

Memorandum



CITY OF DALLAS

DATE April 8, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **April 13, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions**

On April 1, 2022 a DRAFT City Council Agenda for April 13, 2022, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Revisions:

29. 22-259 Authorize a two-year agreement with automatic two-year renewals indefinitely, unless modified by mutual agreement between both parties, to consolidate all existing agreements with the Texas Department of Transportation (TxDOT) for construction, maintenance, and operation of safety lighting systems within municipalities with 100% of the cost for operation and maintenance and 100% of the expense of the electrical energy consumed, reimbursed by TxDOT at the following locations: Loop 12 at Spur 482/348; Loop 12 at Skillman Street; Interstate Highway (IH) 20 at Bridge east of FM 1382 ~~Interstate Highway (IH) 20 at Spur 408~~; IH 20 at U.S. Route (US) 67 (from Cockrell Hill Road to Wheatland Road); IH 20 at IH 35E; IH 45 at Loop 12; IH 45 at Simpson Stuart Road; IH 45 at IH20, and IH 20 at US 175 ; Loop 12 from Dallas City Limits to Lombardy Lane - Financing: This action has no cost consideration to the City (see Fiscal Information)
This item is being revised to align the locations with what is reflected on Attachment A. Please contact Dr. Ghassan Khankarli, Director of the Department of Transportation, at 214-671-8451, for more information

Deletions:

17. 22-637 An ordinance providing for the closure and vacation to vehicular traffic of a portion of South Pearl Expressway containing approximately 12,160 square feet of land, located at the intersection of South Pearl Expressway and Taylor Street - Financing: No cost consideration to the City
This item is being deleted to accompany items to be placed on the May 11, 2022 Council Agenda by the Office of Economic Development. Please contact Alireza Haefi, Interim Assistant Director, Department of Public Works, at 214-948-4688, for more information.

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41. 22-567 Authorize a development agreement and all other necessary documents with FM City Park, LLC (“Adjacent Owner”) and/or its affiliates in an amount not to exceed \$285,650.00 for the design and construction of the Pearl Improvement Project (“Project”), located in the Pearl Expressway public right-of-way between Taylor Street and Marilla Street, in Tax Increment Financing Reinvestment Zone Number Six (“Farmers Market TIF District”), approved as to form by the City Attorney, payable from Farmers Market Tax Increment Financing District funds, such improvements being necessary and convenient to the implementation of the Farmers Market TIF District Amended Project Plan and Reinvestment Zone Financing Plan - Not to exceed \$285,650.00 - Financing: Farmers Market TIF District Fund (subject to annual appropriations from tax increments)
This item is being deleted to allow additional time to discuss this matter. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.
42. 22-568 Authorize a development agreement with 1100 Pearl Street, Inc. (“Developer”) and/or its affiliates in an amount not to exceed \$6,544,249.00 payable from future Farmers Market TIF District Funds, in consideration for the design, funding, and construction of the Pearl Lofts Project (“Project”) located on property currently addressed as 2100 Jan Pruitt Way (“Project site”) in Tax Increment Financing Reinvestment Zone Number Six (“Farmers Market TIF District”), approved as to form by the City Attorney, with such improvements being necessary and convenient to the implementation of the Farmers Market TIF District Project Plan and Reinvestment Zone Financing plan, as amended - Not to exceed \$6,544,249.00 - Financing: Farmers Market TIF District Fund (subject to future appropriations from tax increments)
This item is being deleted to allow additional time to discuss this matter. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.

