

**SEPTEMBER 14, 2016 CITY COUNCIL ADDENDUM  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated September 14, 2016. 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.



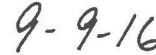
\_\_\_\_\_  
A.C. Gonzalez  
City Manager



\_\_\_\_\_  
Date



\_\_\_\_\_  
Elizabeth Reich  
Chief Financial Officer



\_\_\_\_\_  
Date



RECEIVED

2016 SEP -9 PM 4:38

CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, SEPTEMBER 14, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
9:00 A.M.**

**REVISED ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**CLOSED SESSION**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 52

**CONSENT ADDENDUM**

Items 1 - 4

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 53 - 54  
Addendum Items 5 - 7

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 55 - 98

# SUPPLEMENTAL NOTICE

"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  
SEPTEMBER 14, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding the search for and hiring of a candidate for the position of city attorney.

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize a three-year service contract to provide fire alarm monitoring, closed circuit television camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Plaza Tunnel - CMC Network Solutions, LLC, most advantageous proposer of two  
- Not to exceed \$474,370 - Financing: Current Funds (subject to annual appropriations)

**Public Works Department**

2. Authorize a construction contract with EAS Contracting, L.P., lowest responsible bidder of two for the construction of the Airfield Pavement Repairs Project at Dallas Love Field  
- Not to exceed \$934,573 - Financing: Aviation Current Funds (subject to appropriations)
3. Authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$314,464, from \$1,372,730 to \$1,687,194 - Financing: Aviation Current Funds (subject to appropriations)

**Trinity Watershed Management**

4. Authorize the conveyance of an easement and right-of-way containing approximately 28,981 square feet of land to Oncor Electric Delivery Company LLC for the installation, use, and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane – Financing: No cost consideration to the City

**ADDENDUM  
CITY COUNCIL MEETING  
SEPTEMBER 14, 2016**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

5. A resolution designating absences by Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

**Housing/Community Services**

6. Authorize an amendment to Resolution No. 16-0847, previously approved on May 25, 2016, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to **(1)** increase the number of units from five to eleven; and **(2)** increase funds from \$225,000 to \$975,000 for construction of single family homes located on scattered sites - Not to exceed \$750,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$488,913) and 2013-14 HOME Investment Partnership Program Grant Funds (\$261,087)
7. Authorize an amendment to Resolution No. 16-1224, previously approved on August 10, 2016, for a housing development loan with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, to **(1)** increase the number of units from five to eleven; **(2)** increase funding from \$320,000 to \$1,220,000; and **(3)** to extend the contract from March 30, 2017 to December 31, 2017 for scattered sites located in the Fair Park area - Not to exceed \$900,000 - Financing: FY 2014-15 HOME Program Income #1 (\$800,000) and 2015-16 HOME Investment Partnership Program Grant Funds (\$100,000)

**ADDENDUM DATE September 14, 2016**

ITEM		IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF								
1				14	C	PBD, STS	\$474,370.00	35.00%	35.00%	Authorize a three-year service contract to provide fire alarm monitoring, closed circuit television camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Plaza Tunnel - CMC Network Solutions, LLC, most advantageous proposer of two - Not to exceed \$474,370 - Financing: Current Funds (subject to annual appropriations)
2				2	C	PBW, AVI	\$934,572.69	0.00%	30.85%	Authorize a construction contract with EAS Contracting, L.P., lowest responsible bidder of two for the construction of the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$934,573 - Financing: Aviation Current Funds (subject to appropriations)
3				2	C	PBW, AVI	\$314,464.00	2.25%	33.60%	Authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$314,464, from \$1,372,730 to \$1,687,194 - Financing: Aviation Current Funds (subject to appropriations)
4				8	C	TWM	NC	NA	NA	Authorize the conveyance of an easement and right-of-way containing approximately 28,981 square feet of land to Oncor Electric Delivery Company LLC for the installation, use, and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane - Financing: No cost consideration to the City
5				N/A	I	SEC	NC	NA	NA	A resolution designating absences by Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City
6				4, 8	I	HSG	GT	NA	NA	Authorize an amendment to Resolution No. 16-0847, previously approved on May 25, 2016, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; and (2) increase funds from \$225,000 to \$975,000 for construction of single family homes located on scattered sites - Not to exceed \$750,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$488,913) and 2013-14 HOME Investment Partnership Program Grant Funds (\$261,087)
7				7	I	HSG	GT	NA	NA	Authorize an amendment to Resolution No. 16-1224, previously approved on August 10, 2016, for a housing development loan with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, to (1) increase the number of units from five to eleven; (2) increase funding from \$320,000 to \$1,220,000; and (3) to extend the contract from March 30, 2017 to December 31, 2017 for scattered sites located in the Fair Park area - Not to exceed \$900,000 - Financing: FY 2014-15 HOME Program Income #1 (\$800,000) and 2015-16 HOME Investment Partnership Program Grant Funds (\$100,000)

