

**JANUARY 18, 2023 CITY COUNCIL BRIEFING AGENDA  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated January 18, 2023. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



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T.C. Broadnax  
City Manager

01/13/2023

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Date



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Jack Ireland  
Chief Financial Officer

01/13/2023

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Date



**RECEIVED**

2023 JAN 13 PM 3:11

CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

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

**Public Notice**

23 0049

POSTED CITY SECRETARY  
DALLAS, TX



**COUNCIL BRIEFING AGENDA**

**January 18, 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.)

## **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 WRR-FM radio (101.1 FM) 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

## **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 radio WRR-FM 101.1 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

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.

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 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 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 Briefing 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 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 Briefing on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3983bfe1aba2725e31029a5b3937a8eb):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3983bfe1aba2725e31029a5b3937a8eb>

Invocation and Pledge of Allegiance

Special Presentations

Open Microphone Speakers

## **VOTING AGENDA**

1. [23-112](#) Approval of Minutes of the December 7, 2022 City Council Meeting and November 21, 2022 Special Called Meeting
2. [23-113](#) 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)

## **BRIEFINGS**

- A. [23-114](#) On-Street Parking & Curb Lane Management Policy

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

- B. [23-241](#) Dallas Water Utilities Unserved Areas Update

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

**Closed Session****Attorney Briefings (Sec. 551.071 T.O.M.A.)**

- Legal issues related to the poker/card room lawsuits styled: Champions Dallas LLC v. City of Dallas and Board of Adjustment; KBKM Entertainment LLC d/b/a Dallas Poker Club v. City of Dallas and Board of Adjustment; Fifty-Two Social and Dining LLC and SB Capital LLC d/b/a Sportsbook Poker Club v. City of Dallas, Megan Wimer, and David Session; Andres Espinoza, in his official capacity as Building Official of the City of Dallas v. Board of Adjustment (Texas Card House); Andres Espinoza, Director and Chief Building Official for Development Services Department of the City of Dallas v. Board of Adjustment of the City of Dallas (Shuffle 214); City of Dallas v. Badger Tavern, LP, 1676 Regal JV, and 1676 Regal Row, Dallas, Texas.

**Adjournment**

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.



**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]





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-112

**Item #:** 1.

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**SUBJECT**

Approval of Minutes of the December 7, 2022 City Council Meeting and November 21, 2022 Special Called Meeting





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-113

**Item #:** 2.

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**AGENDA DATE:** January 18, 2023

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Secretary's Office

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**SUBJECT**

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)





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-114

**Item #:** A.

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On-Street Parking & Curb Lane Management Policy







**City of Dallas**

# **On-Street Parking & Curb Management Policy**

**City Council Briefing  
January 18, 2023**

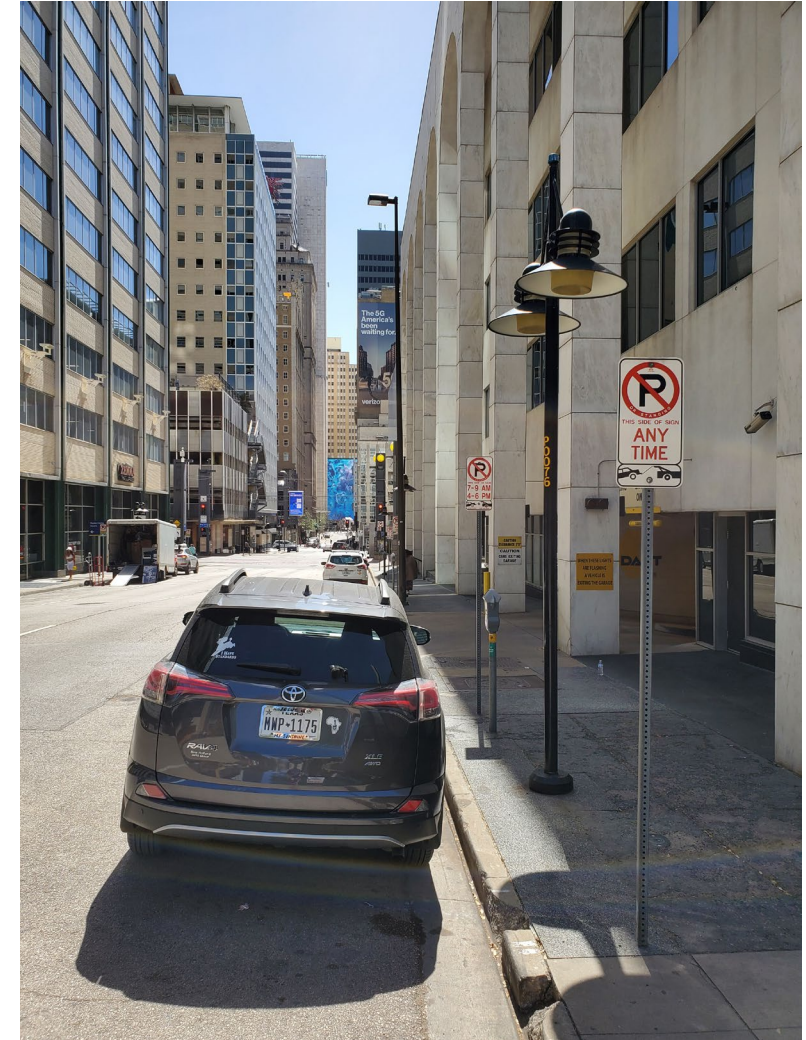
Ghassan “Gus” Khankarli, Director  
Department of Transportation  
City of Dallas

Kathryn Rush, Chief Planner  
Department of Transportation  
City of Dallas

# Purpose



Follow-up briefing to January 2022 City Council briefing and Council Memo on the On-street Parking and Curb Management Policy, to provide an update on the revisions.



# Presentation Overview



- Background
- Policy Document Overview
- Prioritizing and Allocating Curb Space
- Managed Parking Areas
- Paid Parking and Rate Setting
- Loading Zones
- Special Users
- Signs and Markings
- Implementation Plan
- Next Steps



# 1-Background



- Connect Dallas Strategic Mobility Plan (SMP) recommended the development of a curbside management plan.
- Planning process began in late 2020.
- Prior Transportation and Infrastructure Committee and Council briefings and memo in late 2021 / early 2022.



# 1-Background



## Why is Curb Management Important?

- It is a limited resource
- Essential to the economic vitality of business districts
- High proximity value
- More users competing for it than ever before (bike lanes, rideshare, dockless scooters, delivery services, parklets, etc.)



Source: NCTCOG, 2020



# 1-Background



## Goals for On-Street Parking and Curb Management:

- Make it easy for people to find a parking space and visit local businesses in areas with on-street parking, thereby increasing economic vitality and the local tax base
- Promote long-term (4+ hour) parking occurring off-street
- Discourage spill-over into single-family neighborhoods
- Provide sufficient space for loading activities
- Balance the needs of all roadway users
- Ensure curb management practices lead to accessibility and equitable outcomes
- Provide a predictable and easy-to-use transportation system



# 1-Background



## Current Conditions:

- Difficulty with finding on-street parking in popular areas, discouraging people from visiting these areas for short trips
- Widespread illegal parking of commercial and rideshare vehicles
- Proliferation of valet zones. Valet license and residential parking permit fees that are significantly below market rate for a parking stall in popular areas
- Confusing and cluttered signs
- Majority of single-head parking meters' technology is obsolete
- Parking enforcement issues



# 1-Background



## Progress Since Last Council Briefing:

- First draft document prepared and routed for stakeholder review.
- Stakeholder review recommended revisions focused on the following areas:
  - Consolidating objectives and re-organizing document
  - Drafting additional content for items that needed more in-depth discussion
  - Intensive internal reviews and brainstorming
- Second draft is ready for final stakeholder review before it is put in a more graphical format and released for public comment.





# 2-Policy Document Overview



## Topics Covered:

- Prioritizing and Allocating Curb Space\*
- Managed Parking Areas\*
- Parking Time Limits
- Paid Parking and Rate Setting\*
- Loading Zones\*
- Parking for Special Users\*
- Signs and Markings\*
- Communication

*\*Focus areas for this briefing*



# 3-Prioritizing and Allocating Curb Space



Policy: After safety and mobility needs are met, surrounding land uses and road type will determine what curb functions are most important along a block.

**1. Ensure Safety**



**2. Meet Mobility Goals**



**3. Prioritize Remaining Curb Space**

Access

Activation

Greening

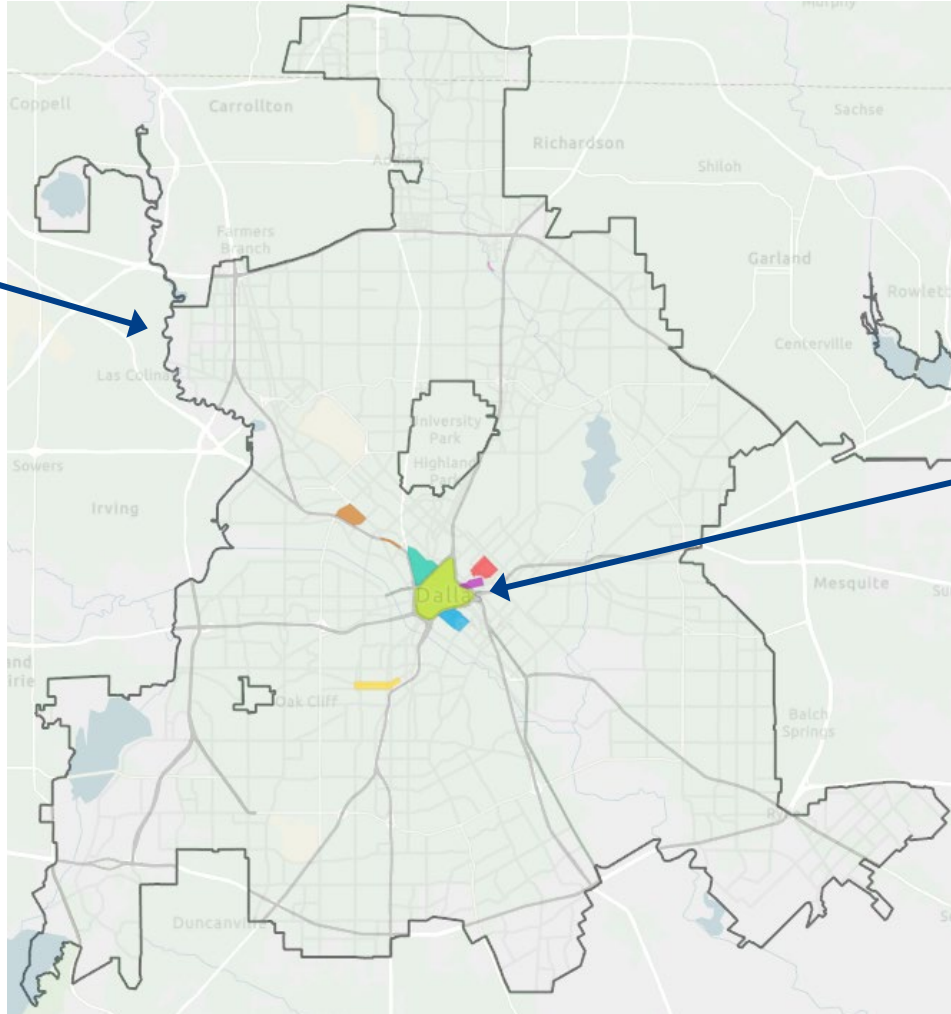
Storage



# 4-Managed Parking Areas



Policy for prioritizing curb space applies to streets in all areas of the city.



It is recommended that most policies and strategies that follow be limited to “**Managed Parking Areas**” (commercial and mixed-use areas where on-street parking challenges span multiple blocks)



# 4-Managed Parking Areas



## Existing:

### Metered Parking Areas

Areas where parking meters can be installed

Boundaries defined in Code

No guidance on when to create new MPAs



## Proposed:

### Managed Parking Areas

Areas where parking meters, loading zones, RPO permits, painted curbs, etc. can be implemented

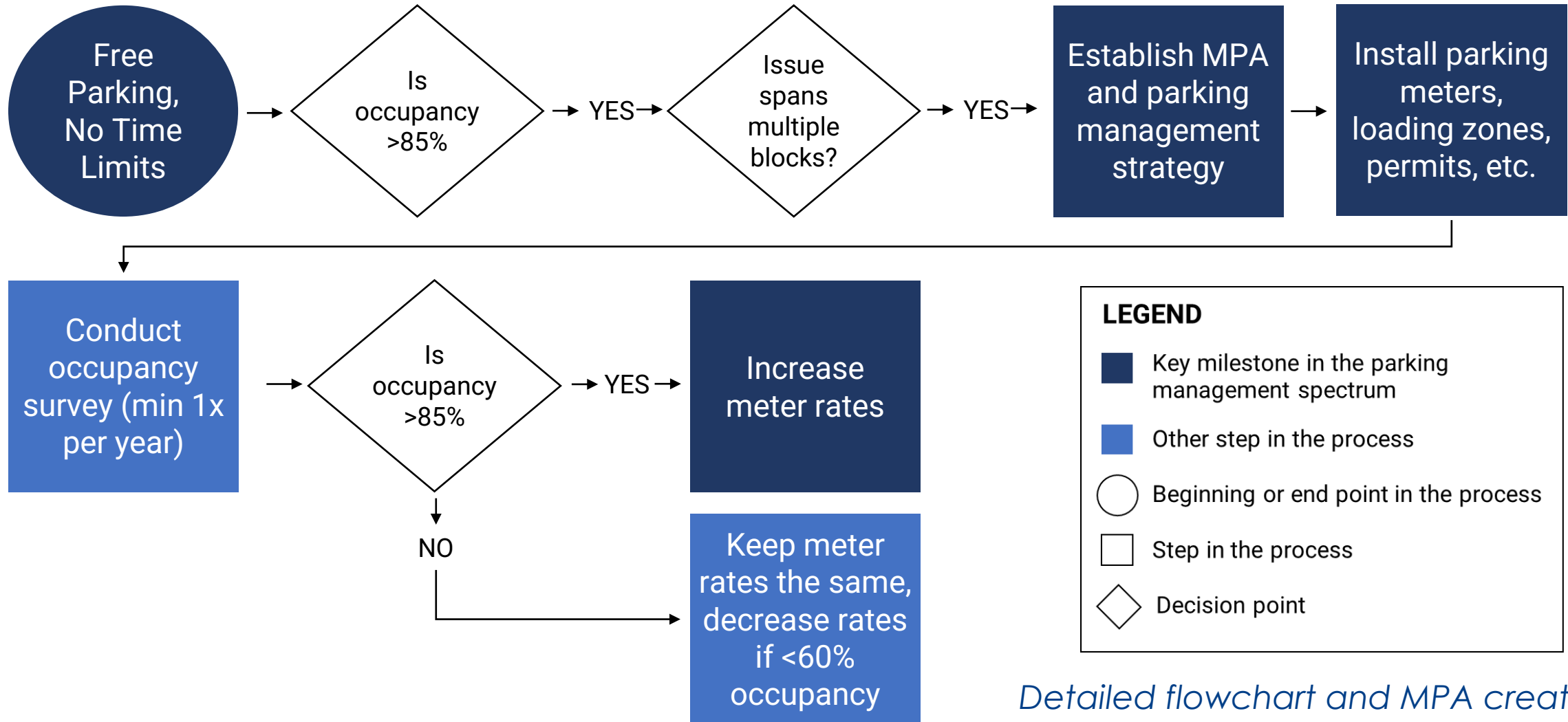
Boundaries removed from Code, defined administratively (not legal entity)

Defined criteria and process to create new MPAs

\*RPO = Residential Parking Only



# 4-Managed Parking Areas



*Detailed flowchart and MPA creation process in the presentation appendix*



# 5-Paid Parking and Rate Setting



## Existing:

- No established purpose or criteria for installing meters, adjusting rates and times
- Difficult to change meter rates
- Addressed on case-by- case basis
- Inconsistent, with some meters having outdated technology
- Difficult to find on-street parking in popular areas



## Proposed:

- Defined purpose and criteria for installing meters, adjusting rates and time restrictions
- Block-specific rates in Code replaced with parameters
- Proactive monitoring
- Complete the upgrade of meter technology to improve utilization, occupancy data collection
- Easier to find on-street parking



# 5-Paid Parking and Rate Setting



**GOAL: Set rates at the LOWEST price that achieves the objective of keeping 1-2 spaces open (85% occupancy / 15% vacancy).**

- Good for business (easier for patrons to find a spot; more customers can easily access businesses)
- Reduced traffic congestion (less circling for parking; happier drivers; fewer crashes; reduced emissions)

If price is too high and parking spaces remain vacant, nearby stores lose customers, and the city loses tax revenue. If price is too low and no spaces are vacant, people will be discouraged from visiting an area.



# 5-Paid Parking and Rate Setting



## How do we get rates that are “just right”?

- Occupancy data collection and evaluation
- Rates adjusted based on parking occupancy:
  - > 85% occupancy = Increase rates
  - 60-85% occupancy = No change
  - < 60% occupancy = Decrease rates
- Slow and incremental rate adjustments of \$0.25-\$0.50 up or down, up to once every 6 months
- \$1.00 minimum rate, \$6.00 maximum rate



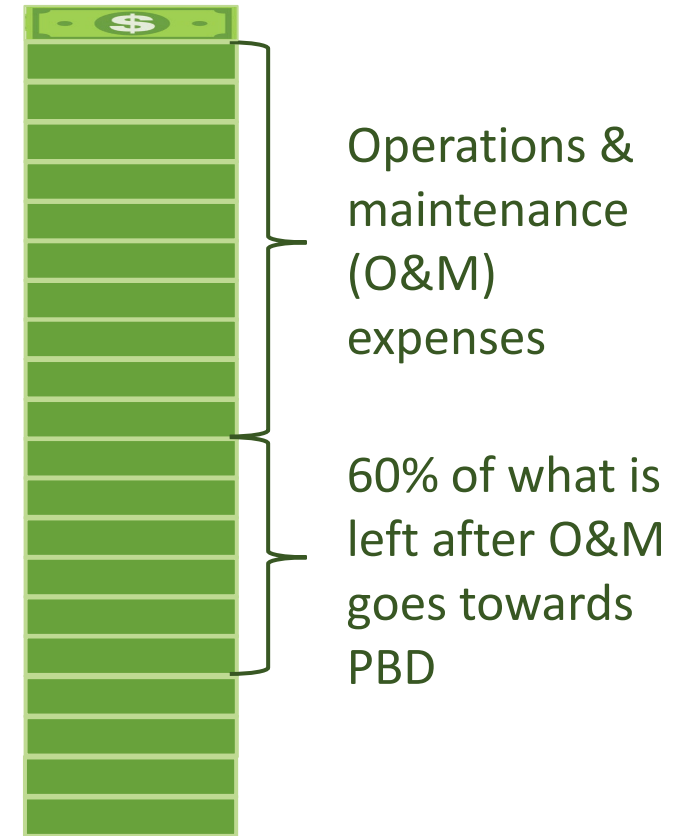


# 5-Paid Parking and Rate Setting



## Parking Benefit Districts (PBD):

- Geographic areas defined by separate ordinance where a portion of parking meter revenue is reinvested to fund improvements or programs
- Reasoning:
  - Money spent in high-traffic areas gets reinvested in those areas on enhanced public services
  - Can garner support for parking meters and rate adjustments



# 5-Paid Parking and Rate Setting



## Typical PBD Expenditure Options:

- Sidewalk repairs and sweeping
- Tree planting
- Streetcar services
- Lighting
- Wayfinding
- Street maintenance
- Public safety
- Transit passes for employees in the district
- Parking studies
- \*Parking structures

*\*PBD revenue alone would not be sufficient to fund construction, operation, and maintenance of new parking facilities, even with additional revenue from facilities. Typically supplements PID funding. Example: Bethesda, MD.*



# 5-Paid Parking and Rate Setting



- Process would be initiated when a business district submits an application.
- Requires City Council action to establish boundaries, how revenue may be spent, management, etc.
- Minimum Criteria:
  - Proposed area must be located within an existing MPA
  - There must be a minimum number of parking meters to generate enough revenue to invest in improvements once expenses are paid



# 6-Loading Zones



## Existing:

- Zones are limited to a single use
- Locations decided on case-by-case basis
- Illegal loading activities due to lack of dedicated space, enforcement



## Proposed:

- Transition to Flex Zones to allow multiple uses throughout day or week
- Proactively identify loading zone needs
- Incentivize off-peak loading



# 7-Special Users: Employee Parking



- Concerns about impact of parking rate increases on low-wage workers.
- Previous Council Feedback: Concern about subsidizing parking for private-sector employees.
- Case studies reviewed. Potential options include:
  - Shared parking arrangements between businesses and private lot owners
  - Create new parking permit program to exempt employees from time restrictions on lower-occupancy streets
  - Travel Demand Management (e.g., transit pass subsidies)
- Recommended Next Steps: Convene workshop with business districts to discuss options, roles and responsibilities, etc.



# 7-Special Users: Residential Parking Permits



## Existing:

- Two programs: one for Deep Ellum (RPP), one for rest of city (RPO)
- Purpose: Help residents obtain easy, adequate parking on residential streets near non-res. generators
- Code states that businesses can also apply for RPO permits
- Many RPO zones do not meet criteria in Code
- 6 permits are allowed per residence/business, each \$6/year



## Proposed:

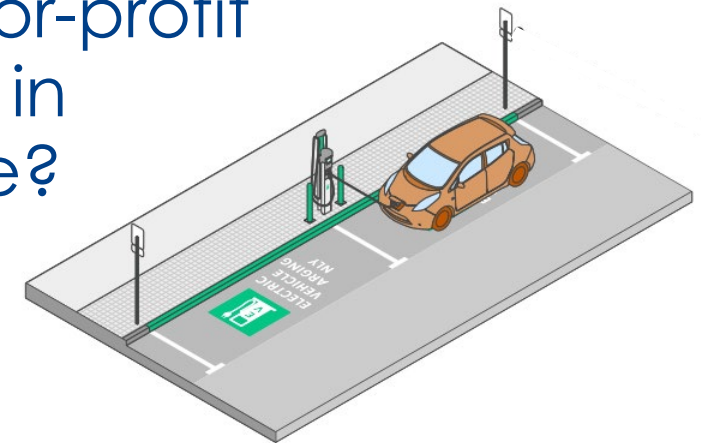
- More detailed review and stakeholder discussions needed
- Consolidate programs
- Ensure program does not preclude the use of the curb for other needs along mixed-use blocks, or subsidize residential parking that should be off-street
- Permits should reflect value of parking space



# 7-Special Users: Electric Vehicles



- Level 3 (fast/rapid charging) are most appropriate for on-street (20-minute charge). Can cost \$10-\$30 in electricity per charge. (Investopedia, 2022)
- Permitting and operation questions that require further discussions, workshopping include:
  - Should the City be the one to pay for, install, and operate charging stations (or through contract with company), or should licenses be granted to for-profit companies to install, maintain, and operate in public right-of-way with agreed fee structure?
  - Should there be a limit on the number of spaces per block?



# 8-Signs and Markings



## Existing:

- Sign clutter, confusing signs
- Misalignment of signs with curb features
- Blocks with paid parking lack signs
- Boundaries of metered parking stalls not marked, as indicated in Code
- Loading Zone signs are not a distinctive color, as directed in Code



## Proposed:

- Assign staff and budget to install signs that are easier to understand, properly located
- Install paid parking signage
- Mark boundaries of parking stalls
- Reduce sign clutter in MPAs by using “color curbs”





# 9-Implementation Plan



Key action items include:

- Amend parking meter section of Code.
- Increase meter rates to \$1 min. Collect occupancy data to determine if rates should be increased or meters removed.
- Create or update parking management strategies for 1-2 existing or prospective MPAs.
- Coordinate with other City departments/stakeholders regarding PBD concept.
- Convene workshop with business districts to discuss employee parking.
- Stripe boundaries of paid parking stalls. Install new signs.



# 10-Next Steps



1. Collect final input from stakeholder group, and revise document accordingly
2. Publish for public comment, and revise accordingly
3. City Council memo with a summary of the changes, the final document, and the proposed Code revisions
4. Council adoption of the plan and Code revisions early summer 2023





**City of Dallas**

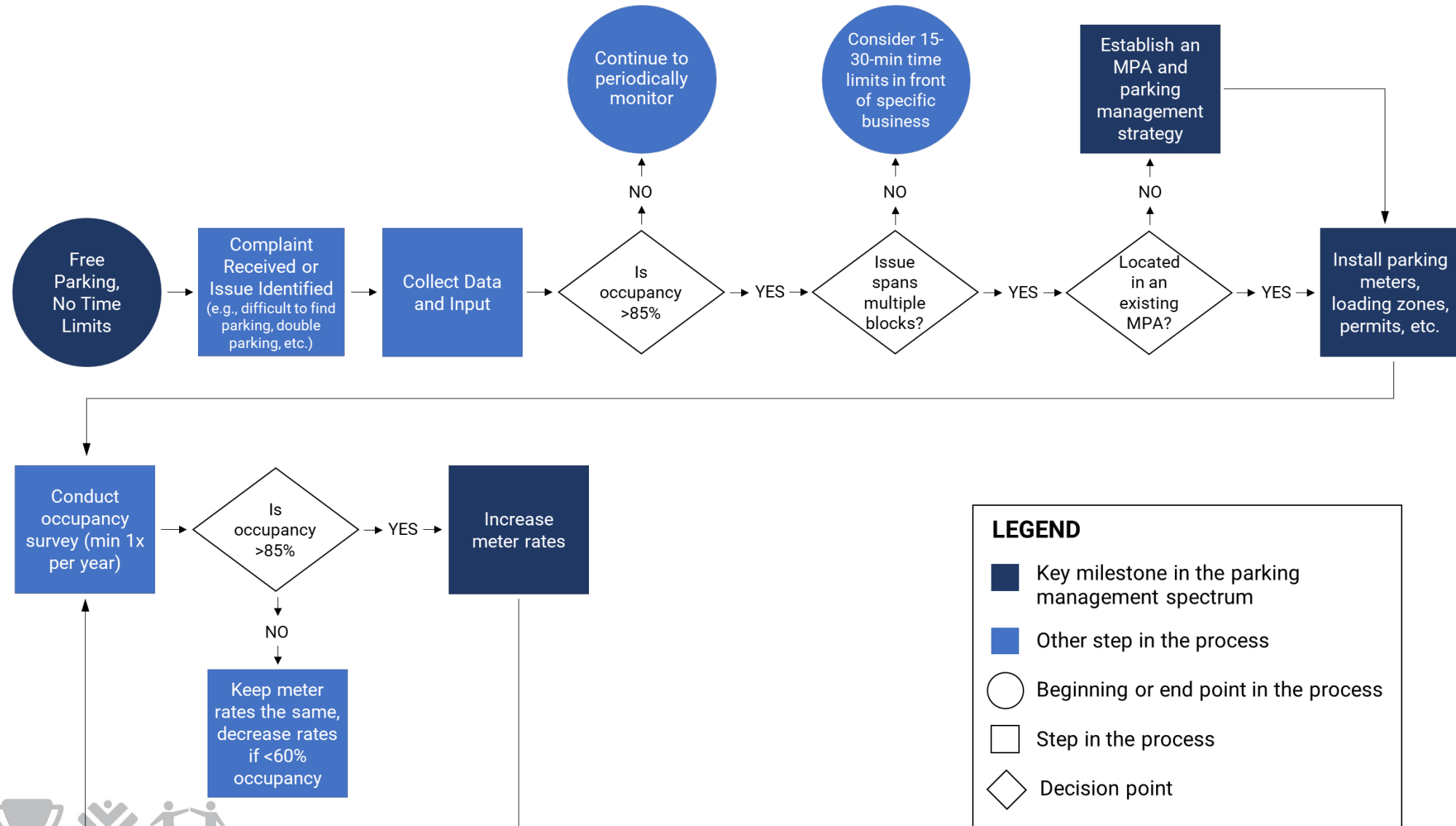
# On-Street Parking & Curb Management Policy

**City Council Briefing  
January 18, 2023**

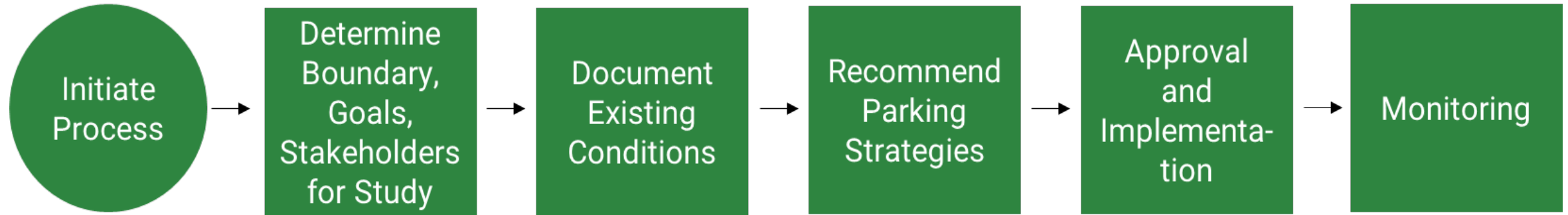
Ghassan “Gus” Khankarli, Director  
Department of Transportation  
City of Dallas

Kathryn Rush, Chief Planner  
Department of Transportation  
City of Dallas

# Appendix 1 - Detailed MPA Flowchart



# Appendix 2 - MPA Creation Process



- Considered when on-street parking and curb management challenges spans multiple blocks in commercial or mixed-use areas with on-street parking.
- Initiated by business association.
- Initial discussions would determine who would lead the parking study, depending on available resources and size or complexity of the MPA.
- Results in defined MPA boundaries, a parking management plan for the MPA, and implementation of parking management strategies





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-241

**Item #:** B.

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Dallas Water Utilities Unserved Areas Update





**City of Dallas**

# Dallas Water Utilities Unserved Areas Update

City Council Briefing  
January 18, 2023

Terry S Lowery, Director  
Dallas Water Utilities

Sarah Standifer, Assistant Director  
Dallas Water Utilities



# Presentation Overview



- Unserved Areas Background
- 2020 Unserved Area Needs
- FY2021 and FY2022 Project Plans
- Delivery of Unserved Area Needs
- Next Steps



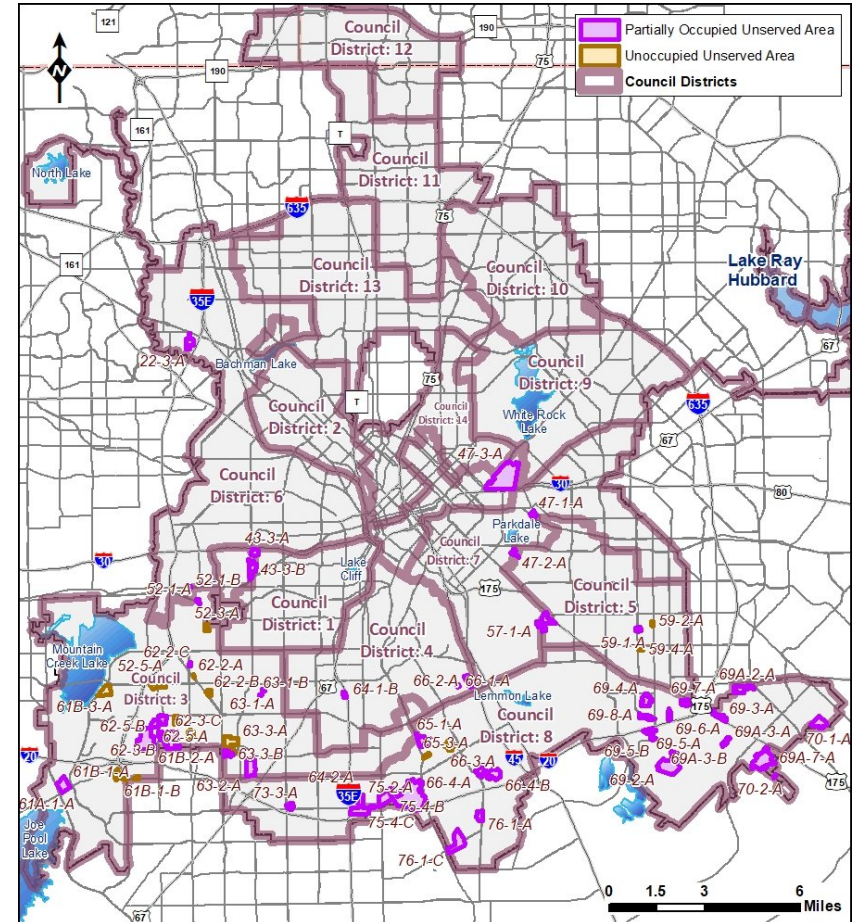
WATER AND WASTEWATER  
**UNSERVED AREAS PROGRAM**  
AUGUST 2020



# DWU Unserved Areas Background



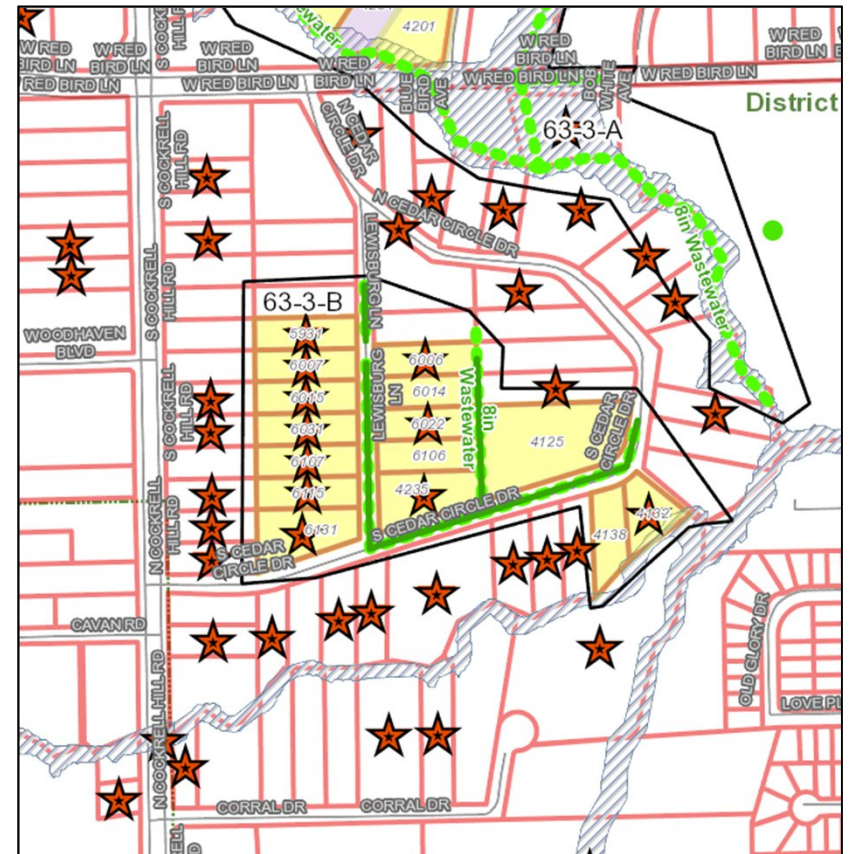
- DWU began tracking unserved areas in 1998
- 125 areas were identified without water and/or wastewater infrastructure
- In 2020, an update estimated there were 61 unserved areas remaining with a total cost to serve of \$62M
  - 47 areas are occupied with an approximate cost to serve of \$34M



# Septic Systems within DWU Service Area



- DWU has identified through TCEQ records and through GIS analysis that there are at least 457 occupied properties on septic systems in Dallas
- DWU is designing the Unserved Area wastewater mains to reach as many of these properties as possible
- DWU will not be able to reach all septic properties because of individual site conditions



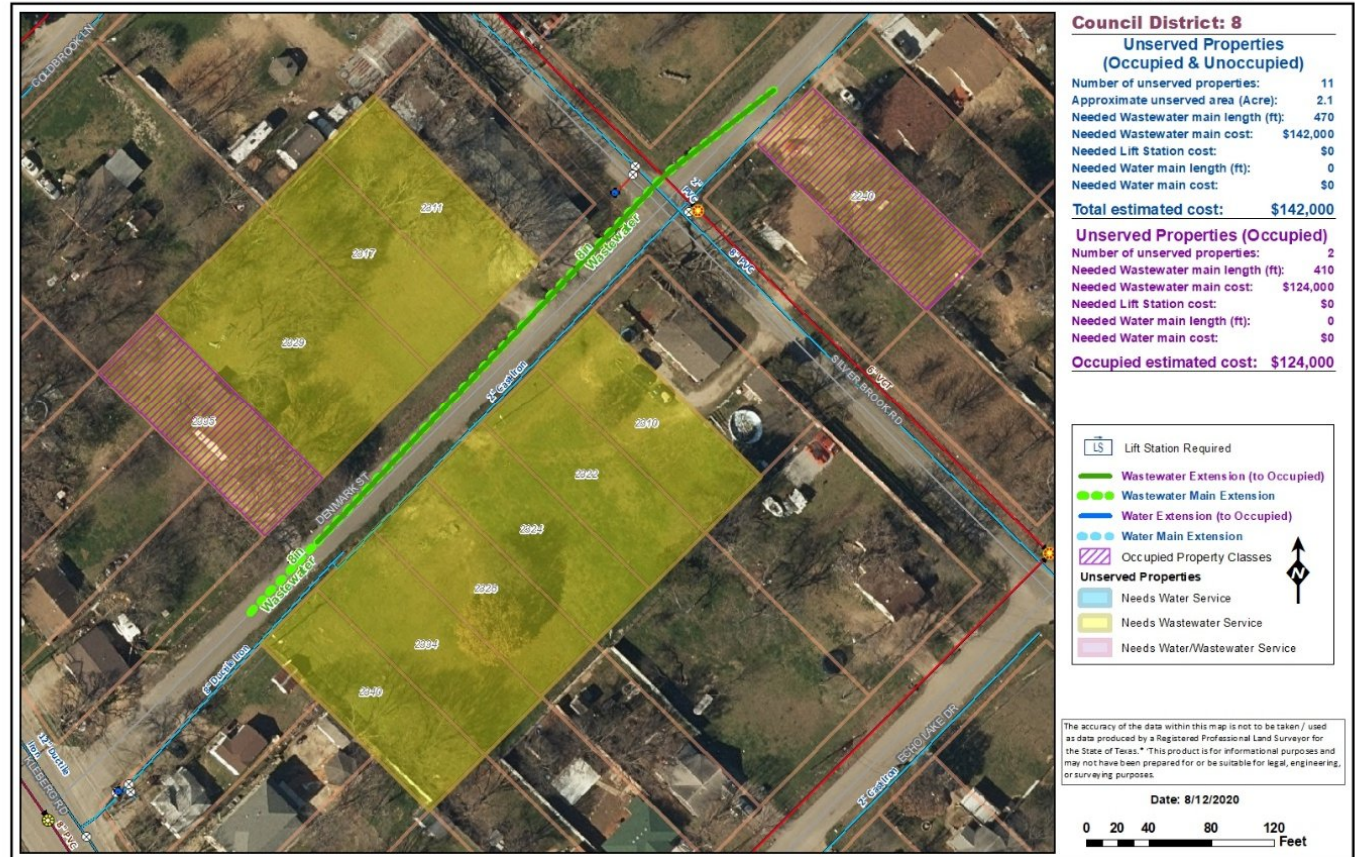
# Preliminary Analysis Background



- Each area was analyzed to determine infrastructure needs
- Needs were separated based on occupied vs unoccupied

## Project Area 69A-3-A / Denmark St.

Rough alignments and cost estimates to extend water and wastewater service to vacant and occupied properties. Site-specific survey and engineering design required to validate proposed alignments and costs.



# 2020 Occupied Unserved Area Needs



Council District	Number of Occupied Unserved Areas	Number of Occupied Residences	Estimated Number of Residents *	Approximate Water Cost	Approximate Wastewater Cost	Total Unserved Construction Cost
1	2	3	8	\$0	\$750,000	\$750,000
2	1	2	5	\$0	\$438,000	\$438,000
3	11	213	543	\$894,000	\$11,015,000	\$11,909,000
4	3	8	20	\$0	\$705,000	\$705,000
5	1	3	8	\$0	\$233,000	\$233,000
6	2	8	20	\$0	\$912,000	\$912,000
7	3	37	94	\$0	\$3,782,000	\$3,782,000
8	24	191	487	\$506,000	\$14,537,000	\$15,043,000
9-14	0	0	0	\$0	\$0	\$0
<b>Total</b>	<b>47</b>	<b>465</b>	<b>1,185</b>	<b>\$1,400,000</b>	<b>\$32,372,000</b>	<b>\$33,772,000</b>

\* Estimated number of residents is based on 2.55 persons per residence (2018 Dallas by the Numbers, Dallas Planning and Urban Design)



# Project Prioritization and Ranking



## Criteria No. 1

Cost / Benefit

COST PER PARCEL RANGES	SCORE (0-5 points)
\$0 - \$21,000	5
\$22,000 - \$39,000	4
\$40,000 - \$80,000	3
\$81,000 - \$100,000	2
\$101,000 - \$200,000	1
More than \$200,000	0

## Criteria No. 2

Quality of Life and Environmental

NUMBER OF OCCUPIED PARCELS	SCORE (0-5 points)
More than 50	5
50 – 11	4
10 – 6	3
5 – 3	2
2 - 1	1
0	0

## Criteria No. 3

Other City Initiatives and Projects

SYNERGIES WITH OTHER CITY PROJECTS AND INITIATIVES	SCORE (0-5 points)
Excellent synergy with high priority initiatives/projects	5
Excellent synergy with longer term initiatives/projects	4
Greater synergy with other initiatives/projects	3
Moderate involvement with other initiatives/projects	2
Slight involvement with other initiatives/projects	1
No involvement with other initiatives/projects	0

- Maximum number of points any project can receive is 15 points



# Project Rankings



Map Number	Location	Council District	Occupied Construction Cost	Total Construction Cost	Cost / Benefit	Quality of Life & Environ.	City Projects and Initiatives	Total Score
61A-1-A	Mesquite Heights	3	\$2,131,000	\$5,024,000	4	3	5	12
69A-7-A	Woody Rd. & Royal Oaks Dr.	8	\$1,785,000	\$1,842,000	4	5	2	11
75-4-B	Killough Blvd. & Wasco Ln.	8	\$414,000	\$1,310,000	4	2	5	11
64-2-A	Beckleyside Dr.	8	\$143,000	\$218,000	5	3	2	10
65-3-A	Gooch St.	8	\$0	\$646,000	5	0	5	10
57-1-A	Lake June Rd. at Pemberton Hill	5,7	\$2,983,000	\$3,510,000	3	4	2	9
59-1-A	Wadlington Ave.	5	\$233,000	\$233,000	5	2	2	9
61B-2-A	Red Bird Addn. No.7	3	\$4,743,000	\$4,743,000	4	5	0	9
63-3-B	S. Cedar Circle Dr.	3	\$668,000	\$693,000	3	4	2	9
70-1-A	Tanglewood Estates	8	\$1,926,000	\$1,955,000	3	4	2	9
75-4-C	Wheatland Rd. at Lancaster	8	\$820,000	\$820,000	2	2	5	9
22-3-A	Bickham Rd. & Sandy Ln.	6	\$821,000	\$858,000	3	3	2	8
66-4-A	Memory Lane Blvd. at Bonnieview	8	\$467,000	\$467,000	4	2	2	8
66-4-B	Cedardale Dr. at Riverside Rd.	8	\$580,000	\$580,000	3	3	2	8
69-8-A	S. Prairie Creek Rd. and Leon Dr.	8	\$699,000	\$1,089,000	1	2	5	8
69A-3-A	Denmark St.	8	\$124,000	\$142,000	5	1	2	8
70-2-A	Oak Plaza	8	\$106,000	\$103,000	5	1	2	8

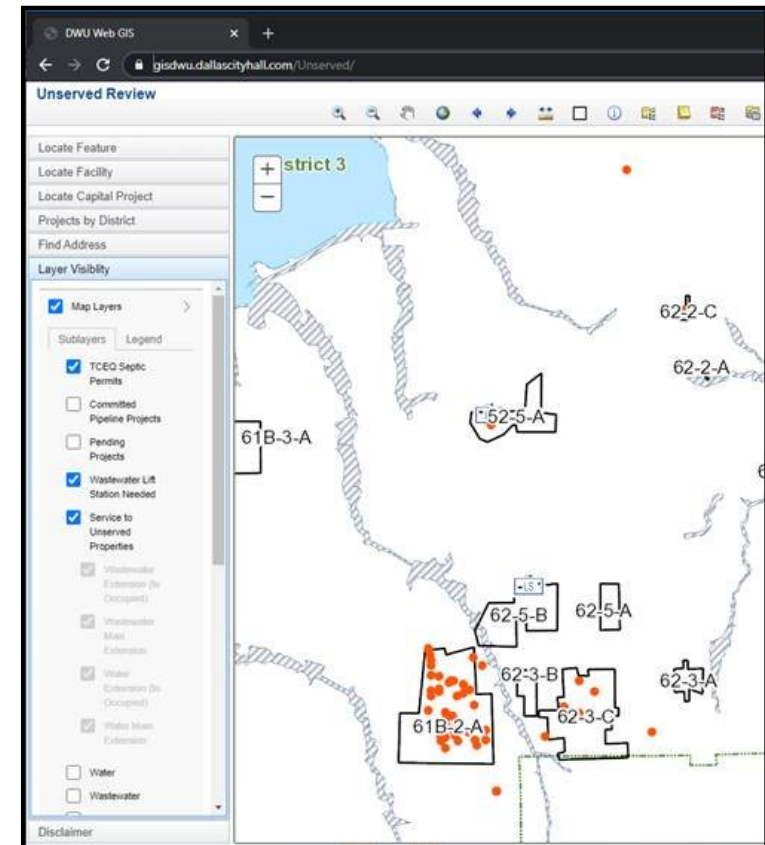
- Table shows unserved areas currently ranked 8 and above



# Unserved Areas Analysis FY23 Update



- Fiscal Year 2021 – DWU cross-referenced Texas Commission on Environmental Quality septic system permit data with 2020 unserved area information
- Seven additional areas identified at an approximate cost of \$3.5M to serve
  - Two additional areas were added after review for Homeowner Extension requests
  - Included Hutchins Road (CD4), Chalk Hill Road (CD6), 13000 CF Hawn Freeway (CD8), Cleveland Road Lift Station (CD8), North Forty Place (CD12), Polk Street Church Lift Station (CD8), Cedardale Drive at Cleveland Road (CD8), Eugene Street (CD 7), Palacios Avenue (CD 6)





# Funding Background



- Initial funding approach in 2021 included a ½% increase in Street Rental fee of approximately \$3M annually and contributed to the Street and Alley Improvement Fund over a 10-year period
  - Focus on implementation within occupied areas
- With the availability of American Rescue Plan Act (ARPA) funds, the City Council supported allocation of \$37M for the Unserved Areas program
  - Expedites delivery of water and wastewater infrastructure from approximately 2031 to 2026
- Additional \$2.4M allocated to assist homeowners with work associated with connecting to the system, to be managed through Housing Department



# Project Schedule



- Design
  - Five engineering consultant contracts awarded in 2022
  - Serviceability analysis and design planning is complete for all locations
  - 50% of the assigned work will be awarded in Phases 1 & 2
  - The remaining 50% will be built on Phase 3 or through other Pipeline contracts
- Construction
  - Highest priority locations have been awarded for construction
  - Phase 1 and Phase 2 Construction Contracts to be awarded in Summer 2023



\* Based on project rankings and approved funding





# Project Plan (Four Years)\*

• Fiscal Year 2021	
– 61A-1-A, Mesquite Heights Neighborhood (District 3)	\$2,131,000
– 75-4-B, Killough Blvd. and Wasco Lane (District 8)	\$414,000
– 65-3-A, Gooch Street (District 8)	<u>\$646,000</u>
	\$3,191,000
• Fiscal Year 2022**	
– 69A-7-A, Woody Road and Royal Oaks Drive (District 8)	\$1,785,000
– 64-2-A, Beckleyside Drive (District 8)	\$143,000
– 59-1-A, Wadlington Avenue (District 5)	\$233,000
– 63-3-B, South Cedar Circle Drive (District 3)	<u>\$668,000</u>
	\$2,829,000
• Fiscal Year 2023**	
– Phase 1 Construction Contract	\$10,000,000
– Phase 2 Construction Contract	<u>\$10,000,000</u>
	\$20,000,000
• Fiscal Year 2024**	
– Phase 3 Construction Contract	\$9,000,000

\*Based on project rankings and approved funding

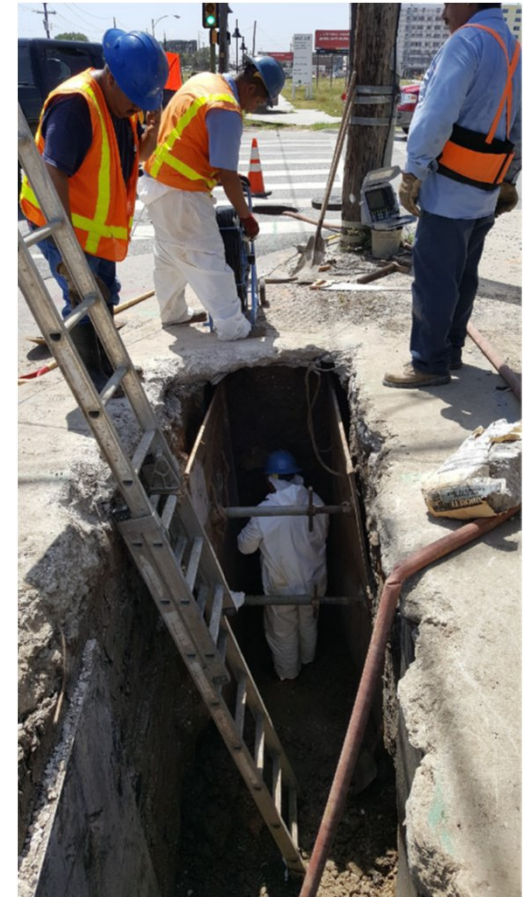
\*\*Initiated ARPA funding to expedite program



# American Rescue Plan Act



Available ARPA Funds:	<u>\$37,452,000</u>
Awarded Funds to Date:	<u>\$11,000,000</u>
Engineering:	\$8,000,000
2022 Construction Contract:	\$3,000,000
Anticipated Construction Costs:	<u>\$26,000,000</u>
2023 Phase 1 Construction Contract:	\$10,000,000
2023 Phase 2 Construction Contract:	\$10,000,000
2024 Phase 3 Construction Contract:	\$6,000,000



# Next Steps



- Complete the designs for all unserved areas, including the additional projects identified in the FY2023 Update for the Unserved Areas Program
- Award construction of the FY2022 and FY2023 project work plans

- The current program and future updates can be accessed using the following link:

<https://dallascityhall.com/departments/waterutilities/DCH%20Documents/pdf/2020%20Unserved%20Areas%20Program.pdf>

- Finalize homeowner assistance program, marketing materials and implementation





**City of Dallas**

# Dallas Water Utilities Unserved Areas Update

City Council Briefing  
January 18, 2023

Terry S Lowery, Director  
Dallas Water Utilities

Sarah Standifer, Assistant Director  
Dallas Water Utilities



# Appendix



# FY2021 Project Plan



- Gooch Street (65-3-A)
  - Awarded on April 28, 2021.
  - Water and wastewater are completed; Paving to be completed Spring 2023.
  - 950 Linear Feet(LF) of 12" Water and 980 LF of 8" Wastewater (\$329,422)
- Killough Boulevard and Wasco Lane (75-4-B)
  - Awarded on June 23, 2021
  - 2,190 LF of 6"/8" Water and 1,490 LF of 8" Wastewater (\$449,074)
  - Under construction
- Mesquite Heights (61A-1-A)
  - Awarded September 9, 2021
  - 4,810 LF of 6"/8" Water and 3,990 LF of 8"/12" Wastewater (\$1,621,112)
  - Under construction





# FY2022 Project Plan



DWU Construction Contract 22-151/152  
Awarded October 12, 2022 - \$3,001,343

- 69A-7-A, Woody Road and Royal Oaks Drive (District 8)
  - 2,432 LF of 8" Wastewater
- 64-2-A, Beckleyside Drive (District 8)
  - 566 LF of 8" Water and 590 LF of 8" Wastewater
- 59-1-A, Wadlington Avenue (District 5)
  - 640 LF of 8" Wastewater
- 63-3-B, South Cedar Circle Drive (District 3)
  - 1,652 LF of 8" Water and 1,700 LF of 8" Wastewater



# FY2023 Project Plan



- Phase 1 Construction Contract (Various Districts)
  - Advertise Date – February 2023
  - Award Date – August 2023
  - Estimated Cost - \$10,000,000
- Phase 2 Construction Contract (Various Districts)
  - Advertise Date – May 2023
  - Award Date – November 2023
  - Estimated Cost - \$10,000,000



# FY2024 Project Plan



- Phase 3 Construction Contract (Various Districts)
  - Advertise Date – October 2023
  - Award Date – April 2024
  - Estimated Cost - \$6,000,000
- Possible Phase 4 Construction Contract (Various Districts)
  - Will depend on remaining viable projects and based on constructability and operational assessments
  - Subject to future funding strategy and recommendations

