e60af8c>

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2-53

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 54-56

ZONING

Items Z1-Z12

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. [24-3344](#) Approval of Minutes of the October 23, 2024 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. [24-3156](#) Authorize the **(1)** acceptance of a grant from the U.S. Department of Justice (DOJ) Office of Justice Programs for the BJA FY24 Veterans Treatment Court Discretionary Grant Program (Grant No. 15PBJA-24-GG-03992-VTCX, Assistance Listing No. 16.043) in the amount of \$999,745.00 for the expansion of the South Oak Cliff Veterans Treatment Court Project for the four-year project period from October 1, 2024 through September 30, 2028; **(2)** establishment of appropriations in an amount not to exceed \$999,745.00 in the DOJ FY24 Veterans Treatment Court Discretionary Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$999,745.00 in the DOJ FY24 Veterans Treatment Court Discretionary Grant Fund; and **(4)** execution of the award with the DOJ Office of Justice Programs and all terms, conditions, and documents required by the agreement - Not to exceed \$999,745.00 - Financing: DOJ FY24 Veterans Treatment Court Discretionary Grant Fund
3. [24-3154](#) Authorize Supplemental Agreement No. 3 to the professional services contract with Covington & Burling LLP to provide additional legal services to the City of Dallas in connection with the enforcement of the Hensley Field settlement agreement and in litigation against the United States related to the environmental contamination at Hensley Field - Not to exceed \$300,000.00, from \$550,000.00 to \$850,000.00 - Financing: Liability Reserve Fund

City Controller's Office

4. [24-3332](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2024C in an aggregate principal amount not to exceed \$353,000,000.00; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$1,049,000.00 - Financing: 2024C General Obligation Refunding and Improvement Bonds Fund

5. [24-3333](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Equipment Acquisition Contractual Obligations, Series 2024, in an aggregate principal amount not to exceed \$35,000,000.00; **(2)** levying a tax for payment thereof; **(3)** awarding the sale thereof; **(4)** the execution and delivery of a Paying Agent/Registrar Agreement and Purchase Letter; and **(5)** enacting other provisions relating to the subject - Not to exceed \$220,000.00 - Financing: 2024 Equipment Acquisition Notes Funds

6. [24-3334](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2024 in a principal amount not to exceed \$295,000,000.00; **(2)** establishing parameters regarding the sale of the bonds; **(3)** approving the execution of agreements in connection with the sale of the bonds; and **(4)** all other matters related thereto - Not to exceed \$856,000.00 - Financing: Dallas Water Utilities Fund

7. [24-3052](#) Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City

Dallas Police Department

8. [24-3274](#) Authorize a five-year sole source services agreement for online investigative solutions and criminal activity database services, Accurint Suite, for the Dallas Police Department - LexisNexis Risk Solutions FL Inc., sole source - Not to exceed \$498,645.00 - Financing: General Fund (subject to annual appropriations)

Dallas Water Utilities Department

9. [24-2968](#) Authorize a Construction Manager-at-Risk Agreement to provide pre-construction and construction services for the Elm Fork Water Treatment Plant Water Quality Improvements Program - Archer Western Construction, LLC, best value proposer of three - Not to exceed \$4,087,120.00 - Financing: Water Capital Improvement G Fund (\$4,000,000.00) and Water Capital Improvement F Fund (\$87,120.00)
10. [24-2894](#) Authorize a professional services contract with HDR Engineering, Inc. for erosion control and storm drainage improvements at four locations (list attached to the Agenda Information Sheet) - Not to exceed \$648,051.00 - Financing: 2024 Certificate of Obligation Fund
11. [24-2980](#) Authorize a professional services contract with GEI Consultants, Inc. to provide engineering services for storm drainage and erosion control improvements at four locations (list attached to the Agenda Information Sheet) - Not to exceed \$389,024.00 - Financing: 2024 Certificate of Obligation Fund
12. [24-3120](#) Authorize acquisition of a drainage easement containing approximately 3,553 square feet of land from Frank David Mitchell located on Whitaker Avenue near its intersection with Genoa Avenue for the Kings Branch Culvert at Genoa Project - Not to exceed \$13,000.00 (\$10,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Control (D) Fund (2017 General Obligation Bond Fund)
13. [24-3062](#) Authorize acquisition of a drainage easement containing approximately 4,738 square feet of land from Lester Claud Loftice and wife, Mary Charles Loftice located on Renner Drive near its intersection with South Denley Drive for the Kings Branch Culvert at Denley Project - Not to exceed \$8,800.00 (\$5,800.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: 2024B Certificates of Obligation Fund
14. [24-3053](#) Authorize Supplemental Agreement No. 6 to the professional services contract with Arcadis CE, Inc. f/k/a Malcolm Pirnie, Inc. to provide additional engineering services associated with water quality improvements at the Elm Fork Water Treatment Plant - Not to exceed \$7,497,216.00, from \$34,063,406.00 to \$41,560,622.00 - Financing: Water Capital Improvement G Fund