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

2. 22-525 Authorize **(1)** an agreement with Oncor Delivery Electric Company LLC (Oncor) for the City of Dallas to participate in the Oncor Commercial Solar Program which offers rebates for installing solar on City owned facilities; **(2)** an amendment to the agreement with Oncor, for City of Dallas to participate in the 2022 Oncor Commercial Standard Offer Program which provides cash incentives for implementing energy efficiency measures at City facilities; **(3)** the receipt and deposit of funds in an estimated amount of \$290,000.00 in the Capital Construction Fund; and **(4)** execution of both agreements with Oncor - Estimated Revenue: Capital Construction Fund \$290,000.00
[The Environment & Sustainability Committee was briefed by memorandum regarding this matter on April 4, 2022.](#)

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3. 22-436 Authorize a construction services contract for the installation of solar photovoltaic systems at multiple City facilities with Ameresco, Inc. through The Interlocal Purchasing System Contract No. 210203 Part 2 - Not to exceed \$993,938.28 - Financing: Capital Construction Fund (\$500,000.00) and Coronavirus State and Local Fiscal Recovery Funds (\$493,938.28)
[The Environment & Sustainability Committee was briefed by memorandum regarding this matter on April 4, 2022.](#)
4. 22-404 Authorize a service contract for the installation of fully operational high-efficiency lighting systems at multiple City facilities with Facility Solutions Group, Inc. through The Interlocal Purchasing System Contract No. 210601 Part 2 - Not to exceed \$1,030,577.00 - Financing: Capital Construction Fund (\$524,515.00) and Coronavirus State and Local Fiscal Recovery Funds (\$506,062.00)
[The Environment & Sustainability Committee was briefed by memorandum regarding this matter on April 4, 2022.](#)
7. 22-101 Ordinances authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2022A, in the amount of \$22,000,000 and City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2022B, in the amount of \$44,000,000 to the Texas Water Development Board; approving the execution of the agreements in connection with the sale of the bonds; and all other matters related thereto - Total not to exceed \$263,420 - Financing: Dallas Water Utilities Fund
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on March 28, 2022.](#)
10. 22-720 Authorize a six-year contract with Brio Services, LLC dba Brio Consulting, LLC for program management services to assist with the implementation of Phase III of the Enterprise Work Order and Asset Management System - Not to exceed \$12,989,751.00 - Financing: Water Construction Fund (\$5,931,184.50), Wastewater Construction Fund (\$5,931,184.50), and Data Services Fund (\$1,127,382.00) (subject to annual appropriations)
[City Council was briefed by memorandum with a detailed outline of Phase III on December 10, 2021.](#)
22. 22-658 Authorize an increase in the construction services contract with Heritage Materials LLC, to provide the additional resurfacing treatments utilizing recently approved Certificate of Obligation Funds - Not to exceed \$38,700,824.10, from \$154,865,242.50 to \$193,566,066.60 - Financing: 2022 Certificate of Obligation Fund
[City Council was briefed by memorandum regarding this matter on September 20, 2019.](#)
[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on March 29, 2022.](#)

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30. 22-634 Authorize a professional engineering services contract to provide engineering services for the development of schematics, environmental design plans, and associated design elements for the project known as “Joppa Neighborhood Pedestrian Improvements” to include a pedestrian bridge over Union Pacific Railroad’s Dallas Yard Rail Line along Linfield Road, landscape improvements along Carbondale Street (CSJ 0918-47-310), and intersection improvements at Carbondale Street and Great Trinity Forest Way (Loop 12) (CSJ 0581-01-157) - Criado & Associates, Inc., most qualified proposer of four - Not to exceed \$1,115,002.78 - Financing: Carbondale Project Grant Fund (\$215,002.78) and Linfield Project Grant Fund (\$900,000.00)
[City Council was briefed by memorandum regarding this matter on January 8, 2021.](#)
40. 22-733 Authorize **(1)** a development agreement and all other necessary documents with AM Victor Prosper, LLC and/or its affiliates in an amount not to exceed \$1,500,000.00, for the design and construction of the Zang Plaza public open space project (“Project”), located within the public right-of-way at the southwest corner of 7th Street and Zang Boulevard, in Tax Increment Financing Reinvestment Zone Number Three (“Oak Cliff Gateway TIF District”), payable from Oak Cliff Gateway TIF District funds; and **(2)** increase appropriations in an amount not to exceed \$1,500,000.00 from the Oak Cliff Gateway TIF District fund - Not to exceed \$1,500,000.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to annual appropriations from tax increments)
[The Economic Development Committee was briefed by memorandum regarding this matter on March 7, 2022.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Interim Assistant City Manager
Carl Simpson, Interim Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors