

**FEBRUARY 22, 2017 CITY COUNCIL ADDENDUM  
CERTIFICATION**


This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated February 22, 2017. 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

2/17/17  
Date



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Elizabeth Reich  
Chief Financial Officer

2-17-17  
Date





## Handgun Prohibition Notice for Meetings of Government 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."*

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 22, 2017  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues related to the Dallas Police & Fire Pension System.

CONSENT ADDENDUM

**City Attorney's Office**

1. Authorize **(1)** Supplemental Agreement No. 1 to the professional services contract with MCKOOL SMITH A PROFESSIONAL CORPORATION for additional legal services necessary to continue representing Jennifer Staubach Gates, Erik Wilson, Philip T. Kingston, Scott Griggs in Michael S. Rawlings v. the Board of Trustees of the Dallas Police and Fire Pension System, et al., Cause No. DC-16-15431, and in the case styled LaDonna Degan, et al. v. The Board of Trustees of the Dallas Police and Fire Pension System, et al., Civil Action No. 4:17-cv-66, and for other legal services consistent with Resolution No. 17-0247 - Not to exceed \$450,000, from \$50,000 to \$500,000; and **(2)** an increase in appropriations in the amount of \$500,000, from \$16,159,590 to \$16,659,590 in the City Attorney's Office FY2016-17 budget - Not to exceed \$500,000 - Financing: Contingency Reserve Funds

**Mobility and Street Services**

2. Authorize a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of four, for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road - Not to exceed \$4,216,722 - Financing: 2003 Bond Funds (\$1,687,463), General Obligation Commercial Paper Funds (\$1,350,395), 2012 Bond Funds (\$290,644) and Water Utilities Capital Construction Funds (\$888,220)

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 22, 2017**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Police**

3. Authorize an Interlocal Agreement with the Richardson Independent School District (RISD) for the provision of police services by the City in the RISD's Lake Highlands High School and junior high schools within the limit of both the City and RISD Schools - Estimated Revenue: \$157,309

**Sustainable Development and Construction**

4. An ordinance amending Ordinance No. 30273, previously approved on December 14, 2016, which abandoned a portion of Quality Lane, located near the intersection of Abrams Road and Northwest Highway to Ainbinder Northwest Highway LLC to extend the dedication time requirement from 90 days to 180 days and delete Exhibit C and substitute a new Exhibit C - Revenue: \$5,400, plus the \$20 ordinance publication fee

ITEMS FOR INDIVIDUAL CONSIDERATION

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

5. Authorize an amendment to Resolution No. 16-1830, previously approved on November 9, 2016, to replace Exhibit A, the South Dallas/Fair Park Grantee List, to correct funding amounts and grantee names - Financing: No cost consideration to the City

**Housing/Community Services**

6. Authorize a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless - Not to exceed \$2,000,000 - Financing: 2016-17 HOME Investment Partnerships Program Grant Funds

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 22, 2017**

PUBLIC HEARINGS AND RELATED ACTIONS

**Housing/Community Services**

7. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; **(2)** an amendment to and assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for the The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; **(3)** subordination of the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and **(4)** conditioned upon the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgiveness of the remaining balance of the assumed loan upon completion of the project - Financing: No cost consideration to the City

CORRECTION:

**Mobility and Street Services**

90. A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements, and alley paving for Project Group 12-3004; and at the close of the hearing, authorize an ordinance levying benefit assessments, ~~and a construction contract with MACVAL Associates, LLC, lowest responsible bidder of five (list attached) - Not to exceed \$873,052 - Financing: 2012 Bond Funds (\$712,610), Water Utilities Capital Construction Funds (\$96,681) and Water Utilities Capital Improvement Funds (\$63,761)~~ No cost consideration to the City

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 22, 2017**

**DELETIONS:**

**Housing/Community Services**

38. Authorize the first amendment to the contract with the Department of State Health Services to accept additional grant funds for the Special Supplemental Nutrition Program for the Women, Infants, and Children Program for the Summer Food Service Program for the period October 1, 2016 through September 30, 2017 - Not to exceed \$26,000, from \$15,055,566 to \$15,081,566 - Financing: Department of State Health Services Grant Funds

**Sustainable Development and Construction**

87. A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals and recyclable materials on property zoned an IR Industrial Research District on the northeast corner of Sylvan Avenue and Fabrication Street  
Recommendation of Staff: Approval for an 18-month period, subject to conditions  
Recommendation of CPC: Denial  
Z156-332(PD)



**ADDENDUM DATE February 22, 2017**

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			N/A	C	ATT	\$500,000.00	NA	NA	Authorize (1) Supplemental Agreement No. 1 to the professional services contract with MCKOOL SMITH A PROFESSIONAL CORPORATION for additional legal services necessary to continue representing Jennifer Staubach Gates, Erik Wilson, Philip T. Kingston, Scott Griggs in Michael S. Rawlings v. the Board of Trustees of the Dallas Police and Fire Pension System, et al., Cause No. DC-16-15431, and in the case styled LaDonna Degan, et al. v. The Board of Trustees of the Dallas Police and Fire Pension System, et al., Civil Action No. 4:17-cv-66, and for other legal services consistent with Resolution No. 17-0247 - Not to exceed \$450,000, from \$50,000 to \$500,000; and (2) an increase in appropriations in the amount of \$500,000, from \$16,159,590 to \$16,659,590 in the City Attorney's Office FY2016-17 budget - Not to exceed \$500,000 - Financing: Contingency Reserve Funds
2			9	C	STS, WTR	\$4,216,721.95	100.00%	26.20%	Authorize a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of four, for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road - Not to exceed \$4,216,722 - Financing: 2003 Bond Funds (\$1,687,463), General Obligation Commercial Paper Funds (\$1,350,395), 2012 Bond Funds (\$290,644) and Water Utilities Capital Construction Funds (\$888,220)
3			All	C	POL	REV \$157,309	NA	NA	Authorize an Interlocal Agreement with the Richardson Independent School District (RISD) for the provision of police services by the City in the RISD's Lake Highlands High School and junior high schools within the limit of both the City and RISD Schools - Estimated Revenue: \$157,309
4			9	C	DEV	REV \$5,400	NA	NA	An ordinance amending Ordinance No. 30273, previously approved on December 14, 2016, which abandoned a portion of Quality Lane, located near the intersection of Abrams Road and Northwest Highway to Ainbinder Northwest Highway LLC to extend the dedication time requirement from 90 days to 180 days and delete Exhibit C and substitute a new Exhibit C - Revenue: \$5,400, plus the \$20 ordinance publication fee
5			7	I	ECO	NC	NA	NA	Authorize an amendment to Resolution No. 16-1830, previously approved on November 9, 2016, to replace Exhibit A, the South Dallas/Fair Park Grantee List, to correct funding amounts and grantee names - Financing: No cost consideration to the City
6			13	I	HOU	GT	NA	NA	Authorize a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless - Not to exceed \$2,000,000 - Financing: 2016-17 HOME Investment Partnerships Program Grant Funds
7			1	PH	HOU	NC	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize (1) a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; (2) an amendment to and assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for the The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; (3) subordination of the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and (4) conditioned upon the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgiveness of the remaining balance of the assumed loan upon completion of the project - Financing: No cost consideration to the City

**TOTAL \$4,716,721.95**



**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** City Attorney's Office  
**CMO:** Larry Casto, 670-3491  
**MAPSCO:** N/A

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**SUBJECT**

Authorize **(1)** Supplemental Agreement No. 1 to the professional services contract with MCKOOL SMITH A PROFESSIONAL CORPORATION for additional legal services necessary to continue representing Jennifer Staubach Gates, Erik Wilson, Philip T. Kingston, Scott Griggs in Michael S. Rawlings v. the Board of Trustees of the Dallas Police and Fire Pension System, et al., Cause No. DC-16-15431, and in the case styled LaDonna Degan, et al. v. The Board of Trustees of the Dallas Police and Fire Pension System, et al., Civil Action No. 4:17-cv-66, and for other legal services consistent with Resolution No. 17-0247 - Not to exceed \$450,000, from \$50,000 to \$500,000; and **(2)** an increase in appropriations in the amount of \$500,000, from \$16,159,590 to \$16,659,590 in the City Attorney's Office FY2016-17 budget - Not to exceed \$500,000 - Financing: Contingency Reserve Funds

**BACKGROUND**

By Resolution No. 17-0247, the City Council authorized the City to pay for the legal expenses of the Deputy Mayor Pro Tem Erik Wilson and Council Members Jennifer Staubach Gates, Philip T. Kingston, and Scott Griggs in actions involving the Dallas Police and Fire Pension System. Additionally, the City Council Trustees were named in the above-captioned lawsuit filed by participants of the Dallas Police and Fire Pension System. The law firm of MCKOOL SMITH A PROFESSIONAL CORPORATION was chosen to represent the four City Council Trustees in the above referenced lawsuits.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

City Council authorized the City to pay for legal expenses for the four trustees of the Dallas Police and Fire Pension, on January 25, 2017, by Resolution No. 17-0247.

**FISCAL INFORMATION**

\$500,000 - Contingency Reserve Funds

**OWNER**

**MCKOOL SMITH A PROFESSIONAL CORPORATION**

Steven D. Wolens, Partner

February 22, 2017

**WHEREAS**, on January 25, 2017, the City Council adopted Resolution No. 17-0247 authorizing the City to pay for the legal expenses of the City Council Trustees in actions involving the Dallas Police and Fire Pension System; and

**WHEREAS**, on February 6, 2017, pursuant to Administrative Action No. 17-5410, the City authorized a professional services contract with MCKOOL SMITH A PROFESSIONAL CORPORATION to represent Jennifer Staubach Gates, Erik Wilson, Philip T. Kingston, and Scott Griggs with regard to the Dallas Police and Fire Pension System, in an amount not to exceed \$50,000.00; and

**WHEREAS**, the professional legal services of MCKOOL SMITH A PROFESSIONAL CORPORATION continue to be necessary in this matter; **Now, Therefore**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the professional services contract with MCKOOL SMITH A PROFESSIONAL CORPORATION, for additional legal services necessary to continue representing Jennifer Staubach Gates, Erik Wilson, Philip T. Kingston, Scott Griggs and Michael S. Rawlings v. the Board of Trustees of the Dallas Police and Fire Pension System, et al., Cause No. DC-16-15431, in the case styled LaDonna Degan, et al. v. The Board of Trustees of the Dallas Police and Fire Pension System, et al., Civil Action No. 4:17-cv-66, and for other legal services consistent with Resolution No. 17-0247, in an amount not to exceed \$450,000.00, increasing the original contract amount from \$50,000.00 to \$500,000.00.

**Section 2.** That the Chief Financial Officer is hereby authorized to transfer funds not to exceed \$500,000 from Fund 0001, Dept. NBG, Unit 1000, Revenue Source RTRF, to Fund 0001, Dept. ATT, Unit 2049, Revenue Source 9229; and a clearing entry, in the same amount, to Fund 0001, Dept. BMS, BSA 0991 (Debit) and to Fund 0001, Dept. BMS, BSA 0950 (Credit).

**Section 3.** That the City Manager is hereby authorized to increase the City Attorney's Office appropriations in an amount not to exceed \$500,000.00 in Fund 0001, Dept. ATT, Unit 2049, Object 3033; increase total General Fund expenditure appropriations by \$500,000.00 from \$1,229,338,885 to \$1,229,838,885; and increase total General Fund revenue appropriations by \$500,000, from \$1,229,338,885 to \$1,229,838,885.

February 22, 2017

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse, in periodic payments to MCKOOL SMITH A PROFESSIONAL CORPORATION, an amount not to exceed \$450,000.00 from Fund 0001, Department ATT, Unit 2049, Obj. 3033, Encumbrance No. ATT20491701 Vendor No. VC16661.

**Section 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**ADDENDUM ITEM # 2**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 9

**DEPARTMENT:** Mobility and Street Services  
Water Utilities

**CMO:** Jill A. Jordan, P.E., 670-5299  
Mark McDaniel, 670-3256

**MAPSCO:** 38 M

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**SUBJECT**

Authorize a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of four, for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road - Not to exceed \$4,216,722 - Financing: 2003 Bond Funds (\$1,687,463), General Obligation Commercial Paper Funds (\$1,350,395), 2012 Bond Funds (\$290,644) and Water Utilities Capital Construction Funds (\$888,220)

**BACKGROUND**

This item is placed on the addendum in order to expedite construction and facilitate coordination with the planned adjacent private development, in conjunction with the Chapter 380 economic development grant agreement with Casa View II Ltd. and/ or its affiliates (Owners), in consideration of the Shopping Center located at 2331 and 2203 Gus Thomasson Road, pursuant to the Public/Private Partnership Program.

On February 10, 2016, Administrative Action No. 16-5470 authorized a professional services contract with Freese and Nichols, Inc. for a traffic study which entailed studying the feasibility of reducing the number of lanes on Gus Thomasson Road immediately east and west of Ferguson Road from the existing six lanes to four lanes. On May 25, 2016, Resolution No. 16-0871 authorized Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south.

**BACKGROUND** (Continued)

On August 10, 2016, a public hearing was conducted and Resolution No. 16-1248 authorized a Thoroughfare Plan Amendment to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite city limits, from an existing roadway designation (six-lane divided) to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way. On January 3, 2017, Administrative Action No. 17-5169 authorized Supplemental Agreement No. 2 to investigate potential soil contamination and provide additional design for storm drainage system improvements.

This action will authorize a construction contract with Texas Standard Construction, Ltd. for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road. This action will also cancel the 2012 resurfacing projects of Gus Thomasson Road from Zacha Drive to Desdemona Drive, Easton Road from Garland Road to Gus Thomasson Road, Emerald Isle Drive from Garland Road to park entrance, and Ocala Avenue from Garland Road to San Fernando Way and reprogram the funds to construct the complete street improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road.

The following chart shows Texas Standard Construction, Ltd. completed contractual activities for the past three years:

	<u>STS</u>	<u>WTR</u>	<u>PKR</u>
Projects Completed	10	0	0
Change Orders	20	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	May 2016
Completed Design	January 2017
Begin Construction	April 2017
Complete Construction	March 2018

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The City Plan Commission Transportation Committee acted on the proposed Thoroughfare Plan Amendment to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite city limits from an existing roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way on May 5, 2016, and followed staff recommendation of approval.



**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

The City Plan Commission acted on the proposed Thoroughfare Plan Amendment to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite city limits from an existing roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way on May 19, 2016, and followed staff recommendation of approval.

Council authorized a professional services contract with Freese and Nichols, Inc. for engineering design services on May 25, 2016, by Resolution No. 16-0871.

On August 10, 2016, a public hearing was conducted and Resolution No. 16-1248 authorized a Thoroughfare Plan Amendment to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite city limits from an existing roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way.

On December 14, 2016, a public hearing to receive comments regarding consideration of a resolution to adopt the Greater Casa View Area Plan was approved, by Resolution No. 16-1978.

Information about this item was provided to the Economic Development Council Committee on February 21, 2017.

**FISCAL INFORMATION**

2003 Bond Funds - \$1,687,463.36  
General Obligation Commercial Paper Funds - \$1,350,394.43  
2012 Bond Funds - \$290,644.16  
Water Utilities Capital Construction Funds - \$888,220.00

Design	\$ 38,573.14
Supplemental Agreement No. 1	\$ 279,652.63
Supplemental Agreement No. 2	\$ 49,975.00
Construction (this action)	
Paving & Drainage - STS	\$ 3,328,501.95
Water & Wastewater - DWU	<u>\$ 888,220.00</u>
Total	\$ 4,584,922.72

**M/WBE INFORMATION**

See attached.

## **ETHNIC COMPOSITION**

### **Texas Standard Construction, Ltd.**

Hispanic Female	3	Hispanic Male	87
African-American Female	0	African-American Male	3
Other Female	0	Other Male	0
White Female	4	White Male	8

## **BID INFORMATION**

The following bids with quotes were received and opened on February 3, 2017:

\*Denotes successful bidder(s)

<b><u>BIDDERS</u></b>	<b><u>BID AMOUNT</u></b>
*Texas Standard Construction, Ltd. P. O. Box 210768 Dallas, Texas 75211	\$4,216,721.95
Gibson Associates, Inc.	\$5,064,672.08
Tiseo Paving Company	\$5,077,063.80
Ed Bell	\$5,475,547.93
Engineer's estimate: STS - \$3,000,000.00 DWU - <u>\$ 800,000.00</u>	
Total	\$3,800,000.00

## **OWNER**

### **Texas Standard Construction, Ltd.**

Ronald H. Dalton, President

## **MAP**

Attached.

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of four, for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road - Not to exceed \$ 4,216,722 - Financing: 2003 Bond Funds (\$1,687,463), General Obligation Commercial Paper Funds (\$1,350,395), 2012 Bond Funds (\$290,644) and Water Utilities Capital Construction Funds (\$888,220)

Texas Standard Construction Ltd is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Construction

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$4,216,721.95	100.00%
Total non-local contracts	\$0.00	0.00%
<b>TOTAL CONTRACT</b>	<b>\$4,216,721.95</b>	<b>100.00%</b>

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION**

#### **Local Contractors / Sub-Contractors**

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Kenyatta Sand and Gravel	BMDB63563Y0517	\$1,104,724.00	26.20%
<b>Total Minority - Local</b>		<b>\$1,104,724.00</b>	<b>26.20%</b>

#### **Non-Local Contractors / Sub-Contractors**

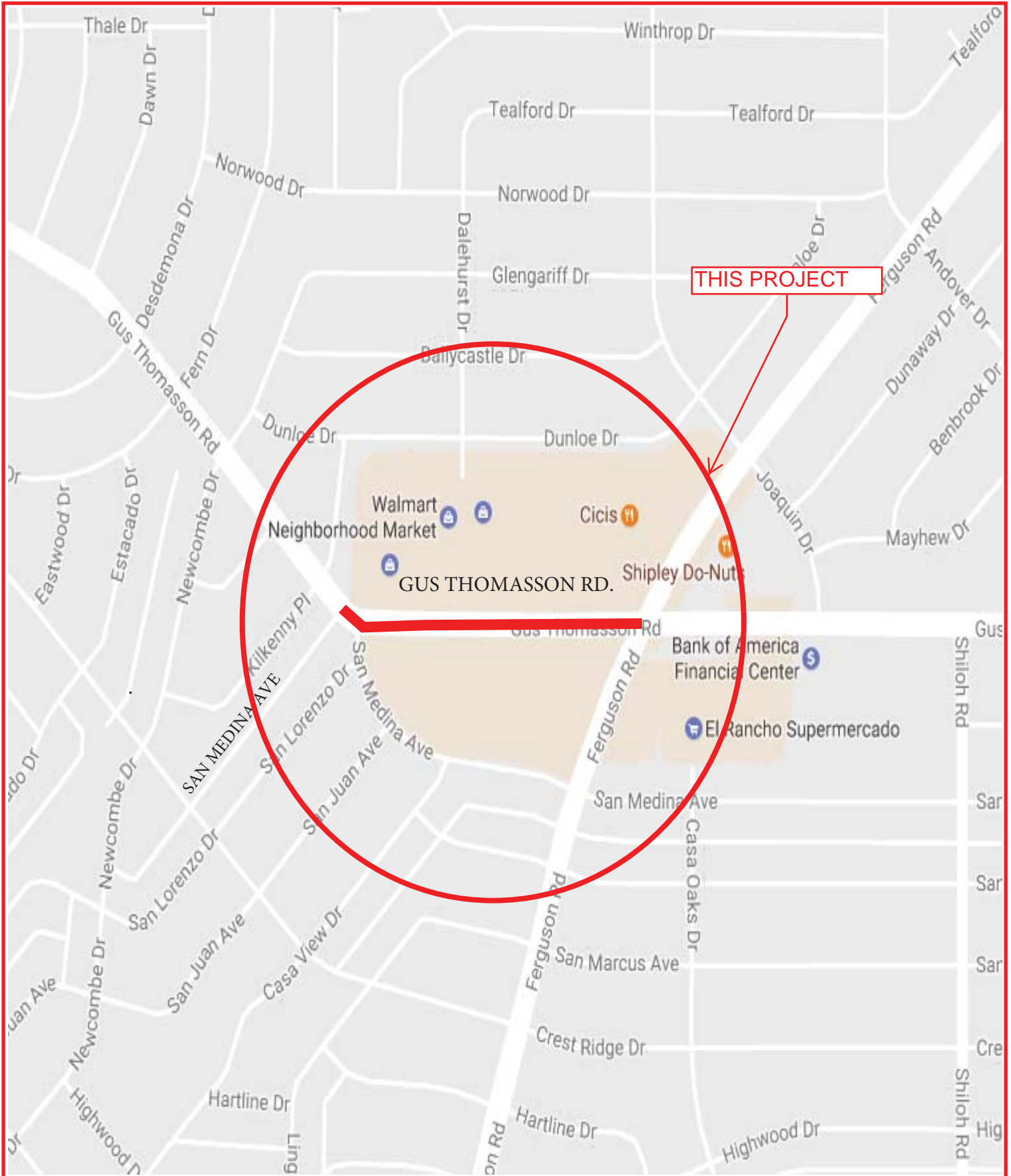
None

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$1,104,724.00	26.20%	\$1,104,724.00	26.20%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
<b>Total</b>	<b>\$1,104,724.00</b>	<b>0.00%</b>	<b>\$1,104,724.00</b>	<b>26.20%</b>

# STREETSCAPE IMPROVEMENTS

## GUS THOMASSON ROAD FROM SAN MEDINA AVENUE TO FERGUSON ROAD



February 22, 2017

**WHEREAS**, on February 10, 2016, Administrative Action No. 16-5470 authorized a professional services contract with Freese and Nichols, Inc. for a traffic study for Gus Thomasson Road from Easton Road to the Mesquite city limits in the amount of \$38,573.14; and,

**WHEREAS**, on May 25, 2016, Resolution No. 16-0871 authorized Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south in the amount of \$279,652.63, from \$38,573.14 to \$318,225.77, and authorized the reprogramming of the 2012 Bond Program street resurfacing project for Gus Thomasson Road from Materhorn Drive to Maylee Boulevard in the amount of \$364,100 to Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south; and,

**WHEREAS**, on August 10, 2016, a public hearing was conducted and Resolution No. 16-1248 authorized a Thoroughfare Plan Amendment to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite city limits from an existing roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and,

**WHEREAS**, on December 14, 2016, a public hearing was conducted and Resolution No. 16-1978 authorized the adoption of the Greater Casa View Area Plan; and,

**WHEREAS**, on January 3, 2017, Administrative Action No. 17-5169 authorized Supplemental Agreement No. 2 to the professional services contract with Freese and Nichols, Inc. to investigate potential soil contamination and to provide additional drainage design needed for the project in the amount of \$49,975.00; and,

**WHEREAS**, the City desires to reprogram the 2012 Bond Program street resurfacing projects for Gus Thomasson Road from Zacha Drive to Desdemona Drive - \$401,600.00, Easton Road from Garland Road to Gus Thomasson Road - \$451,800.00, Emerald Isle Drive from Garland Road to park entrance - \$115,400.00, and Ocalla Avenue from Garland Road to San Fernando Way - \$88,100.00; and,

**WHEREAS**, the City desires to use these project funds for the construction of the complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road; and,

**WHEREAS**, bids were received on February 3, 2017, for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road as follows:

February 22, 2017

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Texas Standard Construction, Ltd.	\$4,216,721.95
Gibson Associates, Inc.	\$5,064,672.08
Tiseo Paving Company	\$5,077,063.80
Ed Bell	\$5,475,547.93

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to execute a construction contract with Texas Standard Construction, Ltd. for the reconstruction of street paving, storm drainage, traffic signal, landscaping, and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road in the amount of \$4,216,721.95 this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

**Section 2.** That the City Manager is hereby authorized to reprogram the 2012 Bond Program street resurfacing projects for Gus Thomasson Road from Zacha Drive to Desdemona Drive - \$401,600.00, Easton Road from Garland Road to Gus Thomasson Road - \$451,800.00, Emerald Isle Drive from Garland Road to park entrance - \$115,400.00, and Ocala Avenue from Garland Road to San Fernando Way - \$88,100.00 to Gus Thomasson Road from San Medina Avenue to Ferguson Road.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$290,644.16
Street and Transportation Improvements Fund Fund 4R22, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$287,214.15
Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$1,350,394.43

February 22, 2017

Specified Street Projects Fund Fund 3R21, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$294,268.37
Specified Street Projects Fund Fund 4R21, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$722,151.99
Specified Street Projects Fund Fund 5R21, Department STS, Unit W053 Act. SSUD Obj. 4510, Program #PB12W053, CT STS12W053E1 Vendor #508379, in an amount not to exceed	\$383,828.85
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 4550, Program #717135, CT - PBW717135CP Vendor #508379, in an amount not to exceed	\$879,834.00
Water Capital Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #717135X, CT -PBW717135EN Vendor #508379, in an amount not to exceed	<u>\$ 8,386.00</u>
Total amount not to exceed	\$4,216,721.95

**Section 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





**KEY FOCUS AREA:** Public Safety  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Police  
**CMO:** Eric Campbell, 670-3255  
**MAPSCO:** N/A

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**SUBJECT**

Authorize an Interlocal Agreement with the Richardson Independent School District (RISD) for the provision of police services by the City in the RISD's Lake Highlands High School and junior high schools within the limit of both the City and RISD Schools - Estimated Revenue: \$157,309

**BACKGROUND**

This item is placed on the addendum to coincide with the RISD Board approval which took place on February 6, 2017.

Currently, various off-duty officers provide police services to the RISD and are compensated directly by the school district. In an effort to foster greater consistency and recurring individual interaction, a proposal was set forth to have specific police officers assigned to RISD to include a partnership with the City. Under the agreement, RISD would pay the City for the salaries of two (2) dedicated police officers and the City would fund the salaries for the remaining two (2) dedicated officers.

The FY16-17 Adopted Budget included a Council Amendment to authorize the hiring of two (2) additional police officers to specifically act as School Resource Officers (SRO) within the RISD.

These officers, who are funded by the City of Dallas, will be responsible for responding to calls for service, crime prevention, law enforcement, enforcement of truancy and community engagement at the schools and surrounding community. Also, their duties shall include counseling students and parents in helping find solutions to attendance and behavioral problems.

**BACKGROUND** (Continued)

Under this Interlocal Agreement, RISD will be responsible for reimbursement of overtime performed by the two SROs funded by the City of Dallas along with the overtime of the two SRO's to be reimbursed to the City. RISD will also provide a private office and administrative equipment necessary to perform their duties. RISD shall not decrease the number of full-time SROs it funds in the City of Dallas because of the City's funding.

Either party may terminate this agreement anytime upon written notice to the other party at least 90 days prior to the date of termination or upon non-appropriation of funds by its governing body.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On September 28, 1988, Resolution No. 88-3110 authorized an Interlocal Agreement with Richardson Independent School District for the period October 1, 1988 through September 30, 1993.

On August 24, 1994, Resolution No. 94-3063 authorized an Interlocal Agreement with Richardson Independent School District for the period October 1, 1994 through September 30, 1999.

On December 8, 1999, Resolution No. 99-3894 authorized an Interlocal Agreement Richardson Independent School District for the period October 1, 1999 through September 30, 2004.

Information about this item was provided to the Public Safety Committee on February 13, 2017.

**FISCAL INFORMATION**

\$157,309.00 - Estimated Revenue

February 22, 2017

**WHEREAS**, pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code, the City of Dallas, a Texas home-rule municipality (the "CITY"), and the Richardson Independent School District, ("RISD"), an independent school district located in Dallas County, Texas, may jointly exercise the power to provide governmental services for the public health, safety and general welfare; and

**WHEREAS**, the parties desire to enter into this Interlocal Agreement for the provision of police services by the CITY in the RISD's Lake Highlands High School and junior high schools within the limits of both the CITY and RISD ("SCHOOLS"); and

**WHEREAS**, all obligations of the parties will be funded from their respective current revenues; and

**WHEREAS**, it is in the best interest of the City of Dallas to enter in an Interlocal Agreement with RISD.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is hereby authorized to enter into an Interlocal Agreement with the Richardson Independent School District (RISD) for the provision of police services by the City in the RISD's Lake Highlands High School and junior high schools within the limit of both the City and RISD Schools.

**Section 2.** That the Chief Financial Officer is authorized to deposit reimbursement of funds from RISD for regular salaries and overtime expenditures related to police services provided to RISD, into Fund 0001, Department DPD, Unit 2125, and Revenue Source 6526.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 9  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 26Z

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**SUBJECT**

An ordinance amending Ordinance No. 30273, previously approved on December 14, 2016, which abandoned a portion of Quality Lane, located near the intersection of Abrams Road and Northwest Highway to Ainbinder Northwest Highway LLC to extend the dedication time requirement from 90 days to 180 days and delete Exhibit C and substitute a new Exhibit C - Revenue: \$5,400, plus the \$20 ordinance publication fee

**BACKGROUND**

This item is on the addendum because additional review time was required.

This item authorizes the amendment of Ordinance No. 30273, which abandoned a portion of Quality Lane, previously approved on December 14, 2016, which will allow for the extension of the dedication time requirement from 90 days to 180 days and delete Exhibit C and substitute a new Exhibit C.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 26, 2016, this item was deferred by Councilmember Clayton.

On November 9, 2016, this item was deferred by Councilmember Clayton.

On December 14, 2016, this item was approved by Council in Ordinance No. 30273.

The Economic Development Committee will be briefed by memorandum regarding this item.

**FISCAL INFORMATION**

Revenue - \$5,400, plus the \$20 ordinance publication fee

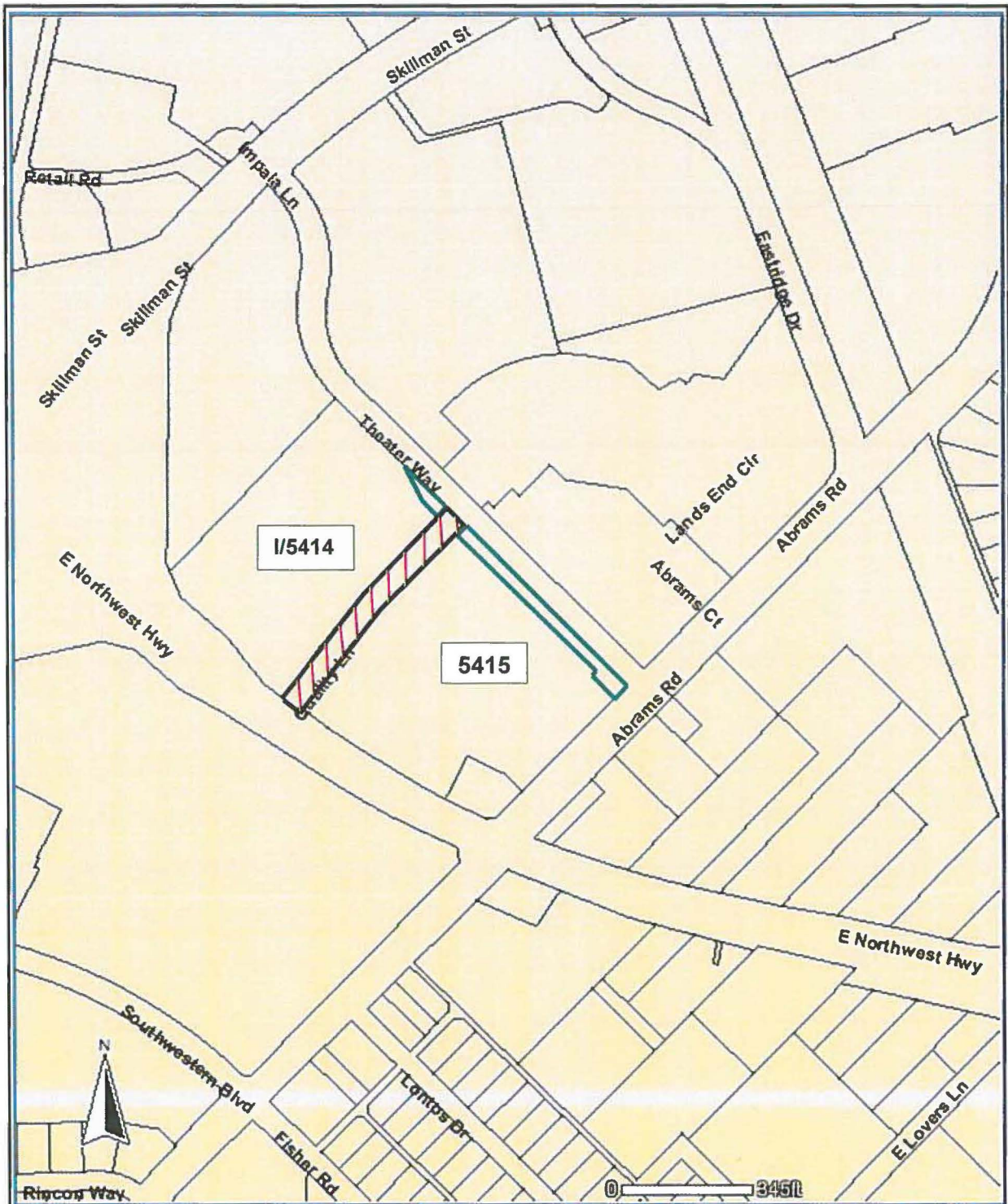
**OWNER**

**Ainbinder Northwest Highway LLC**

Barton L. Duckworth, Manager

**MAP**

Attached



**Dallas Central  
Appraisal District**  
www.dallascad.org

**DISCLAIMER**  
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**Abandonment Area**



**Dedication Area**





**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Ordinance No. 30273, by altering Section 10 to extend the 90 day deadline for dedication, deleting Exhibit C thereof and substituting a new Exhibit C thereto; providing for consideration to be paid to the City of Dallas; providing for payment of the publication fee; providing a savings clause; and providing an effective date.

**oooOooo**

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

**SECTION 1.** That Ordinance No. 30273 adopted by the City Council of the City of Dallas on December 14, 2016, be and the same is hereby amended by altering Section 10 to read as follows:

**SECTION 12-10.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by separate instrument ~~an~~ two easements for vehicular and pedestrian access, respectively, to the City of Dallas, within ~~90~~ 180 days of the effective date of this ordinance, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block 5415, containing ~~approximately~~ no less than 17,023 square feet of land for the vehicular easement, a description of which is attached hereto and made a part hereof as Exhibit C, and sufficient land is dedicated as approved by the Director of Department of Sustainable Development and Construction or designee for the vehicular easement and pedestrian easement. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

**SECTION 2.** That, as consideration for amending Ordinance No. 30273, Ainbinder Northwest Highway LLC agrees to pay monetary consideration in the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** to the City of Dallas, and, by its tender thereof, accepts the terms and conditions of this ordinance.

**SECTION 3.** That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction – Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General FUND 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

**SECTION 4.** That Ordinance No. 30273 adopted by the City Council of the City of Dallas on December 14, 2016, be and the same is hereby amended by deleting Exhibit C and substituting a new Exhibit C, attached hereto and made a part hereof.

**SECTION 5.** That the terms and conditions of Ordinance No. 30273 shall remain in full force and effect except as amended hereby.

**SECTION 6.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2 and 15, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of and completion of the dedications set forth in Sections 10 and 16, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one (1) year after its passage.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provision of the Charter of the City of Dallas and it is accordingly so ordained.

**APPROVED AS TO FORM:**

**LARRY E. CASTO**

**City Attorney**

BY 

**Assistant City Attorney**

**DAVID COSSUM**

**Director of Department of Sustainable  
Development and Construction**

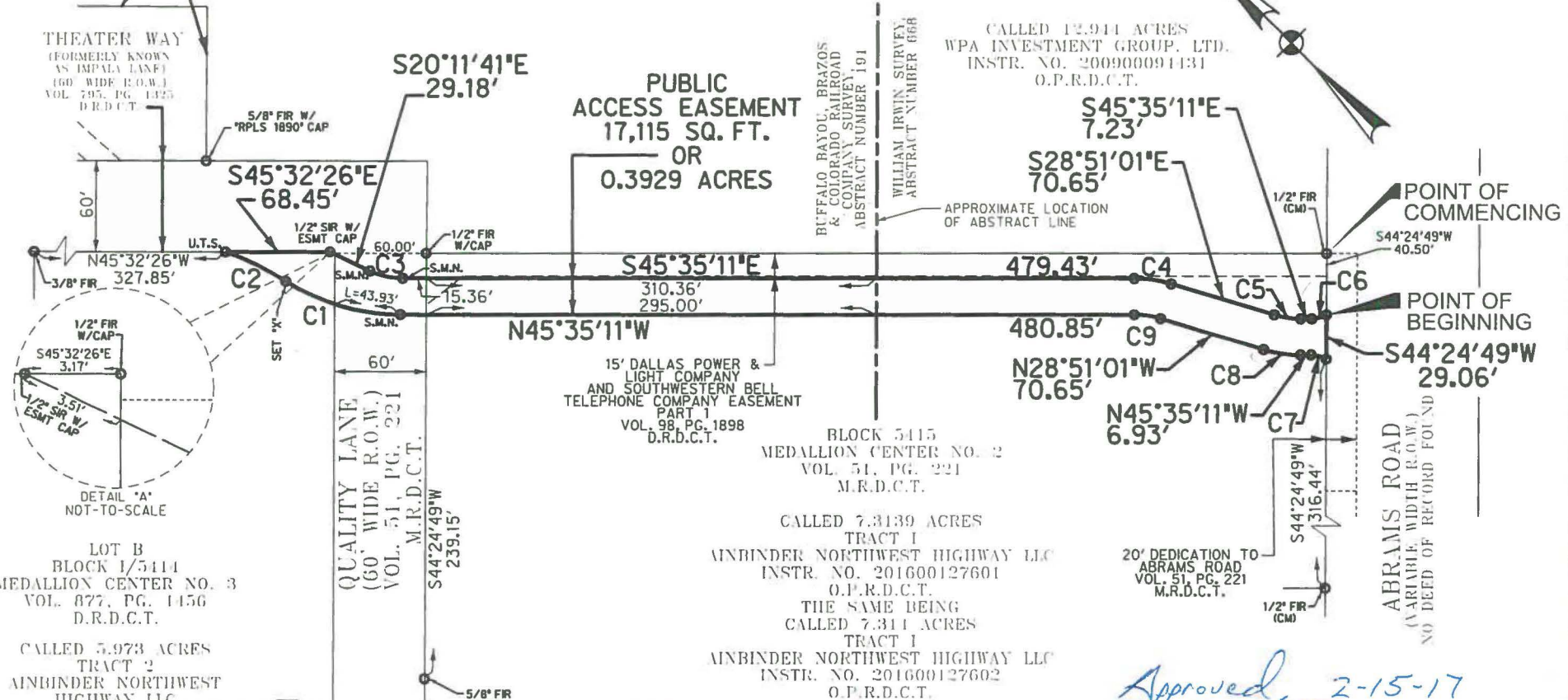
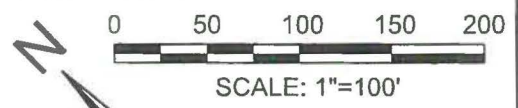
BY 

**Assistant Director**

**Passed** \_\_\_\_\_.

EXHIBIT C

LOT 1A, BLOCK C/5414  
EASTRIDGE CENTER PHASE 2  
VOL. 2003027, PG. 00139  
D.R.D.C.T.



LOT B  
BLOCK 1/5414  
MEDALLION CENTER NO. 3  
VOL. 877, PG. 145G  
D.R.D.C.T.

CALLLED 5.973 ACRES  
TRACT 2  
AINBINDER NORTHWEST  
HIGHWAY LLC  
INSTR. NO. 201600127601  
O.P.R.D.C.T.

THE SAME BEING  
CALLLED 5.979 ACRES  
TRACT 2  
AINBINDER NORTHWEST  
HIGHWAY LLC  
INSTR. NO. 201600127602  
O.P.R.D.C.T.

PUBLIC  
ACCESS EASEMENT  
17,115 SQ. FT.  
OR  
0.3929 ACRES

UNPLATTED  
BLOCK 5415

CALLLED 12.944 ACRES  
WPA INVESTMENT GROUP, LTD.  
INSTR. NO. 200900091431  
O.P.R.D.C.T.

15' DALLAS POWER &  
LIGHT COMPANY  
AND SOUTHWESTERN BELL  
TELEPHONE COMPANY EASEMENT  
PART 1  
VOL. 98, PG. 1898  
D.R.D.C.T.

BLOCK 5415  
MEDALLION CENTER NO. 2  
VOL. 51, PG. 221  
M.R.D.C.T.

CALLLED 7.3139 ACRES  
TRACT 1  
AINBINDER NORTHWEST HIGHWAY LLC  
INSTR. NO. 201600127601  
O.P.R.D.C.T.

THE SAME BEING  
CALLLED 7.311 ACRES  
TRACT 1  
AINBINDER NORTHWEST HIGHWAY LLC  
INSTR. NO. 201600127602  
O.P.R.D.C.T.

**LEGEND**

- (CM) CONTROLLING MONUMENT
- U.T.S. UNABLE TO SET
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- 1/2" SIR W/ ESMT CAP 1/2-INCH SET IRON ROD WITH A PLASTIC CAP STAMPED "HALFF ESMT"
- 1/2" FIR 1/2-INCH FOUND IRON ROD WITH A PLASTIC CAP STAMPED "HALFF"
- W/CAP A PLASTIC CAP STAMPED "HALFF"
- S.M.N. SET MAG NAIL WITH WASHER STAMPED "HALFF"
- FIR FOUND IRON ROD
- INSTR. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

*Approved, 2-15-17*  
*Lloyd Wernman*  
*Assistant Director Engineering*

PUBLIC ACCESS EASEMENT  
MEDALLION CENTER NO. 2, BLOCK 5415  
MEDALLION CENTER NO. 3, LOT B, BLOCK 1/5414  
BUFFALO BAYOU, BRAZOS & COLORADO  
RAILROAD COMPANY SURVEY,  
ABSTRACT NO. 191 AND WILLIAM IRWIN  
SURVEY, ABSTRACT NO. 668  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
TEL (214) 345-6200  
FAX (214) 739-0095  
FBPLS FIRM NO. 10029600

SCALE: 1" = 100' FEBRUARY, 2017 AVO: 31546

CURVE TABLE

C#	Delta	Radius	Length	Ch. Bearing	Ch. Length
C1	32°30'34" RT	140.00'	79.44'	N29°19'54"W	78.37'
C2	12°39'50" LT	200.00'	44.21'	N19°24'32"W	44.12'
C3	25°23'30" LT	50.00'	22.16'	S32°53'26"E	21.98'
C4	16°44'10" RT	84.00'	24.54'	S 37°13'06" E	24.45'
C5	16°44'10" LT	60.00'	17.53'	S 37°13'06" E	17.46'
C6	28°37'54" LT	20.00'	9.99'	S 59°54'08" E	9.89'
C7	29°37'26" LT	20.00'	10.34'	N 30°46'28" W	10.23'
C8	16°44'10" RT	84.00'	24.54'	N 37°13'06" W	24.45'
C9	16°44'10" LT	60.00'	17.53'	N 37°13'06" W	17.46'

The Basis of Bearing Is the State Plane Coordinate System,  
Texas North Central Zone 4202, North American Datum  
of 1983, Adjustment Realization 2011.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** N/A

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**SUBJECT**

Authorize an amendment to Resolution No. 16-1830, previously approved on November 9, 2016, to replace Exhibit A, the South Dallas/Fair Park Grantee List, to correct funding amounts and grantee names - Financing: No cost consideration to the City

**BACKGROUND**

This item is placed on the addendum to allow staff and the City Attorney's Office additional time to make the necessary amendments. Grantee requests were submitted over a period of several months in anticipation of execution of all documents and payment. Grantees are strapped for reimbursements and would be put at considerable hardship if item is moved to next regular Agenda.

On July 27, 2016, the South Dallas/Fair Park Trust Fund (Trust Fund) Advisory Board recommended for approval by the City Manager a list of grantees for funding. This list (Exhibit A) was attached to Resolution No. 16-1830. Subsequent to Council approval of the resolution, it was discovered that some funding amounts contained in Exhibit A were misstated and some names were not legally correct. In order to correct these inaccuracies, City Council approval is required.

The South Dallas/Fair Park Trust Fund (Trust Fund) was authorized in 1987 when City Council adopted the South Dallas Fair Park Neighborhood Preservation and Economic Development Plan. Commencing operations in FY94, the Trust Fund's goals were established and remain to facilitate community and neighborhood development through grants and loans that support: (1) community programs that assist human service needs as well as (2) promote business and economic development activity. The most recent Mayor's Fair Park Task Force recommended maintaining the current South Dallas/Fair Park Trust Fund and its structure.

## **BACKGROUND** (Continued)

The Trust Fund's Advisory Board, appointed by City Council, reviews and recommends all loan and grant transactions to the City. Transactions greater than \$70,000 require Council approval in accordance with City policy. In the past 10 years, the Trust Fund has made 250 grants totaling \$3.6M and \$660K in loans, for approval by the City Manager a list of grantees for funding. This list (Exhibit A) was attached to Resolution No. 16-1830 which in itself, did not relate to funding issues. Subsequent to Council approval of the resolution it was discovered that some funding amounts contained in Exhibit A were incorrect.

All loans originated since 2007 are current or paid in full, with no anticipated loan loss issues.

City Council Resolution No. 89-3605 established funding for the Trust Fund and set a minimum annual funding target of \$500,000.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan to establish the South Dallas/Fair Park Trust Fund by Resolution No. 87-0632.

On November 8, 1989, City Council, acting on certain recommendations put forth by the Fair Park Task Force authorized the creation of guidelines and projects concerning the Trust Fund by Resolution No. 89-3605.

On August 26, 1992, City Council affirmed its commitment to the Trust Fund and directed the City Manager and South Dallas/Fair Park Trust Fund Board to submit recommendations for a long-range plan for the Trust Fund.

On March 24, 1993, City Council authorized certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145.

On October 27, 1999, City Council authorized to replace Resolution No. 93-1145 regarding the programs and administration of the Trust Fund by Resolution No. 99-3439.

On February 25, 2004, City Council authorized to clarify that unused Trust Fund monies under certain conditions may be used in subsequent fiscal years by Resolution No. 04-0801.

On June 28, 2006, pursuant to Resolution No. 06-1833, City Council authorized the replacement of Resolution No. 99-3439 and modified certain policies, procedures and guidelines for operating the South Dallas/Fair Park Trust Fund.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On October 10, 2007, pursuant to Resolution No. 07-2962, City Council authorized amendments to Resolution No. 06-1833, policies, procedures and guidelines for operating the South Dallas/Fair Park Trust Fund.

On June 17, 2015, pursuant to Resolution No. 15-1264, City Council established funding sources to total a minimum \$500,000 annually for operating the South Dallas Fair Park Trust Fund.

On November 9, 2016, pursuant to Resolution No. 16-1830, City Council authorized a start date of June 1, 2016 for eligible expenses and reimbursements for FY 15/16 Grants, and amended Resolution No. 15-1264 to distinguish social services grants from economic development grants under Chapter 380 of the Texas Local Government Code and separate eligible programs.

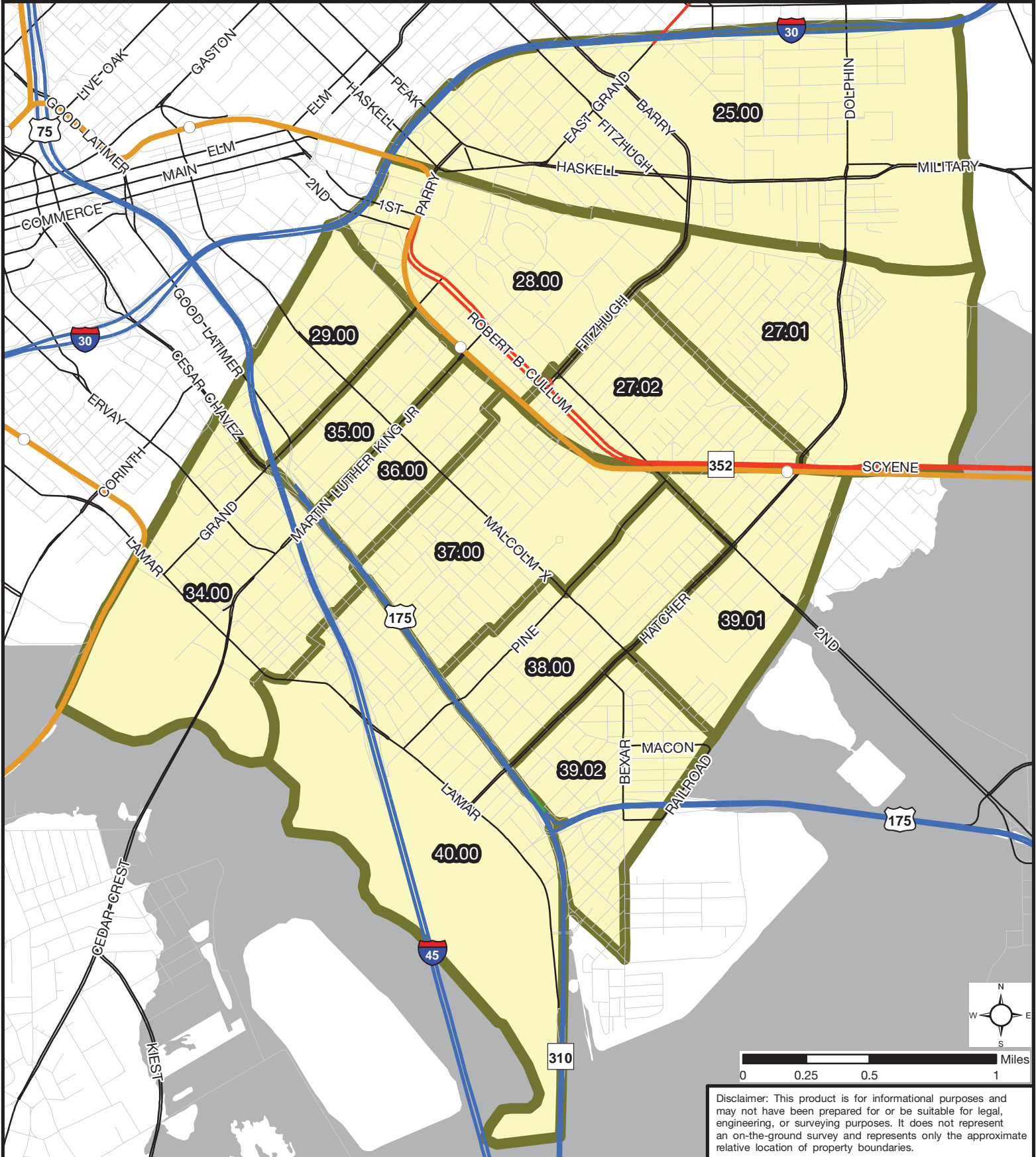
**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached.

# South Dallas / Fair Park Trust Fund Eligible Area






Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.




**DALLAS  
ECONOMIC  
DEVELOPMENT**



Research & Information Division  
214.670.1685  
dallas-ecodev.org

Created 8.6.2012 - SDFP\_TrustFund.TCG

## Legend

-  South Dallas / Fair Park Trust Fund Eligible Census Tract
-  Rail Station
-  DART Light Rail

-  Freeway
-  Highway
-  Arterial

-  Local Road
-  Flood Plain

Source: City of Dallas, 2012



February 22, 2017

**WHEREAS**, on February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan which established the South Dallas/Fair Park Trust Fund (sometimes herein called the “Trust Fund”) by Resolution No. 87-0632; and

**WHEREAS**, on November 8, 1989, City Council, acting on certain recommendations put forth by the Fair Park Task Force, authorized Resolution No. 89-3605 which created guidelines and projects concerning the Trust Fund; and

**WHEREAS**, on August 26, 1992, City Council affirmed its commitment to the Trust Fund and directed the City Manager and South Dallas/Fair Park Trust Fund Board (Board) to submit recommendations for a long-range plan for the Trust Fund; and

**WHEREAS**, on March 24, 1993, City Council authorized the adoption of certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145; and

**WHEREAS**, on October 27, 1999, City Council authorized Resolution No. 99–3439 to replace and rescind Resolution No. 93-1145 regarding the programs and administration of the Trust Fund; and

**WHEREAS**, on February 25, 2004, City Council authorized that unused Trust Fund monies under certain conditions may be used in subsequent fiscal years by Resolution No. 04-0801; and

**WHEREAS**, on June 28, 2006, City Council authorized Resolution No. 06-1833 to replace and rescind Resolution No. 99-3439; and

**WHEREAS**, on October 10, 2007, pursuant to Resolution No. 07-2962, City Council authorized amendments to Resolution No. 06-1833 providing modifications to certain policies, procedures and guidelines for funding sources, administrative cost and name change for operating the South Dallas/Fair Park Trust Fund; and

**WHEREAS**, it has been determined that, in part, due to its complexity, the visitors’ formula intended to be established in Resolution No. 87-0632 in order to provide revenues for the South Dallas/Fair Park Trust Fund was never implemented and monies from this source of revenue was not appropriated by previous City Councils; and

**WHEREAS**, monies have now been identified to provide the South Dallas/Fair Park Trust Fund with funds to restore the money that would have been set aside for the Trust Fund under the visitors’ formula, but not appropriated by the City; and

February 22, 2017

**WHEREAS**, additional programs for the Trust Fund have been identified for which monies may be appropriated on an annual basis in order to assist the purpose of the Trust Fund; and

**WHEREAS**, additional revisions to South Dallas Fair Park Trust Fund programs and operations have been proposed and the City now desires to implement; and

**WHEREAS**, on June 17, 2015, pursuant to Resolution No. 15-1264 the City replaced Resolutions No. 06-1833 and No. 07-2962 and re-established certain policies, programs, procedures and guidelines for the South Dallas Fair Park Trust Fund; and

**WHEREAS**, on November 9, 2016 pursuant to Resolution No. 16-1830, City Council authorized (1) a start date of June 1, 2016, for grants recommended by the South Dallas/Fair Park Trust Fund Board Grant Committee to the South Dallas Fair Park Trust Fund Advisory Board and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016 (Exhibit A); (2) amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and human services grants from economic development grants funded under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) amendments to Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs; and

**WHEREAS**, that corrections to Exhibit A of Resolution No. 16-1830 are being made to accurately reflect amounts and names of Grantees.

**NOW THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute amendments to Resolution No. 16-1830, previously approved on November 9, 2016, to replace **Exhibit A**, (the South Dallas/Fair Park Grantee List), to correct funding amounts and grantee names.

**Section 2.** That with the exception of Section 1 above, Resolution No. 16-1830 will remain in full force and effect.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas; and it is accordingly so resolved.

**Exhibit A**  
**South Dallas Fair Trust Fund**  
**2015/16 Grants**  
**November 9, 2016**

**Community Based Non Profit Grants**

**Advocates for Community Transformation.** Grant Amount \$34,000. Project: Program to Eliminate Crime and Urban Blight in Frazier/Mill City Neighborhoods.

The program is intended to encourage development and enhance the quality of life for residents by eliminating drug houses and other unoccupied structures through legal advocacy among residents with pro bono legal support. Funds will be used for neighborhood meetings and to contract with Caruth Police Institute and SMU Center on Research and Evaluation to establish a baseline in order to determine progress and success. Program period extends over 3 years. Funding is requested for 6/1/16 – 6/1/17.

**Alley's House.** Grant Amount ~~\$35,000~~. \$34,000 Program/Project: Outreach and Pathways Program

The program will provide counselling, innovative learning, workforce development modules and a stable environment for at least 180 teen age mothers. The program will be offered at two (2) SD/FP community locations (Madison and Lincoln High Schools). The series of 5 five week curriculums will be ongoing from 8/1/16 – 7/31/17 Funding will be used for curriculum, contract instructors and meeting expenses.

~~**African American Museum**~~ **Museum of African American Life and Culture:** Grant Amount ~~\$16,000~~ \$20,000 Increase \$4,000 Program/Project: South Dallas Literacy Program.

The program is intended to enlighten SD/FP residents about issues and conditions facing their community and encouraging them to actively participate in activities that impact their quality of life. Efforts to recruit residents to engage have fallen short and decisions are being developed by those from outside of the community. The Museum will provide workshops, presentations and lectures as well as assist with forming Book Clubs to peak interest. The program will take place from September 2016 through June 2017 and expects to engage at least 1,200 community residents. Funding will be used for contract speakers and meeting expenses.

~~**Business Assistance Center**~~ **Business Assistance Center, Inc.:** Grant Amount ~~\$26,175~~. \$29,083.50 Increase \$2,908.50 Program/Project: Project 3E: Educate, Empower, Employ.

The Grantee will partner with Inspiring Greatness Consulting to provide soft skills, life skills, professional development and job readiness training for employment in the field of construction management. Training will be for six weeks, 9/6/16 – 10/12/16 for 25 people who will be placed in jobs within 1 week of completing the course. Funding will be used for contract instructors and curriculums.

**Exhibit A**  
**South Dallas Fair Trust Fund**  
**2015/16 Grants**  
**November 9, 2016**

**Community Based Non Profit Grants**

~~Circle of Support~~ **Circle of Support, Inc.:** Grant Amount ~~\$22,400.~~ \$28,000 Increase \$5,600 Project/Program: Girls S.M.A.R.T. (Science, Math, Art, Reading, Technology) Summer Learning Program.

The program provides academic and enrichment learning, leadership development and life skills to at risk females pre K – 9<sup>th</sup> grade who live in the SD/FP community. This Summer program helps girls to believe that they can achieve at higher levels and embark upon careers that will increase their chances of escaping poverty through higher paying jobs. Funding will be used for transportation, food and contract instructors. The program will run for six weeks, June 10, 2016 – July 22, 2016.

**On the Road Lending:** Grant Amount ~~\$35,000.~~ \$31,500 Project/Program First Step Provisional Transportation

The program helps low/moderate income working people obtain loans to buy reliable, affordable, transportation so that they can acquire and keep jobs. The program includes financial literacy that teaches participants to manage their finances and avoid predatory lenders. The program expects to provide 12 to 15 clients with dependable transportation in 2016. Funds will be used for contract instructors. The program is ongoing.

**North Texas Capacity Builders (NTCB):** Grant Amount \$34,000. Program/Project: Capacity Building Self Sufficiency Construction and Business Program.

The program enhances the capacity, knowledge, growth and sustainability of non-profit and for profit programs. NTCB will be working with non-profit North Texas Fatherhood Initiative program enrollees to grow their capacity by providing small business technical assistance to graduates who are small business owners and sub – contractors. The program will work with 6 – 10 business owners. Funds will be used for contract personnel. Training will be provided at various locations in the SD/FP community, 6/21/16 – 9/22/16.

~~Skill Quest~~ **Skill Quest, Inc.:** Grant Amount ~~\$28,350.~~ \$31,500 Increase \$2,150. **Project/Program:** High School to Careers Program

The program provides a workforce development program that removes barriers to completing a career Certification, case management to coach students through the curriculum, places participants in jobs paying family living wages and follows their progress for one year after placement. The Skill Quest High School to Careers Program will have participants from Madison and Lincoln High Schools. Certifications will be offered in automotive, construction, health care, info tech, logistics and para legal. Program period is 6/18/16 – 5/3/17. The goal is to have 75% enrolled in Comm. College by 12/31/16 and 40 participants placed in job by 6/30/17

**Exhibit A**  
**South Dallas Fair Trust Fund**  
**2015/16 Grants**  
**November 9, 2016**

**Community Based Non Profit Grants**

**Transformance Inc.** Grant Amount \$35,000. Project/Program: Pocket Change KIDS and AIM (accountable, inspirational, motivational) Financial Capability for Parents

The program promotes sound financial management for parents and children through curriculums that helps participants to understand credit, how to decrease debt and establish savings. The program empowers participants to achieve financial freedom through financial management that will lead to economic independence. Independence. The program is targeting 500 youth and 100 adults. The program will start 8/17/16 and end 8/17/17. Funds will be used for meeting expenses and contract personnel.

~~**North Texas Conference of the United Methodist Church, ZIP Code Connection**~~  
**North Texas Conference of the UMC:** In collaboration with Communities Foundation. Grant Amount \$35,000. Program/Project: Zip Code Connection Boots on the Ground.

The program addresses poverty by convening stakeholders (residents, churches and other organizations to learn about the issues and best practices in collaboration with partners and leveraging local and external financial and decision assets to support positive transformation. It will connect residents to resources such as Workforce Development programs and transportation options and other resources to remove barriers to getting a job and keeping it. Program duration 6/21/16 – 5/16/17. Funds will be used for community meeting expenses and professional and contract support.

~~**Zan Holmes Community Outreach Center:**~~ **Zan Wesley Holmes Jr. Community Outreach Center** Grant Amount \$35,000. Program/Project: Dream Academy

The Academy provides instruction to 25 students in writing, social studies, math, science and reading, enhancing their literacy and likelihood of successful higher education that will prepare them for upper income employment. Program duration 10/4/16 – 2/13/17. Funds will be used for contract personnel

**Challenge Grants**

**Dallas Black Dance Theatre:** Grant Amount \$5,000. Project/Program: In School and Outreach Residency

The program will provide dance training and arts education activities for SDFP students seeking careers in the fine arts. 80 students. 9/2016 – 5/2017. Post program survey for progress and skills development Funds will be used for transportation and contract personnel.

**Exhibit A**  
**South Dallas Fair Trust Fund**  
**2015/16 Grants**  
**November 9, 2016**

**Community Based Non Profit Grants**

~~EDGE Education Group~~ **EDGE Education Group, Institute, Inc.:** Grant Amount \$5,000.  
Program/Project: Community Financial Literacy Program

The program provides financial literacy for Freshman (and others who can attend) students at Madison High School. Program time: weekly for 2 hours on Thursday afternoon. Program will be provided 9/1/16 – 10/20/16 Funds will be used for curriculum and materials

~~Education~~ **Educational First Step:** Grant Amount \$5,000. Project/Program: Braswell Education and Enrolment Initiative

The Grantee works to improve the quality and availability of early childhood education for economically disadvantaged children by keeping small daycare businesses operating, growing and profitable in low income neighborhoods. The initiative will assist a quality day care center in the SDFP community, with teacher certification, facility attractiveness and student enrollment growth. The program will run from 6/1/16 to 5/31/17. The goal is 98% of teachers accredited and re accredited. Web site traffic up 25%. Funds will be used for materials and staff development fees.

**Generation to Generation Ministries, Inc.:** Grant Amount \$5,000. Project/Program: Social Skills for Success

The Grantee teaches critical life skills to at risk youth. The program teaches soft skills to SDFP students grades K – 6, enhancing their social and emotional maturity. Classes will be provided 2 times weekly at the T.R. Hoover Center from 9/16/16 – 5/ 2017. 60 students. will be given Pre Evaluation / Post Evaluation in conversational skills, problem solving, managing emotional distress and positive social behavior. Funds will be used for snacks, materials and facility usage and contract instructors.

**National Kidney Foundation Serving Texas:** Grant Amount \$5,000. Program/Project: KEEP – Healthy Kidney Screenings

The program helps to prevent kidney and urinary tract diseases, improve the health and well-being of individuals and families affected by kidney disease and increase the availability of all organs for transplant. Kidney failure is prevalent in low income communities and communities of color. Screenings reduce health issues that prevent residents from participating in the work force. Program duration: 1,000 SDFP screenings from 8/1/16 - 4/2017. Funds will be used for screening materials.

**Exhibit A**  
**South Dallas Fair Trust Fund**  
**2015/16 Grants**  
**November 9, 2016**

**Community Based Non Profit Grants**

**St. Philips School and Community Center:** Grant Amount \$5,000. Program/Project: Senior Citizens Education and Enrichment Program

The program provides education and community services to low/moderate income families in the Trust Fund area. The enrichment program is focused on updating skills for older workers. The program also provides other resources such as legal clinics, transportation for meds, and food pantry. 50 – 150 people weekly on Tuesday and Thursday, June 1, 2016 – June 1, 2017. Funds will be used for Program expenses.

**Victory Baptist Church of Dallas:** Grant Amount \$5,000. Program/Project Victory SOAR Program

The Victory SOAR Program provides reading and educational services to 24 students, to improve literacy and educational attainment. Program period 4/10/16 – 9/11/16. Formal diagnostic assessments will be used to track progress in reading fluency and comprehension (March and November) post and pre. Ages 3 – 7. Funds will be used for curriculum, snacks and testing materials.

**Public Safety Grants**

**Abounding Prosperity:** Grant Amount \$10,000. Program/Project: No Shade Peer Mentoring

The Grantee provides services to address the health, social and economic disparities affecting African American men with an emphasis on the LGBT community. The grant will help to reduce street prostitution that offends residents, deters development in the community and increases incarceration which reduces employment opportunities for offenders. Peer mentors who are former sex workers, will build individual relationships to reduce recidivism for 20 -50 men. Meet monthly. Ongoing from June 1, 2016 – June 1, 2017. Funds will be used for meeting expenses, curriculum, and contract personnel.

**Jubilee Park & Community Center Ctr.:** Grant Amount \$10,000. Program/Project: Public Safety Initiative

The program aims to empower residents to help with crime reduction to encourage economic development in the community. Residents learn how to assist with video surveillance and how to improve community relations with DPD. The goal is to engage 3,000 residents and 20 business, and hold a National Night Out activity. Funds will be used for community meetings, a DPD Appreciation event and National Night Out. Activities planned for July, 2016 through July, 2017.





**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 13X

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**SUBJECT**

Authorize a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless - Not to exceed \$2,000,000 - Financing: 2016-17 HOME Investment Partnerships Program Grant Funds

**BACKGROUND**

This item was placed on the addendum due to legal deadlines before the next available agenda.

On November 11, 2016, the City posted a Notice of Funding Availability (NOFA) for Multifamily Rental Housing Development Projects in the amount of \$5.5M requesting developers to submit proposals to build multifamily rental units in the city limits of Dallas. St. Jude, Inc. submitted a proposal to the City of Dallas for the acquisition and rehabilitation of a 100-unit existing apartment complex for homeless. They will work with various agencies such as Catholic Charities of Dallas, CitySquare and Family Gateway for referrals and client services. They have obtained private interim construction financing for the construction of the units. Estimated private leverage will be \$1,650,000.

Joseph W. Dingman, the President of St. Jude, Inc., has developed senior housing with the City as Notre Dame Place, Inc. They completed construction and rented 8 units to households at various income limits. They currently are under contract with the City to develop 9 owner occupied mixed income townhomes in Oak Cliff.

The project will receive FY 2016-17 HOME Investment Partnerships Program Grant Funds from the U.S. Department of Housing and Urban Development (HUD). The City of Dallas will provide a portion of the property acquisition financing for the existing apartment complex at 2920 Forest Lane. The developer will utilize private financing for the remaining acquisition costs and rehabilitation of the units.

## **BACKGROUND (Continued)**

The units will be efficiencies with approximately 375 sq. ft. and have open living areas. The construction work and occupancy will be completed within two years. The lien and deed restrictions will remain on the property for 10 years.

City Council approval of this item will authorize the City Manager to execute the loan documents with St. Jude, Inc. for these funds, subject to environmental clearance by the City of Dallas and HUD.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Funds, by Resolution No. 16-1066.

On December 14, 2016, the City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing, by Resolution No. 16-1989.

On January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project.

## **FISCAL INFORMATION**

2016-17 HOME Investment Partnerships Program Grant Funds - \$2,000,000

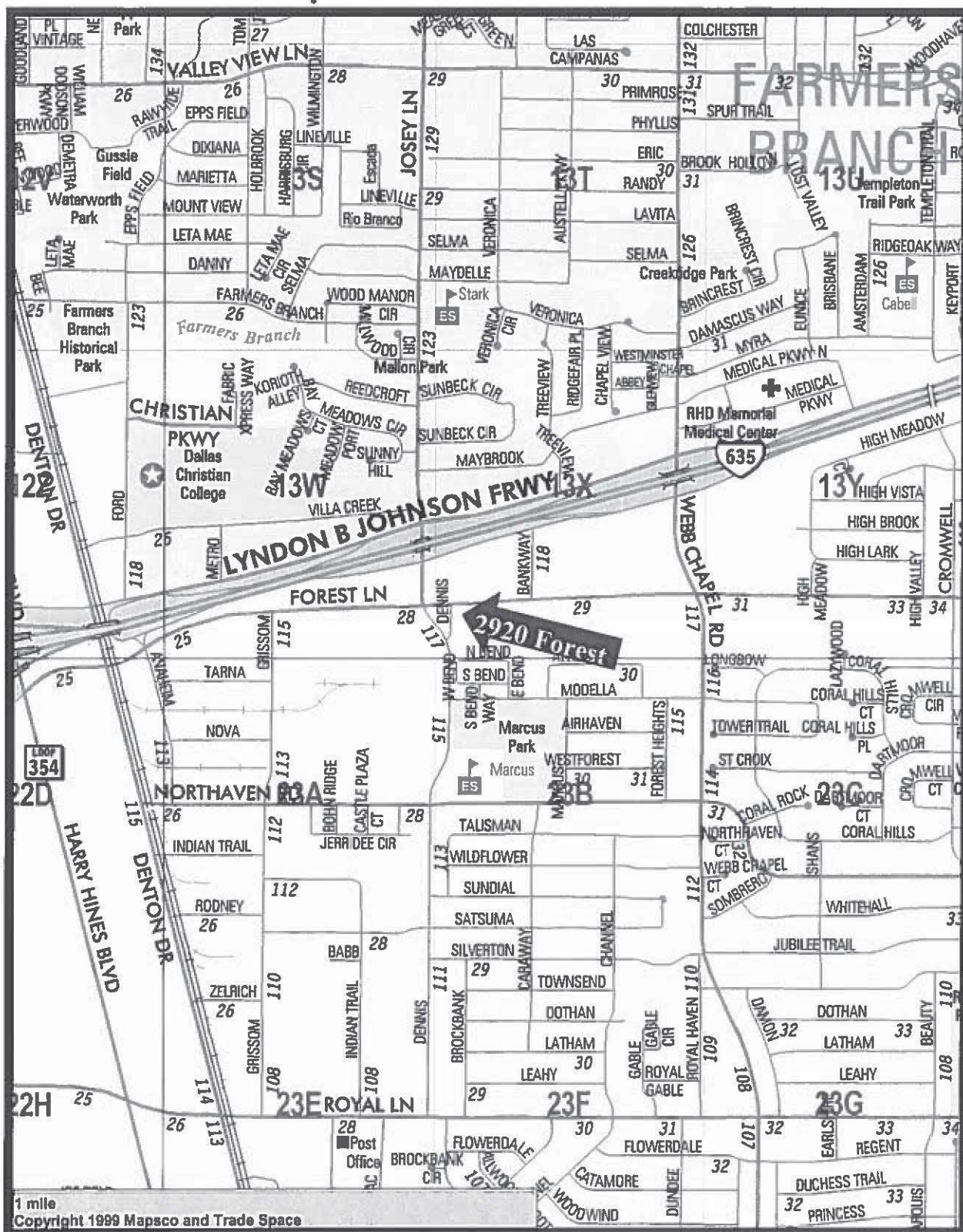
## **OWNER/DEVELOPER**

**St. Jude, Inc.**

Joseph W. Dingman, President

## **MAP**

Attached



**MAPSCO 13X**



February 22, 2017

**WHEREAS**, the development of permanent supportive housing units for homeless is a high priority of the City of Dallas; and

**WHEREAS**, on June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Grant Funds, by Resolution No. 16-1066; and

**WHEREAS**, on December 14, 2016, the City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing, by Resolution No. 16-1989; and

**WHEREAS**, on January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project; and

**WHEREAS**, St. Jude, Inc. proposes to work with the City of Dallas to undertake the development of 100 permanent supportive housing units for homeless at 2920 Forest Lane; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute a housing development loan in an amount not to exceed \$2,000,000 with St. Jude, Inc. for acquisition of a property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless.

**Section 2.** The terms of the loan agreement include:

- (a) St. Jude, Inc. must execute a note payable for \$2,000,000 to the City of Dallas for the loan.
- (b) St. Jude, Inc. will execute a lien through a Deed of Trust and deed restriction for a 10-year term for the units.
- (c) St. Jude, Inc. will use the funds to gap the acquisition costs for the purchase of the existing apartment complex at 2920 Forest Lane.
- (d) St. Jude, Inc. will have two years to fully complete the project.
- (e) The City will subordinate its lien to the approved construction lender.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

February 22, 2017

**Section 4.** That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

St. Jude, Inc. # VS93926

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
HM16	HOU	545A	3015	HM16FOREST	HOU545AD1369	\$2,000,000

**Section 5.** That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM16 for the amount of the loan.

**Section 6.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 22, 2017  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 54Q

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**SUBJECT**

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2017 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; **(2)** an amendment to and assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for the The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; **(3)** subordination of the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and **(4)** conditioned upon the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgiveness of the remaining balance of the assumed loan upon completion of the project - Financing: No cost consideration to the City

**BACKGROUND**

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On November 11, 2016, the City of Dallas (the "City") issued a Notice of Funding Availability (NOFA) for multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On December 12, 2016, the proposals were due back to the City. On December 22, 2016, the Loan Review Committee met with each applicant and evaluated each NOFA application.

## **BACKGROUND (Continued)**

On December 12, 2016, John Greenan, Executive Director of Central Dallas Community Development Corporation, submitted an application to the City of Dallas on behalf of Wynnewood Senior Housing II, LP ("Applicant"), for support of their application to TDHCA for the 2017 Low Income Housing Tax Credit Program.

The project includes 140 multifamily units for seniors, 107 one-bedroom and 33 two-bedroom units (with 1 unit for property management). This would be the 3<sup>rd</sup> Phase of the Wynnewood redevelopment with Phase I and Phase II complete.

The Applicant has proposed renting 139 units or 99% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants and 1 unit or 1% of the units as an Employee Occupied Unit.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The project is located in the Wynnewood Village Community Revitalization Plan. The State will award additional points to a particular application under §11.9(d)(7)(A)(ii)(II) of the 2017 Housing Tax Credit Qualified Allocation Plan if a city explicitly identifies the project as contributing most significantly to the concerted revitalization efforts of the city. The City may only identify one single project for these additional points during each application round.



**BACKGROUND (Continued)**

The applicant has submitted a request to assume the remaining \$425,000.00 balance of a loan made in 1993 to an affiliate of the developer, to subordinate the assumed loan to the senior construction lender for the project, and to forgive the balance of the loan contingent upon award of 2017 9% low income housing tax credits and completion of the project on or before September, 2019.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On February 5, 2015 and April 8, 2015, the City Council approved the Wynnewood Community Revitalization Plan (aka The Wynnewood Urban Design Guide).

On December 14, 2016, the City Council approved a modification to the policy for multifamily project applications seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing by Resolution No. 16-1989.

On January 17, 2017 and February 6, 2017 the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA and supported the project.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER(S)**

**Wynnewood Seniors Housing II, LP**

**Central Dallas CDC, Sole Member of General Partner**

John Greenan, Executive Director

**Bank of America CDC, Special Limited Partner**

Brian L. Roop, Senior Vice President

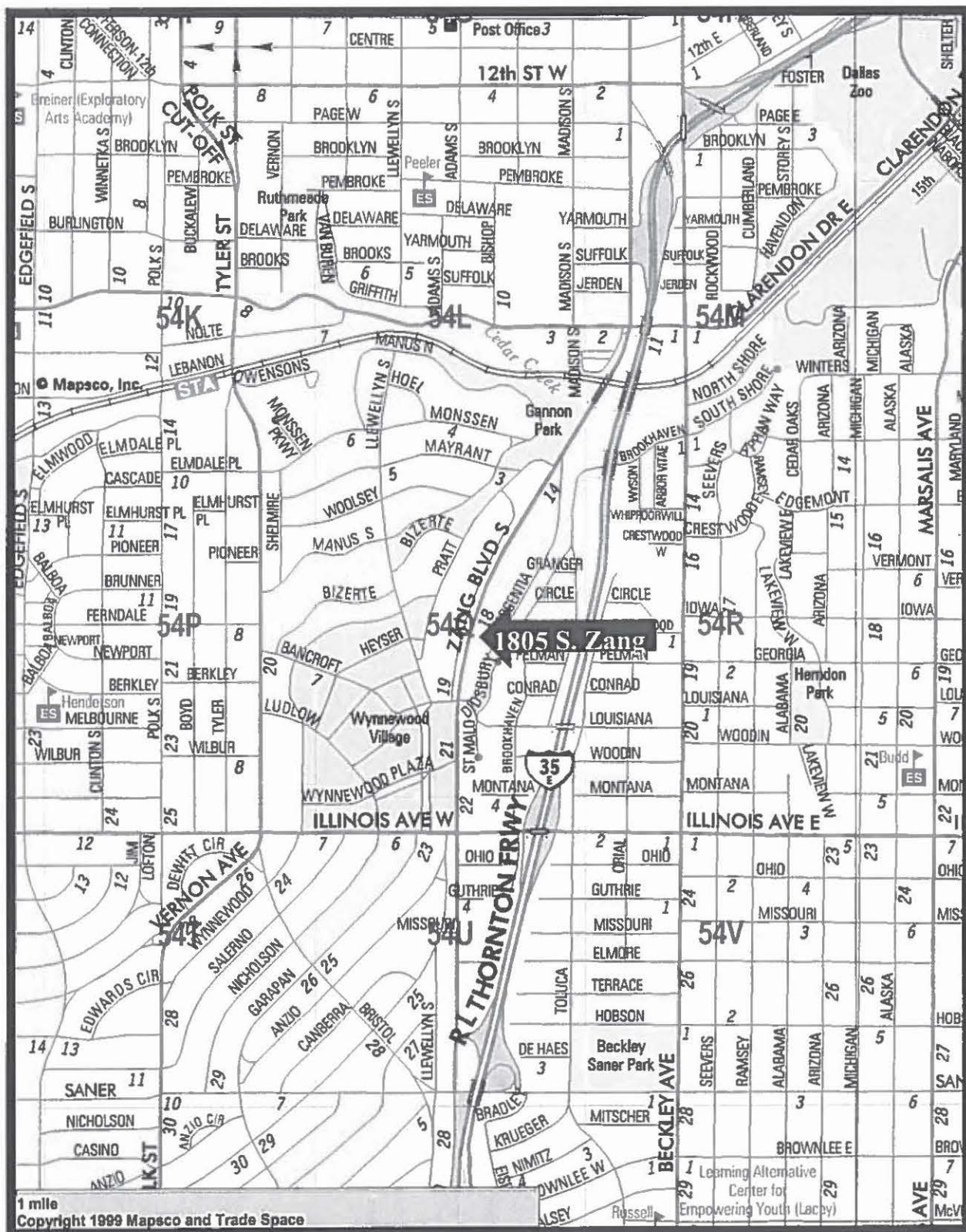
**DEVELOPER**

**Bank of America CDC**

Brian L. Roop, Senior Vice President

**MAP**

Attached



**MAPSCO 54Q**

February 22, 2017

**WHEREAS**, John Greenan, Executive Director of Central Dallas Community Development Corporation, on behalf of Wynnewood Senior Housing II, LP ("Applicant"), has proposed a development for affordable rental housing at approximately 1805 South Zang Boulevard named Wynnewood Senior Housing II in the city of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2017 9% Housing Tax Credits for Wynnewood Senior Housing II; and

**WHEREAS**, on January 17, 2017 and February 6, 2017, the Wynnewood Senior Housing II Tax Credit multifamily project was briefed and supported by the Housing Committee; and

**WHEREAS**, as a condition for being considered for the award of the 9% tax credit, the Applicant has proposed renting 139 units or 99% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants and 1 unit or 1% of the units as an Employee Occupied Unit; and

**WHEREAS**, the City of Dallas provides support of the TDHCA 2017 9% LIHTC application for the Wynnewood Senior Housing II project located at approximately 1805 South Zang Boulevard; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas hereby: (1) supports the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II, LP (aka Highpoint Seniors Phase II) located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; (2) authorizes an amendment to and assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for development of The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; (3) subordination of the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and (4) conditioned on the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgiveness of the remaining balance of the assumed loan upon completion of the project.

February 22, 2017

**SECTION 2.** That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

**SECTION 3.** That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Wynnewood Senior Housing II project and allocation of 2017 9% Housing Tax Credits for the construction of the apartments located at approximately 1805 South Zang Boulevard.

**SECTION 4.** That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 22, 2017 and that for and on behalf of the Governing Body, the City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

**SECTION 5.** That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Wynnewood Senior Housing II project will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 5, 2014; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Wynnewood Senior Housing II project to receive an allocation of Housing Tax Credit.

**SECTION 6.** That as provided for in 10 TAC §11.3(b), it is expressly acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Wynnewood Senior Housing II.

February 22, 2017

**SECTION 7.** That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Wynnewood Senior Housing II project will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to support the Wynnewood Senior Housing II project and its obligation to affirmatively further fair housing.

**SECTION 8.** That the project is located in Wynnewood Community Revitalization Plan (CRP) and located at approximately 1805 South Zang Boulevard and is explicitly identified as contributing most significantly to the concerted revitalization efforts of the City of Dallas, pursuant to §11.9(d)(7)(A)(ii)(II) of the 2017 Housing Tax Credit Qualified Allocation Plan.

**SECTION 9.** That the City Manager or his designee, upon approval as to form by the City Attorney, is hereby authorized to (1) amend and allow assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for development of The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; (2) subordinate the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and (3) conditioned on the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgive the remaining balance of the assumed loan upon completion of the project.

**SECTION 10.** That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

**SECTION 11.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 9, 10

**DEPARTMENT:** Mobility and Street Services  
Water Utilities

**CMO:** Jill A. Jordan, P.E., 670-5299  
Mark McDaniel, 670-3256

**MAPSCO:** 27T U 38L

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**SUBJECT**

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements, and alley paving for Project Group 12-3004; and at the close of the hearing, authorize an ordinance levying benefit assessments, ~~and a construction contract with MACVAL Associates, LLC, lowest responsible bidder of five (list attached) - Not to exceed \$873,052~~ - Financing: No cost consideration to the City 2012 Bond Funds (\$712,610), Water Utilities Capital Construction Funds (\$96,681) and Water Utilities Capital Improvement Funds (\$63,761)

**BACKGROUND**

Stevens Street from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street was requested by property owner petition and accepted on August 9, 2010. The alley southwest and parallel to Shoreview Road from Forest Trail to Eagle Trail to Nimrod Trail was requested by property owner petition and accepted on January 22, 2009. These projects were subsequently funded in the 2012 Bond Program. A professional services contract for the design was authorized by City Council on January 22, 2014, by Resolution No. 14-0190. This action will allow the public hearing to be held and will authorize the levying of assessments ~~and contract for construction~~. The street improvements will consist of upgrading the existing unimproved two-lane asphalt street with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, drainage installation system, water and wastewater main improvements. The alley improvements will consist of upgrading the unimproved gravel and dirt alleys with 10-foot wide concrete pavement.

**BACKGROUND** (Continued)

The paving assessment process requires the following three steps:

1. Authorize paving improvements
2. Authorize a benefit assessment hearing
3. Benefit assessment hearing, ordinance levying assessments and ~~authorize contract for construction~~

This is the 3rd ~~and final~~ step in the process. An item to authorize the construction contract will be scheduled for City Council consideration at a later date.

~~The following chart shows MACVAL Associates, LLC completed contractual activities for the past three years.~~

	<u>STS</u>	<u>WTR</u>	<u>PKR</u>
<del>Projects Completed</del>	0	0	0
<del>Change Orders</del>	0	0	5
<del>Projects Requiring Liquidated Damages</del>	0	0	0
<del>Projects Completed by Bonding Company</del>	0	0	0

**ESTIMATED SCHEDULE OF PROJECT**

<del>Began Design</del>	March 2014
<del>Completed Design</del>	October 2016
<del>Begin Construction</del>	May 2017
<del>Complete Construction</del>	May 2018

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized a professional services contract for engineering services on January 22, 2014, by Resolution No. 14-0190.

Authorized street paving improvements and a benefit assessment hearing on January 11, 2017, by Resolution No. 17-0081.

Information about this item will be provided to the Transportation and Trinity River Project Committee on February 13, 2017.

**FISCAL INFORMATION**

- ~~2012 Bond Funds – \$712,610.00~~
- ~~Water Utilities Capital Construction Funds – \$96,681.00~~
- ~~Water Utilities Capital Improvement Funds – \$63,761.00~~



**FISCAL INFORMATION** (Continued)

Design-	\$ 61,069.75
Construction	
Paving (STS) (this action)	\$712,610.00
Water & Wastewater (DWU) (this action)	<u>\$160,442.00</u>
Total Project Cost	\$934,121.75

<b><u>Council District</u></b>	<b><u>Amount</u></b>
-9-	\$629,227.00
10	<u>\$243,825.00</u>
Total	\$873,052.00

This project does involve assessments.

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

MACVAL Associates, LLC

Hispanic Female	0	Hispanic Male	6
African-American Female	1	African-American Male	6
Other Female	0	Other Male	0
White Female	0	White Male	0

**BID INFORMATION**

The following bids with quotes were received and opened on December 2, 2016.

\*Denotes successful bidder

<b><u>BIDDERS</u></b>	<b><u>BID AMOUNT</u></b>
*MACVAL Associates, LLC -8500 N. Stemmons Frwy., Suite 5060 -Dallas, TX 75247	\$ 873,052.00
Jeske Construction Co.	\$ 911,793.00
Axis Contracting, Inc.	\$1,005,144.00
Camino Construction, LP	\$1,024,979.50
ARK Contracting Services	\$1,107,892.00

**BID INFORMATION** (Continued)

Original estimate: STS	\$733,805.00
WTR	<u>\$152,923.76</u>
Total Project	<u>\$886,728.76</u>

**OWNER**

**MACVAL Associates, LLC**

Al A. Attah, President

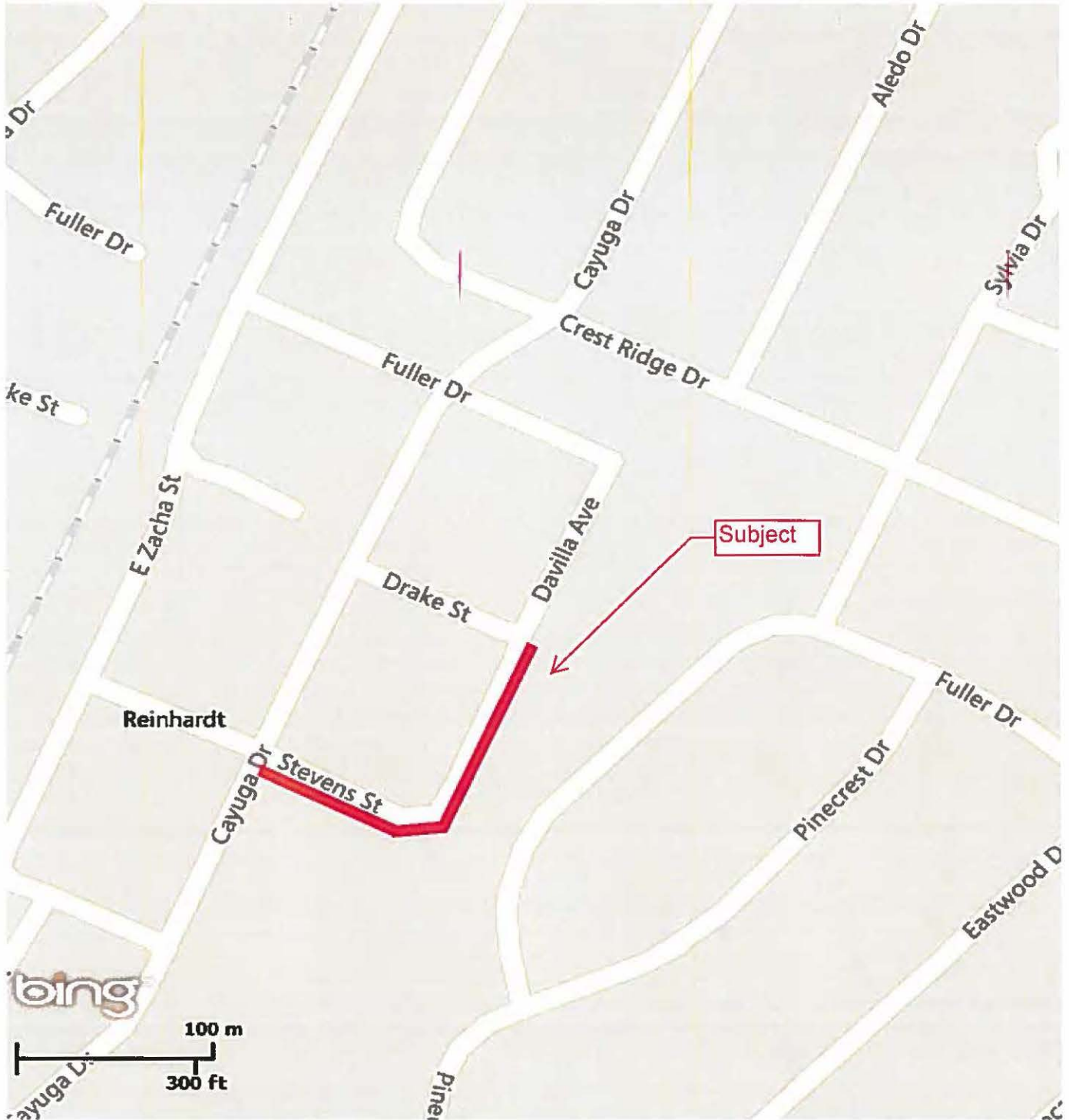
**MAPS**

Attached.

**Project Group 12-3004**

<b><u>Project</u></b>	<b><u>Limits</u></b>	<b><u>Council District</u></b>
Stevens Street	from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street	9
Alley southwest and parallel to Shoreview Road	from Forest Trail to Eagle Trail to Nimrod Trail	10

**PROJECT GROUP 12-3004**



**MAPSCO 38L**



**PROJECT GROUP 12-3004**



**MAPSCO 27T, U**



February 22, 2017

**WHEREAS**, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following street and alley between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

**Project Group 12-3004**

**Street:**

1. Stevens Street from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street

**Alley:**

2. Alley southwest and parallel to Shoreview Road from Forest Trail to Eagle Trail to Nimrod Trail; and

**WHEREAS**, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and,

**WHEREAS**, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and,

**WHEREAS**, the said hearing was duly held at said time and place; and,

**WHEREAS**, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real, LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and,

**WHEREAS**, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

February 22, 2017

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS**

**SECTION 1.** That the said hearing held on the 22nd day of February A.D. 2017 be and the same is hereby ordered closed.

**SECTION 2.** That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the street and alley hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# Enhancement Evaluation Study

## Enhancement Evaluation Study Project Group #12-3004 Report #16-19

Prepared for:  
Mobility and Street Services Dept  
Petition/Assessment Section  
Lisa Williams  
Oak Cliff Municipal Center  
320 E. Jefferson Blvd, Room 307, Dallas, TX 75203



Con-Real, LP  
Troy C. Alley Jr., MAI  
8150 N. Central Expressway  
Suite M1120  
Dallas, Texas 75206





# SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>Date of Inspection:</b>	November 11, 2016
<b>Effective Date of Study:</b>	November 16, 2016
<b>Date of Transmittal:</b>	November 16, 2016
<b>Subject Property:</b>	Various Residential
<b>Location:</b>	<p><b>Street:</b> Stevens Street-Cayuga Drive to Davilla Avenue &amp; Davilla Avenue from Stevens Street to Drake Street, Dallas County, Texas</p> <p><b>Alleys:</b> Alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail, Dallas County, Texas</p>
<b>Zoning Classifications:</b>	Single Family
<b>Current Use:</b>	Single Family Dwellings
<b>Highest &amp; Best Use:</b>	Residential Uses
<b>Flood Zone:</b>	Based only on a cursory inspection, the properties appear to <b>not</b> be in a flood plain.
<b>Purpose of Study:</b>	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk, driveway, and alley improvements that affect the subject properties as of November 16, 2016
<b>Function of Study:</b>	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, alleyway, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas
<b>Scope of Study:</b>	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of the data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties

## PROPERTY ANALYSIS

The streets include Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street in Dallas Texas and consists of 11 parcels. The properties located on the streets are similar in area size ranging from 952 to 4,991 square feet, majority are one story houses. They are located along Stevens Street and Davilla Avenue which consists of two lanes. The immediate area is a mix of residential and small commercial development.

## PROPERTY HIGHLIGHTS

### **Description for Street Group 12-3004 Project:**

**Street:** Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street, Dallas, Dallas County, Texas (Mapsco – **Dallas 38 K-L**).

**Property Owners:** Varied (see tables pages 40-42)

**Street Group Including Streets:** Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street

**Area Description:** The area of Dallas; a mix of residential and small commercial developments; Hwy 635, Loop 12, and Peavy Road are the major roadways

**Area Boundaries:** Gus Thomasson Road (North), Peavy Road (South), E Zacha Drive (West), and Ferguson Road (East)

**Neighborhood Description:** The residential neighborhood with schools, industrial, and commercial businesses; level to rolling terrain

**Property Values:** \$69,080-205,000

**Demand/Supply:** Stable/Adequate

**Neighborhood Land Use:** 90% residential; 3% commercial, 2% industrial and 5% churches and schools

**Neighborhood Trend & Probable Changes:** Neighborhood is stable; no anticipated changes

**Factors Affecting the Neighborhood:** No adverse factors noted

**Zoning Classification of Project Area:** Single Family Residences

**Highest and Best Use:** Residential Uses

**Utilities:** All available

**Pictures:** The photos can be found on the following pages numbered as S1 & S2



## PROPERTY CHALLENGES & SOLUTIONS

*Street: Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street, Dallas, Dallas County, Texas*

Driveways- various homeowners are without paved driveways and have to park on gravel. This effects the attractiveness of the property and overall neighborhood. There is a lack of consistency in the neighborhood's uniformed attractiveness.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for residents and children within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians; especially, children. The sidewalks also increase the neighborhood's overall attractiveness.

Curbs/Gutters- the neighborhood has a scarcity of curbs and street gutters. The lack of gutters effects the water flow throughout the neighborhood and can become a hazard.

- The projected improved gutters will alleviate water buildup on the street allowing pedestrians to pass without walking through puddles and reducing the risk of hydroplaning by road vehicles.

# PROPERTY ANALYSIS

The alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail located in Dallas, Texas consist of 14 parcels. The properties were majority built during the 1950s, they are one and two story with similarity in housing sizes ranging from 1,826 to 4,560 square feet. They are within an area that caters to residential, small commercial, and industrial properties. The neighborhood has two way streets to support the traffic flow.

## PROPERTY HIGHLIGHTS

### THE ALLEY GROUP INCLUDING:

1. Alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail, Dallas, Dallas County, Texas. (Mapsco – Dallas 27 T )

**Property Owners:** Varied (see tables pages 43-45)

**Area Description:** This area of Dallas; majority residential with small commercial; Northwest Highway (Loop 12), Walnut Hill Lane, Audelia Road are the major roadways

**Area Boundaries:** Walnut Hill Lane (North), Northwest Highway, Loop 12 (South), Skillman Street (West), and Audelia Road (East).

**Neighborhood Description:** The residential neighborhood with schools, and commercial businesses surrounding; level to rolling terrain

**Property Values:** \$334,320- \$981,890 Residential (typical)

**Demand/Supply:** Stable/Adequate

**Neighborhood Land Use:** 90% residential; 5% commercial and 5% schools and parks

**Neighborhood Trend & Probable Changes:** Neighborhood is stable; no anticipated changes

**Factors Affecting the Neighborhood:** No adverse factors noted

**Zoning Classification of Project Area:** Single Family Residences

**Highest and Best Use:** Residential Uses

**Utilities:** All available

**Pictures:** The photos can be found on the following pages numbered as A1 & A2



## PROPERTY CHALLENGES & SOLUTIONS

*Alleyway: Alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail, Dallas County, Texas*

Alley Ways- the various groups of properties are in need of improved alley ways because of lack of proper drainage system.

- Improved alley ways address the concerns of safety and environment problems that arrive since there isn't a proper drainage system within the neighborhood. They will eliminate the amount of stand still water and property damage due to the amount of rain fall in various seasons.
- The proposed improvements are expected to increase the ease and accessibility of parking, enhance the street appeal for homeowners, and lessen the constant vehicle weight on the main neighborhood streets which deteriorates the pavement over time.

## SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the group of subject properties and the surrounding areas to determine the impact the improved driveways, sidewalks, curbs and gutters, and alley ways will have on the neighborhood
- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties
- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements
- Interviewed reputable sources to receive opinions on the benefits of the improvements of alley ways
- Provided a recommendation for the proposed improvements

## EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks, concrete drives (approaches), concrete alleyways where necessary. In the assessment prepared by the City of Dallas, the City calculated a Linear Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by a range between \$18.24 to \$90.00 per linear foot for the concrete paving including alley ways, \$4.71 to \$9.43 per linear foot for the concrete sidewalks and \$47.21 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value the sidewalk improvements enhances the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between improved vs unimproved properties and improved properties without alley ways vs. improved properties with alley ways for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, sidewalks, alleyways, and driveways.

## SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing curbs/gutters/sidewalks/alleyways and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curbs/gutters/sidewalks/alleyways improvements over a property that does not have those improvements.

The subject's area was searched for recent sales of a variety of residential properties that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did not have curbs/gutters/sidewalks due to the fact that most of the streets in the area have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of residential properties with and without curbs/gutters/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/sidewalks/alleyways and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

### **1) Residential Sales – Improved Street vs. Unimproved Streets**

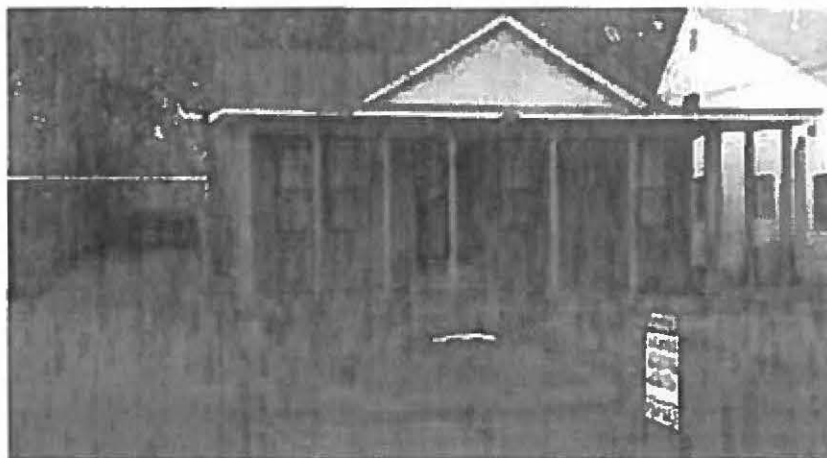
- Representing the Group of Streets: Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street (11 parcels)

### **2) Residential Sales- Unimproved Alley Way vs. Improved Alley Ways**

- a. Alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail (14 parcels)



**RESIDENTIAL PROPERTY "Representation Of Subject Property" (will be employed as the subject lot)**



<b>Mapsco:</b>	53 N Dallas
<b>Location:</b>	4027 Falls Drive, Dallas, Texas
<b>Grantor:</b>	Mari Neli Ortiz
<b>Grantee:</b>	Abelino Alvarez Murrugarra
<b>Date of Sale:</b>	April 21, 2016
<b>Recording Data:</b>	201600109813
<b>County:</b>	Dallas
<b>Size:</b>	950 SF
<b>Shape:</b>	Rectangular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$85,000
<b>Per SF:</b>	\$89.47
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$85,000
<b>Per SF:</b>	\$89.47
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is improved with curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

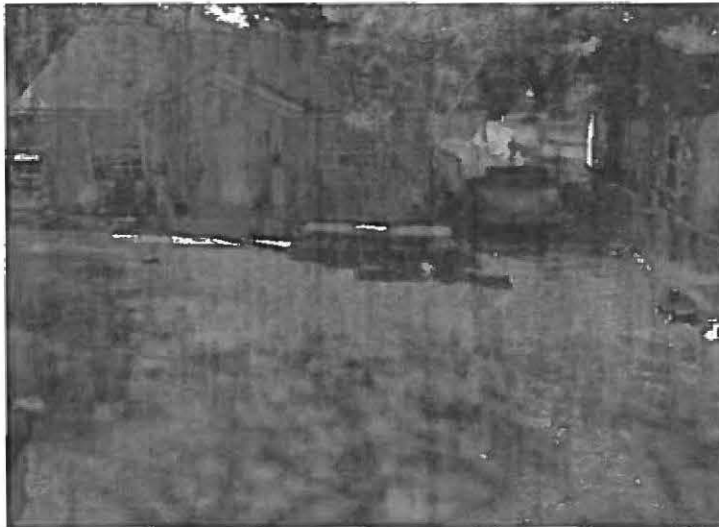
**RESIDENTIAL SALE NO. 1**



<b>Mapsc:</b>	44 P Dallas
<b>Location:</b>	913 Walkway Street, Dallas, Texas
<b>Grantor:</b>	Eva M Attaway
<b>Grantee:</b>	China Anderson
<b>Date of Sale:</b>	September 26, 2016
<b>Recording Data:</b>	201600273067
<b>County:</b>	Dallas
<b>Size:</b>	880 SF
<b>Shape:</b>	Irregular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$86,000
<b>Per SF:</b>	\$97.73
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$86,000
<b>Per SF:</b>	\$97.73
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is <b>not</b> improved with curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.




## RESIDENTIAL SALE NO. 2



<b>Mapsc0:</b>	52 G Dallas
<b>Location:</b>	411 S Dwight Avenue, Dallas, Texas
<b>Grantor:</b>	Elegant Investment Group Inc.
<b>Grantee:</b>	Jesus Moreno & Godinez
<b>Date of Sale:</b>	June 28, 2016
<b>Recording Data:</b>	201600191198
<b>County:</b>	Dallas
<b>Size:</b>	896 SF
<b>Shape:</b>	Basically Rectangular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$89,000
<b>Per SF:</b>	\$99.33
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$89,000
<b>Per SF:</b>	\$99.33
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is <b>not</b> improved with curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

**Residential Lot Sales  
Improved Street vs. Unimproved Streets**

			
<b>Location</b>	<b>Representation of Subject Property</b> 4027 Falls Drive Dallas, Texas	<b>Sale 1</b> 913 Walkway Street Dallas, Texas	<b>Sale 2</b> 411 South Dwight Avenue Dallas, Texas
<b>Sales Price/ Per Square Foot</b>	<b>\$89.47</b>	<b>\$97.73</b>	<b>\$99.33</b>
<b>Eff. Sale Price</b>	<b>\$89.47</b>	<b>\$97.73</b>	<b>\$99.33</b>
<b>Size/SF</b>	<b>950</b>	<b>880</b> -10%	<b>896</b> -7%
<b>Bedrooms</b>	<b>2</b>	<b>2</b> -0-	<b>3</b> -5%
<b>Driveways</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Sidewalks</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Curbs/Gutters</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Location</b>	<b>Average</b>	<b>Inferior</b> +2%	<b>Similar</b>
<b>Condition</b>	<b>Average</b>	<b>Similar</b>	<b>Similar</b>
<b>Percentage Adjustment</b>		(-8%)	(-12%)
<b>Net Adjustment</b>		(\$8.00)	(\$12.00)
<b>Adjusted Sale Price</b>	<b>\$89.47</b>	<b>\$89.73</b>	<b>\$87.33</b>

The lack of credible sales available within the immediate market area required the analyst to utilized sales within a similar neighborhood for this analysis.

The Representation of the (Subject's Property), at 4027 Falls Drive is a 950 square foot property that **did** have curbs/gutters, sidewalks, or driveways and sold for \$89.47 per square foot. The sales **did not** have curbs/gutters, sidewalks, or driveways on their sites and sold at prices ranging from \$97.73 to \$99.33 per square foot. The sales are located within a five-mile radius and each have similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. Sales 1 and 2 are smaller in size compared to the Representation of the Subject Property (4027 Falls Drive) and an upward adjustment for size was made to compensate for the difference in its price on a per square foot basis. Sales 2 was adjusted downward

for its number of bedrooms per square footage in comparison to the Representation of the Subject Property. Sale 2 and the Representation of Subject Property are similar in location. They are both located within an area that has a fair amount of residential and retail properties that caters to its residential neighborhood along Loop 12 and Highway Spur 408. However, Sale 1 was adjusted upward because of its location that is within a residential neighborhood adjacent to a railroad surrounded by commercial, industrial, and retail properties. Sale 1 and 2 conditions are similar to the Representation of the Subject Property and an adjusted wasn't needed for condition.

After making warranted adjustments to the sales comparables, a range of values of \$87.33 to \$89.73 per square foot was derived from Sale 1 & 2. Based on the sales comparables in comparison to the subject property the variance between the subject property and comparables is less than 2%, which leads to the conclusion that there isn't a significant difference in pricing by not having curbs/gutters, driveways, and sidewalks.



**2. RESIDENTIAL SALE-UNIMPROVED ALLEY WAY "Representation Of Subject Property" (will be employed as the subject lot)**



<b>Mapsc:</b>	27 Q Dallas
<b>Location:</b>	9412 Northpoint Drive, Dallas, Texas
<b>Grantor:</b>	Robert Earl Darwin
<b>Grantee:</b>	Chris R & Emilie Sano
<b>Date of Sale:</b>	July 19,2016
<b>Recording Data:</b>	201600198869
<b>County:</b>	Dallas
<b>Size:</b>	1,887 SF
<b>Shape:</b>	Rectangular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$400,000
<b>Per SF:</b>	\$211.98
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$400,000
<b>Per SF:</b>	\$211.98
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is <b>not</b> improved with alleyways.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

## RESIDENTIAL ALLEY WAY SALE NO. 1



<b>Mapsco:</b>	27 L Dallas
<b>Location:</b>	9627 Estate Lane, Dallas, Texas
<b>Grantor:</b>	Ryan Burkhardt
<b>Grantee:</b>	Scott C Carr
<b>Date of Sale:</b>	May 27, 2016
<b>Recording Data:</b>	21600146177
<b>County:</b>	Dallas
<b>Size:</b>	2,386 SF
<b>Shape:</b>	Irregular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$494,700
<b>Per SF:</b>	\$207.33
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$494,700
<b>Per SF:</b>	\$207.33
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street <b>which is improved with alleyways.</b>

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

## RESIDENTIAL ALLEY WAY SALE NO. 2



<b>Mapsc0:</b>	27 P Dallas
<b>Location:</b>	9628 Trailview Drive, Dallas, Texas
<b>Grantor:</b>	Billy, Leehy, & Mary Johnson
<b>Grantee:</b>	Clinton Todd & Williamson
<b>Date of Sale:</b>	September 14, 2016
<b>Recording Data:</b>	201600257695
<b>County:</b>	Dallas
<b>Size:</b>	2,017 SF
<b>Shape:</b>	Irregular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$425,000
<b>Per SF:</b>	\$210.01
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$425,000
<b>Per SF:</b>	\$210.01
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street <b>which is</b> improved alleyways.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



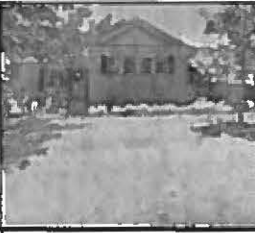



### RESIDENTIAL ALLEY WAY SALE NO. 3



<b>Mapsco:</b>	27 Y Dallas
<b>Location:</b>	9817 Shoreview Road, Dallas, Texas
<b>Grantor:</b>	John T Schalekamp
<b>Grantee:</b>	Daniel B & Lauren L Rich
<b>Date of Sale:</b>	August 12, 2016
<b>Recording Data:</b>	201600225070
<b>County:</b>	Dallas
<b>Size:</b>	1,828 SF
<b>Shape:</b>	Basically Rectangular
<b>Zoning:</b>	Single Family District
<b>Utilities:</b>	City Sewer, City Water
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$395,000
<b>Per SF:</b>	\$216.08
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$395,000
<b>Per SF:</b>	\$216.08
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street <b>which is improved with alleyways.</b>

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

**Improved Residential Alley Way Sales  
Unimproved Alleyway vs. Improved Alleyways**

				
<b>Location</b>	<b>Representation of Subject Property</b> 9412 Northpoint Drive, Dallas, Texas	<b>Sale 1</b> 9627 Estate Lane, Dallas, Texas	<b>Sale 2</b> 9628 Trailview Drive, Dallas, Texas	<b>Sale 3</b> 9817 Shoreview Road, Dallas, Texas
<b>Sales Price/ Per Square Foot</b>	\$211.98	\$207.33	\$210.71	\$216.08
<b>Eff. Sale Price</b>	\$211.98	\$207.33	\$210.71	\$216.08
<b>Size/SF</b>	1,887 -0-	2,386 +3%	2,017 +2%	1,828 -0-
<b>Curbs/Gutters</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>Alley Way</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>Location</b>	Average -0-	Similiar -0-	Similiar -0-	Similiar -0-
<b>Condition</b>	Average -0-	Similar -0-	Similar -0-	Similar -0-
<b>Percentage Adjustment</b>		3%	2%	0%
<b>Net Adjustment</b>		\$6.22	\$4.21	\$0.00
<b>Adjusted Sale Price</b>	<b>\$211.98</b>	<b>\$213.55</b>	<b>\$214.92</b>	<b>\$216.08</b>

The Representation of the Subject, at 9412 Northpoint Drive is a 1,887 square foot property that **did not have an alleyway** and sold for \$211.98 per square foot. The sales comparables **did have alleyways** on their sites and sold at prices ranging from \$207.33 to \$216.08 per square foot. All of the sales are similar in locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. Sales 1 and 2 are different from the Representation of Subject Property (9412 Northpoint Drive) by their respective sizes. Sales 1 and 2 were adjusted upward for their larger size in comparison to the Representation of the Subject Property to compensate for the difference in its price on a per square foot. There weren't any adjustments needed for location or condition since the sales comparables are located within the same neighborhood area of the Representation of the Subject, they are less than a mile away with similar conditions.

After making warranted adjustments to the sales comparables, a range of values of \$213.55 to \$216.08 per square foot was derived from Sale 1, 2, & 3. Based on the sales comparables in comparison to the subject property the variance between the subject property and comparables is less than 2%, which leads to the conclusion that there isn't a significant difference in pricing by not having alleyways.

## ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 25% of the construction cost of the alleyway pavement improvements and assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the alleyways, sidewalks, and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

**The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.**



# ASSESSMENT VALUATION PROCESS (TABLES)

PROJECT GROUP 12-3004

- STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET  
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
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**WEST SIDE OF STREET**

**REINHART TOWN OF**

RICHARD WINCORN 10118 CAYUGA ST STE 1 DALLAS, TX 75228	1 & S 1/2 Lt 2 10202 Cayuga Dr	14/5358	130 FT PVMT	\$18.82	\$2,446.60	\$3,757.85	\$2,300 (10% of lot value \$23,000)	\$2,300.00
			108 FT WALK	\$4.71	\$508.68			
			17 SY DR(12'Wide)	\$47.21	\$802.57			
<b>\$2,955.63</b>								

KENNETH W OCHS 1212 ELMWOOD DR RICHARDSON, TX 75080	12 & S 1/2 Lt 11 1638 Stevens St	14/5358	67 FT PVMT	\$90.00	\$6,030.00	\$7,181.36	\$2,300 (10% of lot value \$23,000)	\$2,300.00
			47 FT WALK	\$9.43	\$443.21			
			15 SY DR(10'Wide)	\$47.21	\$708.15			
<b>\$2,875.69</b>								

**EASTWOOD PARK**

KENNETH W OCHS 1212 ELMWOOD DR RICHARDSON, TX 75080	21 1600 Stevens St	2/5344	58 FT PVMT	\$90.00	\$5,220.00	\$5,766.94	\$345 (10% of lot value \$3,450)	\$345.00
			58 FT WALK	\$9.43	\$546.94			
			<b>\$618.47</b>					

1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	
							ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
<b>REINHART</b>								
ARNULFO LOPEZ 10215 DAVILLA AVE DALLAS, TX 75228	9	14/5358	35 FT PVMT 23 FT WALK 12 FT DRIVE	\$90.00 \$9.43 No Cost	\$3,150.00 \$216.89 \$0.00	\$3,366.89	\$2,300 (10% of lot value \$23,000)	\$2,300.00 \$108.45 \$0.00 \$2,408.45
ESTATE OF FAUSTO RODRIGUEZ 10219 DAVILLA AVE DALLAS, TX 75228	8	14/5358	50 FT PVMT 38 FT WALK 12 FT DRIVE	\$90.00 \$9.43 No Cost	\$4,500.00 \$358.34 \$0.00	\$4,858.34	\$2,300 (10% of lot value \$23,000)	\$2,300.00 \$179.17 \$0.00 \$2,479.17
<b>REINHART TOWN OF</b>								
JESUS RODRIGUEZ 1641 DRAKE ST DALLAS, TX 75228	7	14/5358	50 FT PVMT 30 FT WALK 18.3 SY DR(10'Wide)	\$18.82 \$4.71 \$47.21	\$941.00 \$141.30 \$863.94	\$1,946.24	\$2,300 (10% of lot value \$23,000)	\$941.00 \$70.65 \$431.97 \$1,443.62
<b>EASTWOOD PARK</b>								
EAST SIDE OF STREET NEVILLE CROWELL & ANN R CROWELL 1122 CORDOVA ST DALLAS, TX 75223	11	2/5344		NO ASSESSMENT EASEMENT INTERVENING				
NICHOLAS J BALTHROP 10239 SYLVIA DR DALLAS, TX 75228	10	2/5344	60 FT PVMT 19.4 SY DR(20'Wide)	\$18.24 \$47.21	\$1,094.40 \$915.87	\$2,010.27	\$2,300 (10% of lot value \$23,000)	\$1,094.40 \$457.94 \$1,552.34
DAVID CLEMENTS 5505 ANGLEBLUFF PL PLANO, TX 75093	9	2/5344	51 FT PVMT	\$18.24	\$930.24	\$930.24	\$2,300 (10% of lot value \$23,000)	\$930.24 \$930.24

1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE-LAND	TOTAL RECOMMENDED ASSESSMENT
HAWKINS WILLIE & ANITA WILLIE 10227 SYLVIA DR DALLAS, TX 75228	8	2/5344	32 FT PVMT	\$18.24	\$583.68		\$2,300 (10% of lot value \$23,000)	\$583.68 \$538.68
<b>EASTWOOD PARK</b>								
JESUS ALVAREZ & PATRICIA C ALVAREZ 1651 STEVENS ST DALLAS, TX 75228	P120	2/5344	152 FT PVMT 119 FT WALK 21.7 SY DR(23'Wide)	\$90.00 \$9.43 \$47.21	\$13,680.00 \$1,122.17 \$1,024.46		\$2,300 (10% of lot value \$23,000)	\$2,300.00 \$561.09 \$512.23 \$3,373.31
RICHARD WINCORN 10118 CAYUGA DR STE 1 DALLAS, TX 75228	3A Acs. 6451	13/5357	160 FT PVMT 135 FT WALK 25 FT DRIVE	\$90.00 \$9.43 No Cost	\$14,400.00 \$1,273.05 \$0.00		\$8,430 (10% of lot value \$84,300)	\$8,430.00 \$636.53 \$0.00 \$9,066.53

PROJECT GROUP 12-3004

- 2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	RECOMMENDED
							ASSESSMENT VALUE-ALLEY	ASSESSMENT

NORTHWEST SIDE OF ALLEY

WHITE ROCK NORTH 3RD INST

MATTHEW HOPE & JENNIE-LAURIE DEVANE 9246 SHOREVIEW ROAD DALLAS, TX 75238	14	A/5705	70 FT PMVNT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
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LAKE RIDGE ESTATES

GEORGE B DAVIS 9252 SHOREVIEW RD DALLAS, TX 75238	13	A/5705	70 FT PMVNT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
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SUZANNE BLACKNELL LARRY FLOURNOY JR 9306 SHOREVIEW RD DALLAS, TX 75238	12	A/5705	70 FT PMVT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
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ERIC THOMAS BARNHART JENNIFER ADAY 9310 SHOREVIEW RD DALLAS, TX 75238	11	A/5705	70 FT PMVT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
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BRIAN ANDERSON & STACIE ANDERSON 9316 SHOREVIEW RD DALLAS, TX 75238	10	A/5705	70 FT PMVT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
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2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL		RECOMMENDED
						ASSESSMENT	ASSESSMENT VALUE - ALLEY	
<b>LAKE RIDGE ESTATES</b>								
SCOTT BREEDLOVE & JULIE BREEDLOVE 9320 SHOREVIEW RD DALLAS, TX 75238	9	A/5705	70 FT PMVT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
<b>SHORE CREST TERRACE</b>								
THOMAS LAMSON & ESTRELLA LAMSON 9326 SHOREVIEW RD DALLAS, TX 75238	8	A/5705	70 FT PMVT	\$18.24	\$1,276.80	\$1,276.80	\$319.20 (25% of total assessment \$1,276.80)	\$319.20
DAVID E HARNDEN & LYNN HARNDEN 9330 SHOREVIEW RD DALLAS, TX 75238	7	A/5705	80 FT PMVT	\$18.24	\$1,459.20	\$1,459.20	\$364.80 (25% of total assessment \$1,459.20)	\$364.80
THOMAS J HOWELL & JANE D HOWELL 9336 SHOREVIEW RD DALLAS, TX 75238	6	A/5705	80 FT PMVT	\$18.24	\$1,459.20	\$1,459.20	\$364.80 (25% of total assessment \$1,459.20)	\$364.80
TONI SCOTT REED & JOE REED 9342 SHOREVIEW RD DALLAS, TX 75238	5	A/5705	100 FT PMVT	\$18.24	\$1,824.00	\$1,824.00	\$456.00 (25% of total assessment \$1,824.00)	\$456.00



2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	ASSESSMENT VALUE	ALLEY	RECOMMENDED ASSESSMENT
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SOUTHEAST SIDE OF ALLEY

WHITE ROCK HIGHLANDS

VIRGIL V POPE 8061 FOREST TRL DALLAS, TX 75238	16	9/5445	50 FT	PMVT \$18.24	\$912.00	\$912.00	\$228.00 (25% of total assessment \$912.00)	\$228.00		\$228.00
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VIRGIL V POPE 8061 FOREST TRL DALLAS, TX 75238	15 8058 EAGLE TRL	9/5445	50 FT	PMVT \$18.24	\$912.00	\$912.00	\$228.00 (25% of total assessment \$912.00)	\$228.00		\$228.00
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EAGLE TRAIL INTERSECTS

PHILLIP G POLITO 8057 EAGLE TRL DALLAS, TX 75238	14	A/5445	50 FT 17.5 SY 10 FT	PMVT DR(15'wide) DRIVE	\$18.24 \$47.21 No Cost	\$912.00 \$826.18	\$228.00 (25% of total assessment \$912.00)	\$228.00 \$413.09 \$0.00		\$641.09
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ROY C LIERMAN 8051 NIMROD TRL DALLAS, TX 75238	13	B/5445	50 FT 10 FT	PMVT DRIVE	\$18.24 No Cost	\$912.00	\$228.00 (25% of total assessment \$912.00)	\$228.00		\$228.00
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## RECOMMENDATION:

The Sales Comparison Method was conducted for both the Street and Alley Group of properties. The Street Group showed a comparison between improved residential properties with and without curbs and gutters, sidewalks, or driveways. The Alley Group compared the improved residential properties with and without alleyways.

The Street Group: Stevens Street-Cayuga Drive to Davilla Avenue & Davilla Avenue from Stevens Street to Drake Street which encumbers 11 parcels, were represented within the Sales Comparison Method by a similar improved residential property "4027 Falls Drive, Dallas, Texas" which shared similar features as the group. The lack of credible sales available within the immediate market area required the analyst to utilize sales within a similar neighborhood for this analysis. Recent improved residential properties without improved driveways, sidewalks, and curbs/gutters were able to be obtain to show a similar comparison.

The Alley Group: The Alley southwest and parallel to Shoreview Road from Forest Trail to Nimrod Trail encumbers 14 parcels, were represented within the Sales Comparison Method by a similar improved residential property without an alleyway "9412 Northpoint Drive, Dallas, Texas" which shared resembling attributes as the groups. Recent improved residential properties with alley ways were obtain to be compared to the above represented property.

The Street Group comparison method concluded that there isn't a significant increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type of properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for The Alley Group properties. The comparison approach did not indicate that a premium was being paid for properties that possessed an alleyway when compared to sales of similar type properties that did not possess those features. Based on our market analysis in which information from various sources were obtained, we can conclude that an alleyway may be an attractive feature for a property based on the purchaser's preference.

However, the lack of an alley may not affect the desirability of the property within the real estate market. While it is true that the property owners will receive a nominal benefit from having a new concrete street improvement, sidewalks and drives, and alleyways the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements, and the property owners are assessed at a rate of 25% of the construction cost of the alleyway pavement improvements.