Department of Convention and Event Services

15. [24-3016](#) Authorize a two-year construction services contract, with three one-year renewal options to perform job order contracting services at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities with Brown & Root Industrial Services, LLC, Phoenix I Restoration & Construction, Ltd, RS Commercial Construction, LLC, Gilbert May, Inc. dba Phillips/May Corporation, Adept Facilities & Design and Big Sky Construction Company, Inc., most advantageous proposers of sixteen, approved as to form by the City Attorney, with the maximum aggregate contract price of work to be awarded during the term of the agreement - Not to exceed \$7,000,000.00 - Financing: Convention Center Construction Fund (subject to annual appropriations)

Department of Facilities and Real Estate Management

16. [24-3074](#) An ordinance amending Chapter 2, "Administration," of the Dallas City Code by amending Sections 2-11.2; **(1)** to increase the threshold for certain acquisitions of real property to \$100,000.00; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City
17. [24-3352](#) An ordinance abandoning a portion of a floodway easement to Donald M. McClatchy and Celeste K. McClatchy, the abutting owners, containing approximately 3,732 square feet of land, located near the intersection of Northaven Road and Leachman Circle - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
18. [24-3355](#) Authorize **(1)** the sale by quitclaim deed of a tax foreclosed property located at 1835 Fernwood Avenue acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas; and **(2)** the acquisition of a tax foreclosed property located at 1835 Fernwood Avenue for the Kings Branch Culvert at Georgia Project - Not to exceed \$20,894.00 (\$19,500.00, plus closing costs and title expenses not to exceed \$75.00 plus post judgment taxes not to exceed \$1,319.00) - Financing: 2024B Certificates of Obligation Fund
19. [24-3354](#) Authorize a three-year lease agreement with Lua, LLC, for approximately 4,162 square feet of office space located at 7610 Stemmons Suite 190, to be used as a Northwest Building Inspection District Office for the period November 1, 2024 through October 31, 2027 - Not to exceed \$247,235.72 - Financing: Building Inspection Fund (subject to annual appropriations)

20. [24-3353](#) Authorize an amendment to an existing lease agreement with Continental Electronics Corporation to extend the lease agreement for an additional four years for approximately 28,000 square feet of office and warehouse space and 127 secured parking spaces located at 8231 and 8239 Hoyle Avenue, to be used by the Dallas Water Utilities Pumping Division and Wastewater Collection Division for the period October 1, 2024 through September 30, 2028 - Not to exceed \$931,116.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Department of Housing and Community Development

21. [24-3254](#) Authorize the Dallas Housing Finance Corporation to acquire and own 2929 Wycliff, a multifamily development located at 2929 Wycliff Avenue, Dallas, TX 75219 - Estimated Revenue Foregone: General Funds \$4,701,303.00 (15 Years of Estimated Taxes)

Department of Information and Technology Services

22. [24-3229](#) Authorize a cooperative purchasing agreement for professional services to support the enterprise capital project management system upgrade for the Department of Information and Technology Services with eCIFM SOLUTIONS INC through the General Service Administration Cooperative Purchase Agreement - Not to exceed \$355,680.96 - Financing: Data Services Fund (\$225,095.96) and Water Construction Fund (\$130,585.00)
23. [24-3365](#) Authorize a two-year cooperative purchasing agreement for Microsoft Government Enterprise Agreement for licenses, operating systems, production suite, and support for the City of Dallas provided by SHI Government Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$16,665,817.36 - Financing: Data Services Fund (subject to annual appropriations)
24. [24-3231](#) Authorize a four-year cooperative purchasing agreement for increased capacity of a software-defined wide area network technology solution for the Department of Information and Technology Services with 22nd Century Technologies, Inc. through the U.S. General Services Administration cooperative agreement - Not to exceed \$787,500.00 - Financing: Data Services Fund (subject to annual appropriations)

- 25. [24-3373](#) Authorize a five-year cooperative purchasing agreement for the continuous use of enterprise software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the Texas Department of Information Resources Cooperative agreement - Not exceed \$37,811,032.02 - Financing: Data Services Fund (subject to annual appropriations)

- 26. [24-3336](#) Authorize a five-year master agreement for the purchase of Cisco communications equipment and SmartNet maintenance for the Department of Information & Technology Services with Presidio Networked Solutions Group, LLC through The Interlocal Purchasing System cooperative agreement - Estimated amount of \$16,514,751.03 - Financing: Data Services Fund (subject to annual appropriations)

- 27. [24-1118](#) Authorize a four-year service price agreement for FirstNet services to provide public safety wireless devices and mobile services for the Department of Information & Technology Services with AT&T Enterprises, LLC through the Department of Information Resources cooperative agreement - Estimated amount of \$23,934,014.39 - Financing: Data Services Fund (\$4,932,673.63), 9-1-1 System Operations Fund (\$1,026,253.92), General Fund (\$14,694,265.77), Dallas Water Utilities Fund (\$1,825,691.36) and Sanitation Operation Fund (\$1,455,129.71)

Department of Transportation and Public Works

28. [24-3190](#) Authorize the **(1)** acceptance of a grant from the U. S. Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant Program (Agreement No. CSJ 0918-47-514, Assistance Listing No. 20.205) in the amount of \$12,000,000.00 as Federal share in the total project cost of \$12,628,452.00, which includes \$11,880,000.00 in Federal reimbursement, \$120,000.00 as Federal participation for direct state costs, \$628,452.00 as State participation for indirect state costs, and the City of Dallas' portion covered by the use of 2,400,000 regional Transportation Development Credits in lieu of a local cash match plus any cost overruns for costs to update the advanced traffic management system (ATMS) to accommodate and integrate signal preemption and cloud-based improvements to the City's signal system, and construct signal improvements to give emergency vehicles priority in the corridor on Harry Hines Boulevard within a one-mile radius around Southwest Medical District; **(2)** receipt and deposit of funds in the amount of \$11,880,000.00 in the FY25 TxDOT Surface Transportation Block Grant Program Fund; **(3)** establishment of appropriations in the amount of \$11,880,000.00 in the FY25 TxDOT Surface Transportation Block Grant Program Fund; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$11,880,000.00 - Financing: FY25 TxDOT Surface Transportation Block Grant Program Fund
29. [24-3191](#) Authorize **(1)** the acceptance of a grant from the U. S. Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Congestion Mitigation and Air Quality (CMAQ) Improvement Program (Agreement No. CSJ 0918-47-376, Assistance Listing No. 20.205) in the amount of \$350,000.00 as Federal share in the total project cost of \$466,778.00, which includes \$343,000.00 in Federal reimbursement, \$7,000.00 as Federal participation for direct state costs, \$20,528.00 as State participation for indirect state cost, and \$96,250.00 (\$85,750.00 for construction costs and \$10,500.00 for direct state costs paid to TxDOT prior to construction) plus any cost overruns as local participation for costs to implement bike lanes along Fair Oaks Avenue from Ridgecrest Road to Walnut Hill Lane; **(2)** the receipt and deposit of funds in the amount of \$343,000.00 in the TxDOT CMAQ Fair Oaks Bike Lanes Fund; **(3)** the establishment of appropriations in the amount of \$343,000.00 in the TxDOT CMAQ Fair Oaks Bike Lanes Fund; **(4)** a required local match in the amount of \$96,250.00; and **(5)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the grant agreement - Total amount of \$439,250.00 - Financing: TxDOT CMAQ Fair Oaks Bike Lanes Fund (\$343,000.00) and Bike Lane Fund (\$96,250.00)

Library

30. [24-3251](#) Authorize **(1)** the ratification of \$3,357,336.91 for the purchase and payment of the application Libby and e-content services for the Library from Overdrive, Inc. from February 27, 2023 through October 31, 2024; and **(2)** a five-year cooperative purchasing service price agreement, with OverDrive, Inc. in the estimated amount of \$15,312,750.00 for the Libby application and e-content for the Library, through an interlocal cooperative purchasing agreement with the City of Austin, Texas - Total estimated amount of \$18,670,086.91 - Financing: General Fund (subject to annual appropriations)
31. [24-3252](#) Authorize **(1)** the ratification of \$771,566.90 the purchase and payment of the application Hoopla and e-content services for the Library from Midwest Tape LLC from February 27, 2023 through October 31, 2024; and **(2)** a five-year cooperative purchasing service price agreement with Midwest Tape LLC in the estimated amount of \$3,460,371.00 for the application Hoopla and e-content for the Library through an interlocal cooperative purchasing agreement with the City of Austin, Texas - Total estimated amount of \$4,231,937.90 - Financing: General Fund (subject to annual appropriations)
32. [24-3152](#) Authorize the **(1)** acceptance of two grants from the Institute of Museum and Library Service through the Texas State Library and Archives Commission (TSLAC) for the State Fiscal Year (SFY) 2025 TSLAC TexTreasures Original 2025 (Grant No. TXT-25003/Federal ID No. LS-256843-OLS-24, Assistance Listing No. 45.310) in the amount of \$35,674.00 for the period July 1, 2024 through June 30, 2025 and an ILL Lending Reimbursement 2024 (Grant No. 904061/FAIN No. LS-253655-OLS-23, Assistance Listing No. 45.310) in the amount of \$19,799.00 for library lends made between August 1, 2023 through July 31, 2024; **(2)** establishment of appropriations in an amount not to exceed \$35,674.00 in the TSLAC TexTreasures Original 2025 and \$19,799.00 in the ILL Lending Reimbursement 2024; **(3)** receipt and deposit of funds from the Texas State Library and Archives Commission in an amount not to exceed \$35,674.00 in the TSLAC TexTreasures Original 2025 and \$19,799.00 in the ILL Lending Reimbursement; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement- Total not to exceed \$55,473.00 - Financing: Texas State Library and Archives Commission TexTreasures Original 2025 Fund (\$19,799.00) and Texas State Library and Archives ILL Lending Reimbursement 2024 Fund (\$34,674.00)

Office of Bond and Construction Management

33. [24-1599](#) Authorize the first of two, one year renewal options to the, two-year construction services contracts with METCO Engineering, Inc., Big Sky Construction Company, Inc., Brown & Root Industrial Services, LLC, Gilbert May Inc. dba Phillips May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, LP dba Nouveau Construction and Technology Services, LP, to provide job order contracting services at City Facilities - Not to exceed \$2,500,000.00, from \$10,000,000.00 to \$12,500,000.00 - Financing: 2017 General Obligation Bond Funds (\$1,441,536.08) and ARPA Redevelopment Fund (\$1,058,463.92)

Office of Communications & Customer Experience/311

34. [24-3206](#) Authorize a five-year Indefinite Delivery/Indefinite Quantity cooperative purchase agreement for general marketing services for the Office of Communications & Customer Experience/311 with Alpha Business Images (ABI), LLC through an interlocal agreement with Dallas County, using the Dallas County ABI contract terms - Estimated amount of \$1,000,000.00 - Financing: General Fund (\$563,000.00) and ARPA Redevelopment Fund (\$437,000.00) (subject to annual appropriations)

Office of Community Care

35. [24-3378](#) Authorize the City Manager or her designee to exercise the second of two one-year renewal options for the service contract with Senior Citizens of Greater Dallas, Inc. d/b/a the Senior Source, as a sole source, to provide nursing home ombudsman services, which includes: receiving, investigating and resolving complaints and assisting in obtaining goods or services for seniors residing in nursing homes and assisted living facilities within the city of Dallas with a term beginning on December 1, 2024 through November 30, 2025 - Not to exceed \$150,868.00, from \$301,736.00 to \$452,604.00 - Financing: General Fund (subject to annual appropriations)

Office of Economic Development

36. [24-3381](#) Authorize **(1)** a Conditional Chapter 380 Economic Development Loan Agreement with Southfair Community Development Corporation in an amount not to exceed \$1,190,354.00, sourced from the South Dallas/Fair Park Opportunity Fund; and **(2)** a Chapter 373 Conditional Grant Agreement with Borrower/Recipient in an amount not to exceed \$312,500.00 sourced from the Public Private Partnership Fund, for capital improvements and construction costs related to the development of the Malcolm's Point Retail Project to be located at 2807 Al Lipscomb Way, Dallas, Texas 75215, in accordance with the City's Economic Development Incentive Policy and the South Dallas Fair Park Opportunity Fund Program Statement - Total amount not to exceed \$1,502,854.00 - Financing: South Dallas Fair Park Opportunity Fund (\$1,190,354.00) and Public Private Partnership Fund (\$312,500.00)
37. [24-3382](#) Authorize a Conditional Chapter 373 Community Development Grant Agreement with Forest Forward (Grantee) in an amount not to exceed \$8,000,000 to reimburse construction and infrastructure expenses related to the redevelopment of the historic Forest Theater located at 1918 Martin Luther King Blvd, Dallas, Texas 75215 in accordance with the City's Economic Development Incentive Policy - Total amount not to exceed \$8,000,000.00 - Financing: Infrastructure Investment Fund (\$7,000,000.00) and Public Private Partnership Fund (\$1,000,000.00)

Office of Government Affairs

38. [24-2898](#) An ordinance approving Dallas-Fort Worth International Airport Board Resolution 2024-10-269, adopted on October 3, 2024, for the purpose of amending Chapter 6 (Wastewater Pretreatment and Discharge Rules and Regulations) of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board to implement and enforce a continuing wastewater pretreatment program as required by 40 CFR 403 for the Central Regional Wastewater System - Financing: No cost consideration to the City

Office of Procurement Services

39. [24-2983](#) Authorize the ratification to pay outstanding invoices to The Brandt Companies, LLC in the amount of \$2,498,693.40, Rushco Energy Specialist, Inc. in the amount of \$970,434.69 and Wesco Chemicals, Inc. in the amount of \$86,351.22, for heating, ventilation, and air conditioning parts, labor, repair services, equipment rental, and water treatment chemicals - Total amount of \$3,555,479.31 - Financing: General Fund (\$3,279,766.94), Stormwater Drainage Management Fund (\$4,855.03) and Dallas Water Utilities Fund (\$270,857.34)

40. [24-3255](#) Authorize a three-year master agreement for the purchase of propane and propane cylinders for citywide use - Ferrellgas, LP in the estimated amount of \$146,410.37 and Atlantic Petroleum & Mineral Resources, Inc. in the estimated amount of \$17,670.00, lowest responsible bidders of three - Total estimated amount of \$164,080.37 - Financing: General Fund (\$153,978.81) and Dallas Water Utilities Fund (\$10,101.56)
41. [24-3260](#) Authorize a three-year master agreement for the purchase of law enforcement badges for the Dallas Police Department - GT Distributors, Inc., lowest responsible bidder of seven - Estimated amount of \$599,998.85 - Financing: General Fund
42. [24-3265](#) Authorize a three-year master agreement for the purchase of various types of pressure reducing valves, parts, and accessories for the Dallas Water Utilities Department - The Valve Agency, Inc., lowest responsible bidder of two - Estimated amount of \$481,000.00 - Financing: Dallas Water Utilities Fund (\$469,000.00) and Stormwater Drainage Management Fund (\$12,000.00)
43. [24-3257](#) Authorize a five-year master agreement for the purchase of compressed natural gas for equipped fleet vehicles for the Department of Equipment and Fleet Management - Clean Energy, a California corporation, registered to do business in Texas as California Clean Energy, Inc., only bidder - Estimated amount of \$4,990,727.04 - Financing: Equipment and Fleet Management Fund
44. [24-3363](#) Authorize a two-year professional services contract for the Dallas Streetcar Operations and Maintenance Study for the Department of Transportation and Public Works - Gresham Smith, most highly qualified firm of two - Not to exceed \$626,494.58 - Financing: DART Public Transportation System Projects Fund (subject to annual appropriations)
45. [24-3264](#) Authorize a three-year service contract for building automation management system services for the Department of Facilities and Real Estate Management - Trane U.S., Inc., most advantageous proposer of two - Not to exceed \$1,807,531.40 - Financing: General Fund (\$903,765.66) and Capital Construction Fund (\$903,765.74) (subject to annual appropriations)
46. [24-3324](#) Authorize a five-year service contract for consulting services for economic analysis, forecasting, and research for Budget and Management Services - Dearmon Analytics, LLC, most advantageous proposer of seven - Not to exceed \$299,125.02 - Financing: General Fund (subject to annual appropriations)

47. [24-3267](#) Authorize a three-year service price agreement for scrap tire removal from the Trinity River and removal of trash and debris from creeks, channels, vacant lots, and Lake Ray Hubbard for the Dallas Water Utilities Department - Good Earth Corporation, only bidder - Estimated amount of \$13,250,000.00 - Financing: Dallas Water Utilities Fund (\$12,000,000.00) and Stormwater Drainage Management Fund (\$1,250,000.00) (subject to annual appropriations)
48. [24-3263](#) Authorize a three-year service price agreement for local courier services for delivery and pick-up needs for citywide use - Reliable Couriers in an estimated amount of \$204,600.00 and Veterans Standard America, Inc in an estimated amount of \$100,000.00, lowest responsible bidders of four - Total estimated amount of \$304,600.00 - Financing: General Fund (\$204,600.00) and Equipment and Fleet Management Fund (\$100,000.00) (subject to annual appropriations)
49. [24-3262](#) Authorize a three-year service price agreement for the inspection, maintenance, repair, parts and labor of the overhead gantry crane system and hoist at citywide department locations - Royal Arc Welding Company, lowest responsible bidder of two - Estimated amount of \$337,308.00 - Financing: General Fund (\$3,674.00), Dallas Water Utilities Fund (\$270,925.50), Stormwater Drainage Management Fund (\$54,854.50), Equipment and Fleet Management Fund (\$6,402.00), and Sanitation Operation Fund (\$1,452.00) (subject to annual appropriations)

Park & Recreation Department

50. [24-3051](#) Authorize the **(1)** the Advance Funding Agreement with the Texas Department of Transportation (TxDOT) (Agreement No. CSJ 0918-47-320, Assistance Listing No. 20.205) for the Federal Highway Administration Congestion Mitigation and Air Quality (CMAQ) Improvement Program and the design and construction of the Fair Park East Dallas Trail in the amount of \$8,423,200.00 of which the Federal portion is \$8,000,000.00, the State's portion is \$423,200.00, and the City of Dallas' local match is covered by the use of Federal Transportation Development Credits; **(2)** establishment of appropriations in the amount of \$7,931,500.00 in the Fair Park East Dallas Trail Fund; **(3)** receipt and deposit of funds in the amount of \$7,931,500.00 in the Fair Park East Dallas Trail Fund; and **(4)** execution of the agreement and all terms, conditions and documents required by the agreement - Total amount of \$7,931,500.00 - Financing: Fair Park East Dallas Trail Fund
51. [24-3256](#) Authorize the **(1)** third amendment to extend the lease and use agreement between Fair Park First and Live Nation Worldwide for an additional ten years, plus two additional five-year extension options; **(2)** receipt and deposit of funds Live Nation Worldwide in an amount not to exceed \$1,000,000.00 in Fair Park Surcharge & Excess Revenues Fund; **(3)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Fair Park Surcharge and Excess Revenues Fund; and **(4)** transfer of funds to Debt Service Fund in an amount not to exceed \$1,000,000.00 - Estimated Revenue: Fair Park Surcharge and Excess Revenues Fund \$1,000,000.00

52. [24-3250](#) Authorize a public hearing to be held on December 11, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at West Trinity Heights Park, located at 1900 Harlandale Avenue, totaling approximately 24,204 square feet of land (0.56 acres), by the Dallas Water Utilities Department for a public drainage project - Revenue: Capital Gifts, Donation & Development Fund \$657.77
53. [24-3266](#) Authorize **(1)** Supplemental Agreement No. 4 to the architecture contract with Overland Partners, Inc. for the Cotton Bowl Renovation, Rehabilitation and Addition Project (the "Project") located at 3750 The Midway, for additional architectural and engineering services for coordination of construction documents and other miscellaneous items; **(2)** an increase in appropriations in an amount not to exceed \$336,213.00 in the Fair Park Naming Sponsorship Fund; and **(3)** disbursement of funds in the amount of \$336,213.00 from the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$336,213.00, from \$7,788,373.80 to \$8,124,586.80 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

54. [24-3345](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Dallas Water Utilities Department

55. [24-3335](#) Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 43,175 square feet, from Second 55 Venture, LLC, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project - Not to exceed \$52,120.00 (\$48,120.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund)

ITEMS FOR FURTHER CONSIDERATION - UNDER ADVISEMENT

Budget and Management Services

56. [24-3224](#) Authorize (1) payment of annual membership fees and continuation of arrangements for the Airports Council International-North America in an amount not to exceed \$110,000.00, American Association of Airport Executives in an amount not to exceed \$60,000.00, Oncor Cities Steering Committee in an amount not to exceed \$159,153.36, Texas Coalition of Cities For Utility Issues in an amount not to exceed \$49,500.00, North Texas Commission in an amount not to exceed \$60,000.00, North Central Texas Council of Governments in an amount not to exceed \$130,197.00, National League of Cities in an amount not to exceed \$39,536.00, Texas Municipal League in an amount not to exceed \$65,589.00, Dallas Regional Mobility Coalition in an amount not to exceed \$37,500.00, Transportation Excellence for the 21st Century in an amount not to exceed \$25,000.00, North Central Texas Council of Governments Regional Emergency Preparedness Program in an amount not to exceed \$15,000.00, Forrester Research, Inc. in an amount not to exceed \$650,000.00, Water Research Foundation in an amount not to exceed \$413,381.00, and United States Conference of Mayors in an amount not to exceed \$40,235.00; and (2) Supplemental Agreement No. 2 to increase the three-year annual membership fee and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in an amount not to exceed \$292,040.00, from \$4,990,835.00 to \$5,282,875.00 - Total not to exceed \$2,147,131.36 - Financing: General Fund (\$561,710.36), Convention and Event Services Fund (\$60,000.00), Aviation Fund (\$170,000.00), Data Services Fund (\$942,040.00), and Dallas Water Utilities Fund (\$413,381.00) (This item was deferred on October 8, 2024)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Planning and Department

ZONING CASES - CONSENT

- Z1. [24-3195](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway; between Silverado Drive and Jordan Valley Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z223-302(GB)
- Z2. [24-3271](#) A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for TH-3(A) Townhouse District uses and standards on property zoned Residential Use Subdistrict within Planned Development District No. 625, on the south corner of South Lancaster Road and Crouch Road
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z234-114(MB)
- Z3. [24-3198](#) A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse Subdistrict; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest side of Herrling Street; between South 2nd Avenue and Cross Street
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z234-174(LC)

- Z4. [24-3276](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, on the west side of Greenville Avenue, between Sears Street and Alta Avenue
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z234-194(LC)
- Z5. [24-3277](#) A public hearing to receive comments regarding an application for and (1) an ordinance granting a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses and standards; (2) an ordinance terminating Specific Use Permit No. 1646 for a transit passenger station or transfer center; and (3) an ordinance terminating a D-1 Liquor Control Overlay on property zoned an IM Industrial Manufacturing District, a CS Commercial Service District, and Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the southwest corner of South Buckner Boulevard and Elam Road
Recommendation of Staff: (1) Approval of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; (2) approval of the termination of Specific Use Permit No. 1646; and (3) approval of the termination of a D-1 Liquor Control Overlay
Recommendation of CPC: (1) Approval of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; (2) approval of the termination of Specific Use Permit No. 1646; and (3) approval of the termination of a D-1 Liquor Control Overlay
Z234-226(MP)

- Z6. [24-3199](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 2250 for a tower/antenna for cellular communication, on the east line of North Masters Drive; between Oak Gate Lane and Checota Drive
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z234-256(LC)
- Z7. [24-3279](#) A public hearing to receive comments regarding an application for and an ordinance granting a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, south of Singing Hills Drive
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-257(GB)

ZONING CASES - INDIVIDUAL

- Z8. [24-3196](#) A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District; and a resolution accepting deed restrictions volunteered by the applicant with consideration for a Planned Development District uses and standards and personal service uses on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway
Recommendation of Staff: Approval of an NS(A) Neighborhood Service District, in lieu of a Planned Development District
Recommendation of CPC: Approval of an NS(A) Neighborhood Service District, subject to deed restrictions volunteered by the applicant, in lieu of a Planned Development District
Z223-329(MP)

- Z9. [24-3197](#) A public hearing to receive comments regarding an application for and (1) an ordinance granting a new Planned Development District for R-1ac(A) Single Family District uses; and (2) an ordinance terminating Specific Use Permit No. 580 for a private school with consideration for a Specific Use Permit for a private school on property zoned an R-1ac(A) Single Family District, on the south side of the intersection of West Northwest Highway and Meadowbrook Drive
- Recommendation of Staff: (1) Approval of a Specific Use Permit for a private school for a ten-year period, subject to a revised site plan, a traffic management plan, and staff's recommended conditions, in lieu of a Planned Development District; and (2) approval of the termination of Specific Use Permit No. 580
- Recommendation of CPC: (1) Approval of a Planned Development District, subject to a development plan, a traffic management plan, and conditions; and (2) approval of the termination of Specific Use Permit No. 580
- Z234-110(LC)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z10. [24-3001](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop on the north corner of South Lancaster Road and Cherry Valley Boulevard
- Recommendation of Staff: Denial
- Recommendation of CPC: Approval, subject to a development plan and conditions
- Z234-115(MB)
- Note: This item was deferred by the City Council at the public hearings on August 28, 2024 and September 11, 2024, and is scheduled for consideration on November 13, 2024.
- Z11. [24-3227](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road; between North Dallas Avenue and Van Horn Drive
- Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
- Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
- Z234-190(LC)
- Note: This item was deferred by the City Council at the public hearing on October 8, 2024 and is scheduled for consideration on November 13, 2024.

- Z12. [24-3383](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road
Recommendation of Staff: Approval, subject to a conceptual plan, a development plan, and staff's recommended conditions
Recommendation of CPC: Approval, subject to a conceptual plan, a development plan, and conditions
Z212-358(JM)
Note: This item was deferred by the City Council at the public hearing on October 23, 2024, and is scheduled for consideration on November 13, 2024.

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]