**TOTAL            \$1,723,406.69**





**KEY FOCUS AREA:** Public Safety

**AGENDA DATE:** September 14, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Business Development & Procurement Services  
Street Services

**CMO:** M. Elizabeth Reich, 670-7804  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 14F

---

**SUBJECT**

Authorize a three-year service contract to provide fire alarm monitoring, closed circuit television camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Plaza Tunnel - CMC Network Solutions, LLC, most advantageous proposer of two - Not to exceed \$474,370 - Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

This item was placed on the addendum to allow for continued services without interruption.

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for service, for a specific term, which are ordered on an as needed basis.

This service contract will provide ongoing operation and maintenance services for fire alarm, fire protection, access control and camera systems (CCTV) including monitoring, testing, inspection and repair for the Woodall Rodgers Deck Plaza Tunnel.

On February 25, 2009, City Council authorized an interlocal agreement with the Texas Department of Transportation (TxDOT) for the inspection, operation and maintenance of the Woodall Rodgers Deck Plaza Tunnel now referred to as Klyde Warren Deck Park. This agreement obligates the City to perform monitoring of the tunnel as well as maintenance of the cameras in the tunnel and regular fire inspection and maintenance. The testing and annual inspection requires that the monitoring contractor comply with the National Fire Protection Act – Section 72 and other codes governing testing and annual inspections.

**BACKGROUND (Continued)**

A seven member committee from the following departments reviewed and evaluated all two proposals that were submitted:

- Street Services (1)
- Public Works Department (1)
- Park & Recreation (2)
- Office of Risk Management (1)
- Business Development and Procurement Services (2)\*

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 40%
- Capability and expertise 25%
- Overall approach/methodology 20%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 2,012 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLink Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

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

On September 26, 2012, City Council authorized a three-year service contract for fire and Closed Circuit Television Camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Park Tunnel Project by Resolution No. 12-2427.

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

On October 8, 2014, City Council authorized an increase to the contract for Closed Circuit Television Camera monitoring requirements for revised cycle times for Klyde Warren Park Tunnel in an amount of \$46,496.00, from \$436,640.00 to \$483,136.00 by Resolution No 14-1686.

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 12, 2016.

**FISCAL INFORMATION**

\$474,370.00 - Current Funds (subject to annual appropriations)

**M/WBE INFORMATION**

- 337 - Vendors contacted
- 337 - No response
  - 0 - Response (Bid)
  - 0 - Response (No bid)
  - 0 - Successful

2,012 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 12-2236 as amended.

**ETHNIC COMPOSITION**

**CMC Network Solutions, LLC**

White Male	17	White Female	2
Black Male	3	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

**PROPOSAL INFORMATION**

The following proposals were received from solicitation number BCZ1615 and were opened on June 17, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

**PROPOSAL INFORMATION (Continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*CMC Network Solutions, LLC	2700 Research Dr., #100 Plano, TX 75074	79.40%	\$471,870.00
Siemens Industry, Inc.	8600 N. Royal Ln., #100 Irving, TX 75063	61.14%	\$918,874.83

**OWNER**

**CMC Network Solutions, LLC**

Scott Broekemeier, Principal

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize a three-year service contract to provide fire alarm monitoring, closed circuit television camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Plaza Tunnel - CMC Network Solutions, LLC, most advantageous proposer of two - Not to exceed \$474,370 - Financing: Current Funds (subject to annual appropriations)

CMC Network Solutions, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following subcontractor.

**PROJECT CATEGORY:** Other Services

### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$166,029.50	35.00%
Total non-local contracts	\$308,340.50	65.00%
<b>TOTAL CONTRACT</b>	<b>\$474,370.00</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>
	BMDB17688Y0517	\$166,029.50	100.00%
GREAT SOUTHWESTERN FIRE & Safety			
<b>Total Minority - Local</b>		<b>\$166,029.50</b>	<b>100.00%</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	\$166,029.50	100.00%	\$166,029.50	35.00%
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>\$166,029.50</b>	<b>100.00%</b>	<b>\$166,029.50</b>	<b>35.00%</b>

September 14, 2016

**WHEREAS**, on September 26, 2012, City Council authorized a three-year service contract for fire and Closed Circuit Television Camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Park Tunnel Project by Resolution No. 12-2427; and,

**WHEREAS**, on October 8, 2014, City Council authorized an increase to the contract for Closed Circuit Television Camera monitoring requirements for revised cycle times for Klyde Warren Park Tunnel in an amount of \$46,496.00, from \$436,640.00 to \$483,136.00 by Resolution No 14-1686; and,

**WHEREAS**, on January 19, 2016, Administrative Action No. 16-5214 authorized an eight-month extension to the service contract for fire and Closed Circuit Television Camera monitoring and annual fire alarm inspections at Klyde Warren Park from February 1, 2016 to September 30, 2016 and an increase in the amount of \$50,000.00, from \$483,136.00 to \$533,136.00;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager is authorized to execute a service contract with CMC Network Solutions, LLC (VC16003) for fire alarm monitoring, closed circuit television camera monitoring and annual fire alarm inspections for the Woodall Rodgers Deck Plaza Tunnel for a term of three years in an amount not to exceed \$474,370.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to CMC Network Solutions, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by CMC Network Solutions, LLC under the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$474,370.00 (subject to annual appropriations) from Service Contract number BCZ1615.

**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:** September 14, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Public Works Department  
Aviation

**CMO:** Jill A. Jordan, P.E., 670-5299  
Ryan S. Evans, 671-9837

**MAPSCO:** 33D H; 34A E F J K

---

**SUBJECT**

Authorize a construction contract with EAS Contracting, L.P., lowest responsible bidder of two for the construction of the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$934,573 - Financing: Aviation Current Funds (subject to appropriations)

**BACKGROUND**

This item is submitted as an addendum item because funding complexities from the multiple sources required extra time to resolve. In addition, the project is time sensitive in order to mitigate the identified runway incursions.

This action will authorize a construction contract with EAS Contracting, L.P. the lowest responsible bidder of two for the construction of the Airfield Pavement Repairs Project at Dallas Love Field.

On March 25, 2015, Resolution No. 15-0491 authorized a design services contract with Garver, LLC. The construction administration and management services, as required by the City's engineering contract and by Federal Aviation Administration's Advisory Circular 5370-12B, Quality Management for Federally Funded Airport Construction Projects, is being considered by Council as a concurrent item.

The project consists of seven areas on the airfield at Dallas Love Field that are experiencing concrete failures. The airfield pavement at Dallas Love Field has experienced accelerated deterioration due to increased aircraft traffic and severe weather cycles. Heavy spring rains in May 2015, followed by the dry weather in July and August 2015, combined with the increase in traffic, has led to accelerated deterioration of pavement conditions on the airfield.

**BACKGROUND** (Continued)

The design contract developed engineering plans and specifications for the rehabilitation of the distressed areas. Repairs to the pavement will include full and partial depth repairs, joint sealants, and full panel replacements in some areas. Those areas include the following:

1. Taxiway Alpha
2. Taxiway Bravo 5
3. Taxiway Delta
4. Taxiway Bravo
5. Runway 18/36 intersection with Bravo
6. Taxiway Lima/Taxiway Charlie
7. Runway 13R-31L - various locations

This contract will provide the construction services necessary for the pavement repairs.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	November 2015
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	June 2017

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

Authorized a professional services contract with Garver, LLC, on March 25, 2015, by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 12, 2016.

**FISCAL INFORMATION**

Aviation Current Funds - \$934,572.69 (subject to appropriations)

Design	\$1,323,890.00
Supplemental Agreement No. 1	\$ 48,840.00
Supplemental Agreement No. 2 (concurrent action)	\$ 314,464.00
Construction (this action)	<u>\$ 934,572.69</u>
Total Project Cost	\$2,621,766.69



**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

EAS Contracting, L.P.

Hispanic Female	0	Hispanic Male	69
African-American Female	0	African-American Male	7
Other Female	0	Other Male	2
White Female	5	White Male	63

**BID INFORMATION**

The following bids were received and opened on June 10, 2016:

\*Denotes successful bidder

<b><u>BIDDERS</u></b>	<b><u>BID AMOUNT</u></b>
*EAS Contracting, L.P. 6013 CR 437 Princeton, TX 75407	\$ 934,572.69
Gibson Inc.	\$1,061,052.50

**OWNER**

**EAS Contracting, L.P.**

Carroll Edwards, President/Partner  
Jerry Mills, Partner  
Ray Naizer, Partner

**MAP**

Attached.

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

**PROJECT:** Authorize a construction contract with EAS Contracting, L.P., lowest responsible bidder of two for the construction of the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$934,573 - Financing: Aviation Current Funds (subject to appropriations)

EAS Contracting, L.P. is a non-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	\$0.00	0.00%
Total non-local contracts	\$934,572.69	100.00%
<b>TOTAL CONTRACT</b>	<b>\$934,572.69</b>	<b>100.00%</b>

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

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

None

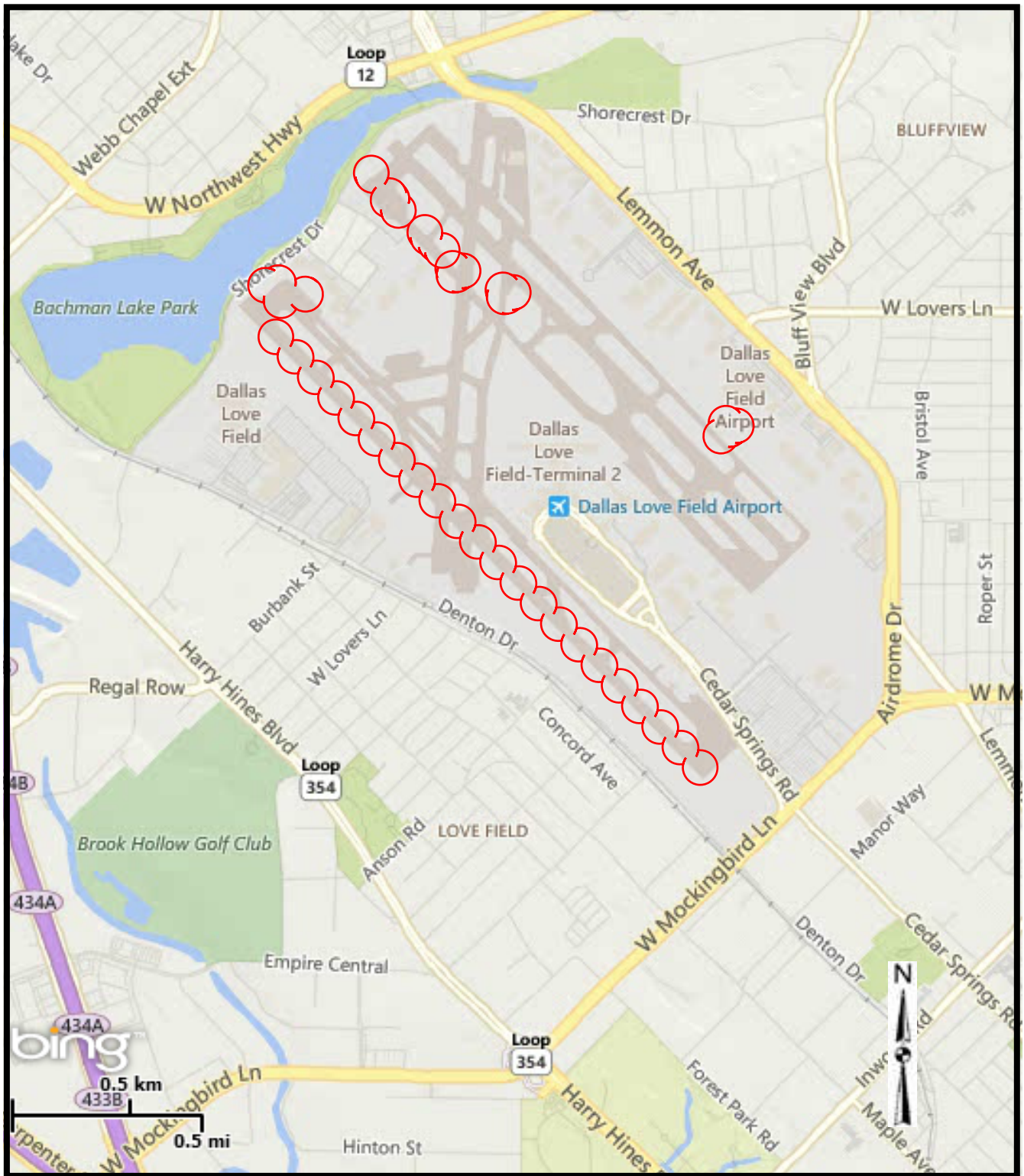
#### **Non-Local Contractors / Sub-Contractors**

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Chambers Engineering, LLC	BMMB49099N0518	\$183,671.14	19.65%
Alliance Geotechnical Group Inc.	BMDB94988Y0117	\$11,950.00	1.28%
W. O. E. Construction, Inc.	WFWD22300N0517	\$92,702.55	9.92%
<b>Total Minority - Non-local</b>		<b>\$288,323.69</b>	<b>30.85%</b>

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

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$195,621.14	20.93%
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%	\$92,702.55	9.92%
<b>Total</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$288,323.69</b>	<b>30.85%</b>

# DALLAS LOVE FIELD PAVEMENT REPAIRS



## DALLAS LOVE FIELD

33D H; 34A E F J K



September 14, 2016

**WHEREAS**, the Department of Aviation identified seven areas on the airfield at Dallas Love Field that have experienced pavement failures; and,

**WHEREAS**, on March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field in the amount of \$1,323,890.00; and,

**WHEREAS**, on October 23, 2015, Administrative Action No. 15-7086 authorized Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to provide all design and preparation of construction documents for the Airfield Pavement Repairs Project at Dallas Love Field in the amount of \$48,840.00, from \$1,323,890.00 to \$1,372,730.00; and,

**WHEREAS**, engineering plans and specifications were developed and publically advertised; and,

**WHEREAS**, two bids were received and opened on June 10, 2016 for the Airfield Pavement Repairs Project at Dallas Love Field, as follows:

<b><u>BIDDERS</u></b>	<b><u>BID AMOUNT</u></b>
EAS Contracting, L.P.	\$ 934,572.69
Gibson Associates Inc.	\$1,061,052.50

**WHEREAS**, it is now desirable to authorize a construction contract with EAS Contracting, L.P. for the construction of the Airfield Pavement Repairs Project at Dallas Love Field in an amount not to exceed \$934,572.69.

**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 EAS Contracting, L.P. to provide construction services for the Airfield Pavement Repairs Project at Dallas Love Field, in an amount not to exceed \$934,572.69, after it has been approved as to form by the City Attorney.

September 14, 2016

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$934,572.69 (subject to appropriations) to be paid to EAS Contracting, L.P. in accordance with the terms and conditions of the contract from:

Aviation Current Fund  
Fund 0130, Dept. AVI, Unit 7712, Account AAIP,  
Object 3099, Program #AVIEAS, CT AVI7712EAFY16  
Vendor # 518115, in an amount not to exceed \$934,572.69

**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:** September 14, 2016

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Public Works Department  
Aviation

**CMO:** Jill A. Jordan, P.E., 670-5299  
Ryan S. Evans, 671-9837

**MAPSCO:** 33D H; 34A E F J K

---

**SUBJECT**

Authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$314,464, from \$1,372,730 to \$1,687,194 - Financing: Aviation Current Funds (subject to appropriations)

**BACKGROUND**

This item is submitted as an addendum item because funding complexities from the multiple sources required extra time to resolve. In addition, the project is time sensitive in order to mitigate the identified runway incursions.

This action will authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field in an amount not to exceed \$314,464.00, from \$1,372,730.00 to \$1,687,194.00.

The construction services contract associated with this item is being considered by council as a concurrent item.

The project consists of seven areas on the airfield at Dallas Love Field that are experiencing concrete failures. The airfield pavement at Dallas Love Field has experienced accelerated deterioration due to increased aircraft traffic and severe weather cycles. Heavy spring rains in May 2015, followed by the dry weather in July and August 2015, combined with the increase in traffic, has led to accelerated deterioration of pavement conditions on the airfield.

**BACKGROUND** (Continued)

The design contract developed engineering plans and specifications for the rehabilitation of the distressed areas. Repairs to the pavement will include full and partial depth repairs, joint sealants, and full panel replacements in some areas. Those areas include the following:

1. Taxiway Alpha
2. Taxiway Bravo 5
3. Taxiway Delta
4. Taxiway Bravo
5. Runway 18/36 intersection with Bravo
6. Taxiway Lima/Taxiway Charlie
7. Runway 13R-31L - various locations

This contract will provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	November 2015
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	June 2017

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

Authorized a professional services contract with Garver, LLC on March 25, 2015, by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 12, 2016.

**FISCAL INFORMATION**

Aviation Current Funds - \$314,464.00 (subject to appropriations)

Professional Services Contract	\$1,323,890.00
Supplemental Agreement No. 1	\$ 48,840.00
Supplemental Agreement No. 2 (this action)	\$ 314,464.00
Construction (concurrent action)	<u>\$ 934,572.69</u>
 Total Project Cost	 \$2,621,766.69



**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

Garver, LLC

Hispanic Female	2	Hispanic Male	7
African-American Female	3	African-American Male	8
White Female	95	White Male	318
Other Female	6	Other Male	9

**OWNER**

**Garver, LLC**

Daniel H. Williams, President  
Brock E. Hoskins, Senior Vice President  
Herbert J. Parker, Senior Vice President

**MAP**

Attached.

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

**PROJECT:** Authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field - Not to exceed \$314,464, from \$1,372,730 to \$1,687,194 - Financing: Aviation Current Funds (subject to appropriations)

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

**PROJECT CATEGORY:** Architecture & Engineering

### **LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY**

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$7,085.00	2.25%
Non-local contracts	\$307,379.00	97.75%
<b>TOTAL THIS ACTION</b>	<b>\$314,464.00</b>	<b>100.00%</b>

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

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

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
EJES, Inc.	BMDB64782Y0716	\$3,500.00	49.40%
Southwest Testing Laboratories	HFDB85904Y0617	\$3,585.00	50.60%
<b>Total Minority - Local</b>		<b>\$7,085.00</b>	<b>100.00%</b>

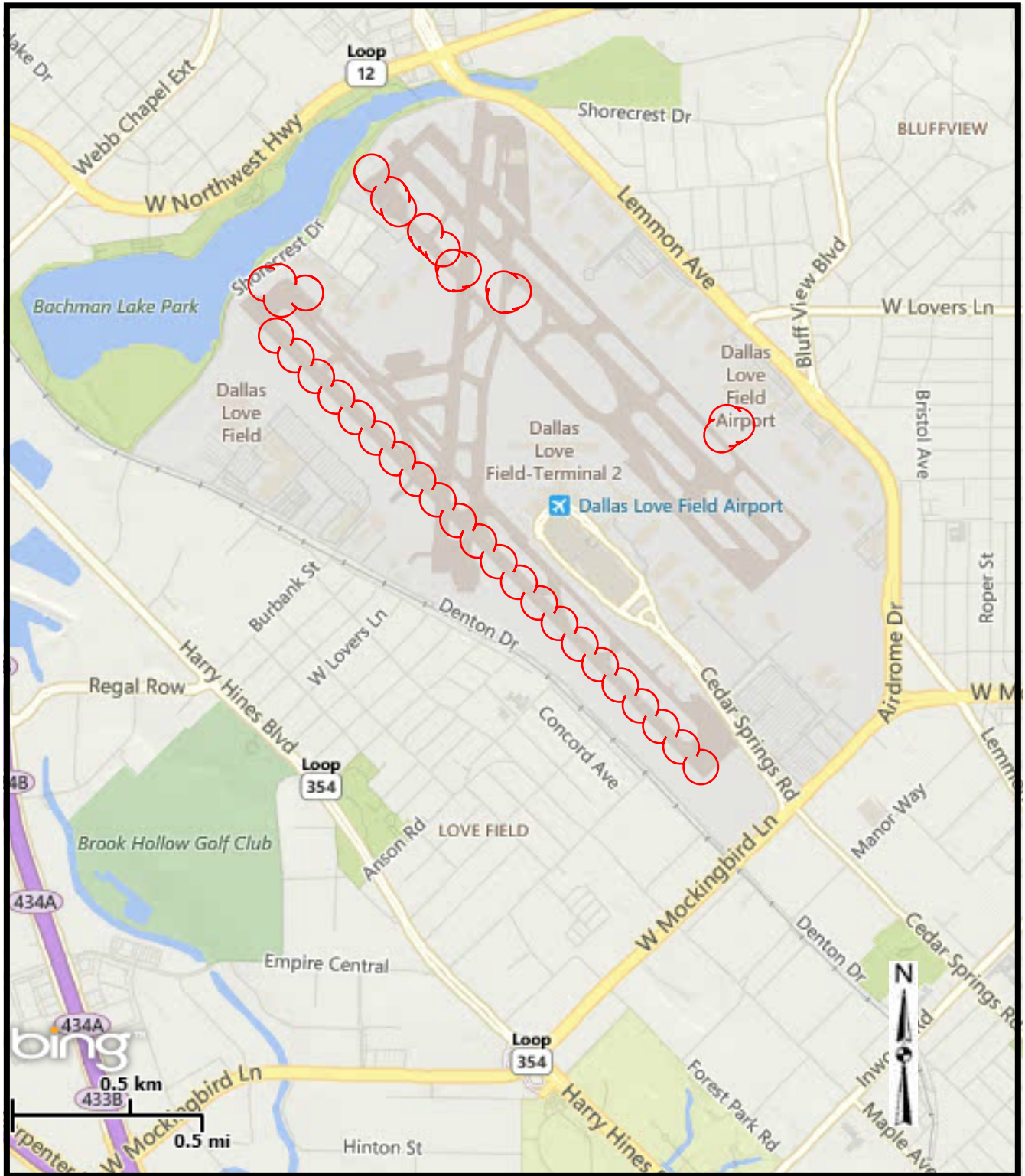
#### **Non-Local Contractors / Sub-Contractors**