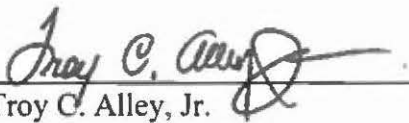
## CERTIFICATE

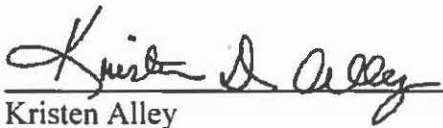
We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.
7. Kristen Alley provided significant professional assistance to the person signing this report.
8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

**Con-Real, LP**

  
\_\_\_\_\_  
Troy C. Alley, Jr.  
Sr. Analyst

  
\_\_\_\_\_  
Kristen Alley  
Analyst

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREET AND ALLEY IN THE CITY OF DALLAS, TEXAS, TO WIT:

**Project Group 12-3004**

**Street:**

1. Stevens Street from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street

**Alley:**

2. Alley southwest and parallel to Shoreview Road from Forest Trail to Eagle Trail to Nimrod Trail

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREET AND ALLEY, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

**WHEREAS**, heretofore a resolution was duly adopted by the City Council ordering the improvements of

**Project Group 12-3004**

**Street:**

1. Stevens Street from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street

**Alley:**

2. Alley southwest and parallel to Shoreview Road from Forest Trail to Eagle Trail to Nimrod Trail

by filling, raising, grading, and paving same; and,

**WHEREAS**, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Mobility and Street Services (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and,

**WHEREAS**, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said street and alley the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and,

**WHEREAS**, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and,

**WHEREAS**, the said resolution in connection with the improvement of said street and alley was duly adopted in compliance with the law on the 11th day of January, 2017; and,

**WHEREAS**, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said street and alleys of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 22nd day of February, 2017; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and,

**WHEREAS**, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 22nd day of February, 2017 at 1:00 o'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and,

**WHEREAS**, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

**Now, Therefore,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:**

**SECTION 1.** That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 22nd day of February, 2017, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the street and alley herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

**SECTION 2.** That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

**PROJECT GROUP 12-3004**

**1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT</b>	<b>BLOCK</b>	<b>FRONTAGE</b>	<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b>WEST SIDE OF STREET</b>						
<b>REINHART TOWN OF</b>						
RICHARD WINCORN	1 &	14/5358	130 FT PVMT	\$18.82	\$2,446.60	
10118 CAYUGA ST STE 1	S 1/2 Lt 2		108 FT WALK	\$4.71	\$508.68	
DALLAS, TX 75228	10202		17 SY DR(12'Wide)	\$47.21	<u>\$802.57</u>	
	<b>Cayuga Dr</b>		<b>TOTAL</b>		<b>\$3,757.85</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$802.22</b>	
			<b>NET DUE BY OWNER</b>			<b>\$2,955.63</b>
KENNETH W OCHS	12 &	14/5358	67 FT PVMT	\$90.00	\$6,030.00	
1212 ELMWOOD DR	S 1/2 Lt 11		47 FT WALK	\$9.43	\$443.21	
RICHARDSON, TX 75080	1638		15 SY DR(10'Wide)	\$47.21	<u>\$708.15</u>	
	<b>Stevens St</b>		<b>TOTAL</b>		<b>\$7,181.36</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$4,305.67</b>	
			<b>NET DUE BY OWNER</b>			<b>\$2,875.69</b>
<b>EASTWOOD PARK</b>						
KENNETH W OCHS	21	2/5344	58 FT PVMT	\$90.00	\$5,220.00	
1212 ELMWOOD DR	1600		58 FT WALK	\$9.43	<u>\$546.94</u>	
RICHARDSON, TX 75080	<b>Stevens St</b>		<b>TOTAL</b>		<b>\$5,766.94</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$5,148.47</b>	
			<b>NET DUE BY OWNER</b>			<b>\$618.47</b>
<b>REINHARDT</b>						
ARNULFO LOPEZ	9	14/5358	35 FT PVMT	\$90.00	\$3,150.00	
10215 DAVILLA AVE			23 FT WALK	\$9.43	\$216.89	
DALLAS, TX 75228			12 FT DRIVE	No Cost	<u>\$0.00</u>	
			<b>TOTAL</b>		<b>\$3,366.89</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$958.44</b>	
			<b>NET DUE BY OWNER</b>			<b>\$2,408.45</b>



**PROJECT GROUP 12-3004**

**1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH**

<b>OWNER</b>	<b>LOT</b>	<b>BLOCK</b>	<b>FRONTAGE</b>	<b>RATE</b>	<b>AMOUNT</b>	<b>TOTAL ASSESSMENT</b>
<b>REINHARDT</b>						
ESTATE OF FAUSTO RODRIGUEZ 10219 DAVILLA AVE DALLAS, TX 75228	8	14/5358	50 FT PVMT	\$90.00	\$4,500.00	
			38 FT WALK	\$9.43	\$358.34	
			12 FT DRIVE	No Cost	\$0.00	
			<b>TOTAL</b>		\$4,858.34	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$2,379.17	
			<b>NET DUE BY OWNER</b>			<b>\$2,479.17</b>
<b>REINHART TOWN OF</b>						
JESUS RODRIGUEZ 1641 DRAKE ST DALLAS, TX 75228	7	14/5358	50 FT PVMT	\$18.82	\$941.00	
			30 FT WALK	\$4.71	\$141.30	
			18.3 SY DR(10'Wide)	\$47.21	\$863.94	
			<b>TOTAL</b>		\$1,946.24	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$502.62	
<b>EAST SIDE OF STREET</b>			<b>NET DUE BY OWNER</b>			<b>\$1,443.62</b>
<b>EASTWOOD PARK</b>						
NEVILLE CROWELL & ANN R CROWELL 1122 CORDOVA ST DALLAS, TX 75223	11	2/5344				NO ASSESSMENT EASEMENT INTERVENING
	10243					Sylvia Dr
NICHOLAS J BALTHROP 10239 SYLVIA DR DALLAS, TX 75228	10	2/5344	60 FT PVMT	\$18.24	\$1,094.40	
			19.4 SY DR(20'Wide)	\$47.21	\$915.87	
			<b>TOTAL</b>		\$2,010.27	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$457.93	
			<b>NET DUE BY OWNER</b>			<b>\$1,552.34</b>

PROJECT GROUP 12-3004

1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 AND 36 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>EASTWOOD PARK</b>						
DAVID CLEMENTS 5505 ANGLEBLUFF PL PLANO, TX 75093	9 10233	2/5344	51 FT PVMT	\$18.24	\$930.24	\$930.24
HAWKINS WILLIE & ANITA WILLIE 10227 SYLVIA DR DALLAS, TX 75228	8	2/5344	32 FT PVMT	\$18.24	<u>\$583.68</u>	
			TOTAL		\$583.68	
			ADJ PER ENHANCEMENT EVAL.		\$45.00	
			NET DUE BY OWNER			\$538.68
JESUS ALVAREZ & PATRICIA C ALVAREZ 1651 STEVENS ST DALLAS, TX 75228	Pt 20	2/5344	152 FT PVMT	\$90.00	\$13,680.00	
			119 FT WALK	\$9.43	\$1,122.17	
			21.7 SY DR(23'Wide)	\$47.21	<u>\$1,024.46</u>	
			TOTAL		\$15,826.63	
			ADJ PER ENHANCEMENT EVAL.		\$12,453.32	
			NET DUE BY OWNER			\$3,373.31
RICHARD WINCORN 10118 CAYUGA DR STE 1 DALLAS, TX 75228	3A Acs. 6451	13/5357	160 FT PVMT	\$90.00	\$14,400.00	
			135 FT WALK	\$9.43	\$1,273.05	
			25 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$15,673.05	
			ADJ PER ENHANCEMENT EVAL.		\$6,606.52	
			NET DUE BY OWNER			\$9,066.53

**PROJECT GROUP 12-3004**

**1. STEVENS STREET FROM CAYUGA DRIVE TO DAVILLA AVENUE AND  
DAVILLA AVENUE FROM STEVENS STREET TO DRAKE STREET**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$61,901.49	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$33,659.36	
NET DUE BY OWNER		\$28,242.13
<del>TOTAL CITY OF DALLAS' COST - PAVING</del>	<del>\$442,047.87</del>	
<del>TOTAL CITY OF DALLAS' COST - DRAINAGE</del>	<del>\$54,860.00</del>	
<del>TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION</del>	<del>\$104,077.00</del>	
<del>TOTAL CITY OF DALLAS' COST</del>		<del>\$600,984.87</del>
<del>TOTAL COST OF IMPROVEMENTS</del>		<del>\$629,227.00</del>

PROJECT GROUP 12-3004

2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL  
 SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>NORTHWEST SIDE OF ALLEY</b>						
<i>WHITE ROCK NORTH 3RD INST</i>						
MATTHEW HOPE & JENNIE-LAURIE DEVANE 9246 SHOREVIEW ROAD DALLAS, TX 75238	14	A/5705	70 FT PVMNT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
<i>LAKE RIDGE ESTATES</i>						
GEORGE B DAVIS 9252 SHOREVIEW RD DALLAS, TX 75238	13	A/5705	70 FT PVMT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
SUZANNE BLACKNELL LARRY FLOURNOY JR 9306 SHOREVIEW RD DALLAS, TX 75238	12	A/5705	70 FT PMVT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
ERIC THOMAS BARNHART JENNIFER ADAY 9310 SHOREVIEW RD DALLAS, TX 75238	11	A/5705	70 FT PMVT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
BRIAN ANDERSON & STACIE ANDERSON 9316 SHOREVIEW RD DALLAS, TX 75238	10	A/5705	70 FT PMVT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>

PROJECT GROUP 12-3004

2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL  
 SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>LAKE RIDGE ESTATES</b>						
SCOTT BREEDLOVE & JULIE BREEDLOVE 9320 SHOREVIEW RD DALLAS, TX 75238	9	A/5705	70 FT PMVT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
THOMAS LAMSON & ESTRELLA LAMSON 9326 SHOREVIEW RD DALLAS, TX 75238	8	A/5705	70 FT PMVT	\$18.24	<u>\$1,276.80</u>	
			TOTAL		\$1,276.80	
			ADJ PER ENHANCEMENT EVAL.		\$957.60	
			NET DUE BY OWNER			<b>\$319.20</b>
DAVID E HARNDEN & LYNN HARNDEN 9330 SHOREVIEW RD DALLAS, TX 75238	7	A/5705	80 FT PMVT	\$18.24	<u>\$1,459.20</u>	
			TOTAL		\$1,459.20	
			ADJ PER ENHANCEMENT EVAL.		\$1,094.40	
			NET DUE BY OWNER			<b>\$364.80</b>
THOMAS J HOWELL & JANE D HOWELL 9336 SHOREVIEW RD DALLAS, TX 75238	6	A/5705	80 FT PMVT	\$18.24	<u>\$1,459.20</u>	
			TOTAL		\$1,459.20	
			ADJ PER ENHANCEMENT EVAL.		\$1,094.40	
			NET DUE BY OWNER			<b>\$364.80</b>
TONI SCOTT REED & JOE REED 9342 SHOREVIEW RD DALLAS, TX 75238	5	A/5705	100 FT PMVT	\$18.24	<u>\$1,824.00</u>	
			TOTAL		\$1,824.00	
			ADJ PER ENHANCEMENT EVAL.		\$1,368.00	
			NET DUE BY OWNER			<b>\$456.00</b>

PROJECT GROUP 12-3004

2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL TO EAGLE TRAIL TO NIMROD TRAIL  
 SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH REINFORCED CONCRETE 10 FEET WIDE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>SOUTHEAST SIDE OF ALLEY</b>						
<i>WHITE ROCK HIGHLANDS</i>						
VIRGIL V POPE 8061 FOREST TRL DALLAS, TX 75238	16	9/5445	50 FT PMVT	\$18.24	\$912.00	
			<b>TOTAL</b>		\$912.00	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$684.00	
			<b>NET DUE BY OWNER</b>			<b>\$228.00</b>
VIRGIL V POPE 8061 FOREST TRL DALLAS, TX 75238	15	9/5445	50 FT PMVT	\$18.24	\$912.00	
	8058		<b>TOTAL</b>		\$912.00	
	<b>EAGLE TRL</b>		<b>ADJ PER ENHANCEMENT EVAL.</b>		\$684.00	
			<b>NET DUE BY OWNER</b>			<b>\$228.00</b>
<b>EAGLE TRAIL INTERSECTS</b>						
PHILLIP G POLITO 8057 EAGLE TRL DALLAS, TX 75238	14	A/5445	50 FT PMVT	\$18.24	\$912.00	
			17.5 SY DR(15'Wide)	\$47.21	\$826.18	
			10 FT DRIVE	No Cost	\$0.00	
			<b>TOTAL</b>		\$1,738.18	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$1,097.09	
			<b>NET DUE BY OWNER</b>			<b>\$641.09</b>
ROY C LIERMAN 8051 NIMROD TRL DALLAS, TX 75238	13	8/5445	50 FT PMVT	\$18.24	\$912.00	
			10 FT DRIVE	No Cost	\$0.00	
			<b>TOTAL</b>		\$912.00	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		\$684.00	
			<b>NET DUE BY OWNER</b>			<b>\$228.00</b>

**PROJECT GROUP 12-3004**

**2. ALLEY SOUTHWEST AND PARALLEL TO SHOREVIEW ROAD FROM FOREST TRAIL  
TO EAGLE TRAIL TO NIMROD TRAIL  
SHALL BE PAVED WITH 6-INCH THICKNESS 4500-POUNDS PER SQUARE INCH  
REINFORCED CONCRETE 10 FEET WIDE**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$18,154.18	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$13,409.09	
NET DUE BY OWNER		\$4,745.09
<del>TOTAL CITY OF DALLAS' COST - PAVING</del>	<del>\$182,714.91</del>	
<del>TOTAL DALLAS WATER UTILITIES COST WATER MAIN CONSTRUCTION</del>	<del>\$56,365.00</del>	
<del>TOTAL CITY OF DALLAS' COST</del>		<del>\$239,079.91</del>
<del>TOTAL COST OF IMPROVEMENTS</del>		<del>\$243,825.00</del>

**Project Group 12-3004**

**Street:**

1. Stevens Street from Cayuga Drive to Davilla Avenue and Davilla Avenue from Stevens Street to Drake Street

**Alley:**

2. Alley southwest and parallel to Shoreview Road from Forest Trail to Eagle Trail to Nimrod Trail

Grand Total Property Owners' Cost - Assessments	\$80,055.67	
Adjustments Per Enhancement Evaluation	\$47,068.45	
Grand Net Due by Owner		\$32,987.22
<del>Grand Total City of Dallas' Cost - Paving</del>	<del>\$624,762.78</del>	
<del>Grand Total City of Dallas' Cost - Drainage</del>	<del>\$54,860.00</del>	
<del>Grand Total Water Utilities Department Cost — Water and Wastewater Mains</del>	<del>\$160,442.00</del>	
<del>Grand Total City of Dallas' Cost</del>		<del>\$840,064.78</del>
<del>Grand Total Cost of Improvements</del>		<del>\$873,052.00</del>



**SECTION 3.** That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

**SECTION 4.** That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

**SECTION 5.** That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

**SECTION 6.** That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

**SECTION 6.** (Continued)

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

**SECTION 7.** That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

**SECTION 8.** That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street and alley improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

**SECTION 9.** That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

**SECTION 10.** That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

**SECTION 11.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:  
LARRY E. CASTO  
City Attorney

BY   
Assistant City Attorney

Prepared by   
Project Coordinator

Approved by   
Director, Mobility and Street Services Department

February 22, 2017

~~WHEREAS, on January 11, 2017, Resolution No. 17-0081 authorized improvements and the public hearing; and,~~

~~WHEREAS, bids were received on December 2, 2016, for street and alley paving, storm-drainage, water and wastewater main improvements for Project Group 12-3004, as follows:~~

<u><del>BIDDERS</del></u>	<u><del>BID AMOUNT</del></u>
MACVAL Associates LLC	\$ <del>873,052.00</del>
Jeske Construction Co.	\$ <del>911,793.00</del>
Axis Contracting, Inc.	\$1,005,144.00
Camino Construction, LP	\$1,024,979.50
ARK Contracting Services	\$1,107,892.00

~~Now, Therefore,~~

~~**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**~~

~~**Section 1.** That the City Manager is hereby authorized to execute a construction contract with MACVAL Associates, LLC for the construction of street and alley paving, storm drainage and water and wastewater main improvements for Project Group 12-3004, in an amount not to exceed \$873,052.00, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.~~

~~**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:~~

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S208, Act. APET Obj. 4510, Program #PB12S208, CT STS12S208E1 Vendor # VS0000025999, in an amount not to exceed	\$187,460.00
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Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S426, Act. STPT Obj. 4510, Program # PB12S426, CT STS12S208E1 Vendor # VS0000025999, in an amount not to exceed	\$525,150.00
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February 22, 2017

<del>Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 4550, Program #717009, CT-PBW717009CP, Vendor #VS0000025999, in an amount not to exceed</del>	<del>\$86,971.00</del>
<del>Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 3221, Program #717009X, CT-PBW717009EN, Vendor #VS0000025999, in an amount not to exceed</del>	<del>\$6,490.00</del>
<del>Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42, Obj. 3222, Program #717010X, CT-PBW717010EN, Vendor #VS0000025999, in an amount not to exceed</del>	<del>\$3,220.00</del>
<del>Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42, Obj. 4560, Program #717010, CT-PBW717010CP, Vendor #VS0000025999, in an amount not to exceed</del>	<del><u>\$63,761.00</u></del>
<del>Total in an amount not to exceed</del>	<del>\$873,052.00</del>

~~**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.~~