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Williams CM Group	WFDB16721Y0717	\$200,040.00	65.08%
<b>Total Minority - Non-local</b>		<b>\$200,040.00</b>	<b>65.08%</b>

**TOTAL M/WBE PARTICIPATION**

	<b>This Action</b>		<b>Participation to Date</b>	
	<b><u>Amount</u></b>	<b><u>Percent</u></b>	<b><u>Amount</u></b>	<b><u>Percent</u></b>
African American	\$3,500.00	1.11%	\$131,924.79	7.82%
Hispanic American	\$0.00	0.00%	\$197,270.71	11.69%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$203,625.00	64.75%	\$237,712.50	14.09%
Total	\$207,125.00	65.87%	\$566,908.00	33.60%

# DALLAS LOVE FIELD PAVEMENT REPAIRS



## DALLAS LOVE FIELD

33D H 34A E F J K

September 14, 2016

**WHEREAS**, the Department of Aviation identified seven areas on the airfield at Dallas Love Field that have experienced pavement failures; and,

**WHEREAS**, on March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC for the Pavement Rehabilitation and Reconstruction Project at Dallas Love Field in the amount of \$1,323,890.00; and,

**WHEREAS**, on October 23, 2015, Administrative Action No. 15-7086 authorized Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to provide all design and preparation of construction documents for the Airfield Pavement Repairs Project at Dallas Love Field in the amount of \$48,840.00, from \$1,323,890.00 to \$1,372,730.00; and,

**WHEREAS**, construction administration and management services with Garver, LLC, would be developed under a supplemental agreement at a later date; and,

**WHEREAS**, it is now necessary to authorize Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field, in an amount not to exceed \$314,464.00, from \$1,372,730.00 to \$1,687,194.00.

**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 Supplemental Agreement No. 2 to the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field, in an amount not to exceed \$314,464.00, from \$1,372,730.00 to \$1,687,194.00, 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 an amount not to exceed \$314,464.00 (subject to appropriations) to be paid to Garver, LLC in accordance with the terms and conditions of the contract from:

Aviation Current Fund	
Fund 0130, Department AVI, Unit 7722, ACTV AV06,	
Object 3099, Program AVI7722, CT AVI7722GAFY16	
Vendor #VS0000016343 in an amount not to exceed	\$314,464.00

September 14, 2016

**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:** September 14, 2016  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 57Z

---

**SUBJECT**

Authorize the conveyance of an easement and right-of-way containing approximately 28,981 square feet of land to Oncor Electric Delivery Company LLC for the installation, use, and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane – Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to expedite the processing of the easement in order to meet the project schedule.

This item authorizes the conveyance of an easement and right-of-way to Oncor Electric Delivery Company LLC, located on Great Trinity Forest Way near its intersection with South Longacre Lane. This easement and right-of-way will allow for the installation, use, and maintenance of electric facilities to service the Trinity Forest Golf Course.

The property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation.

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

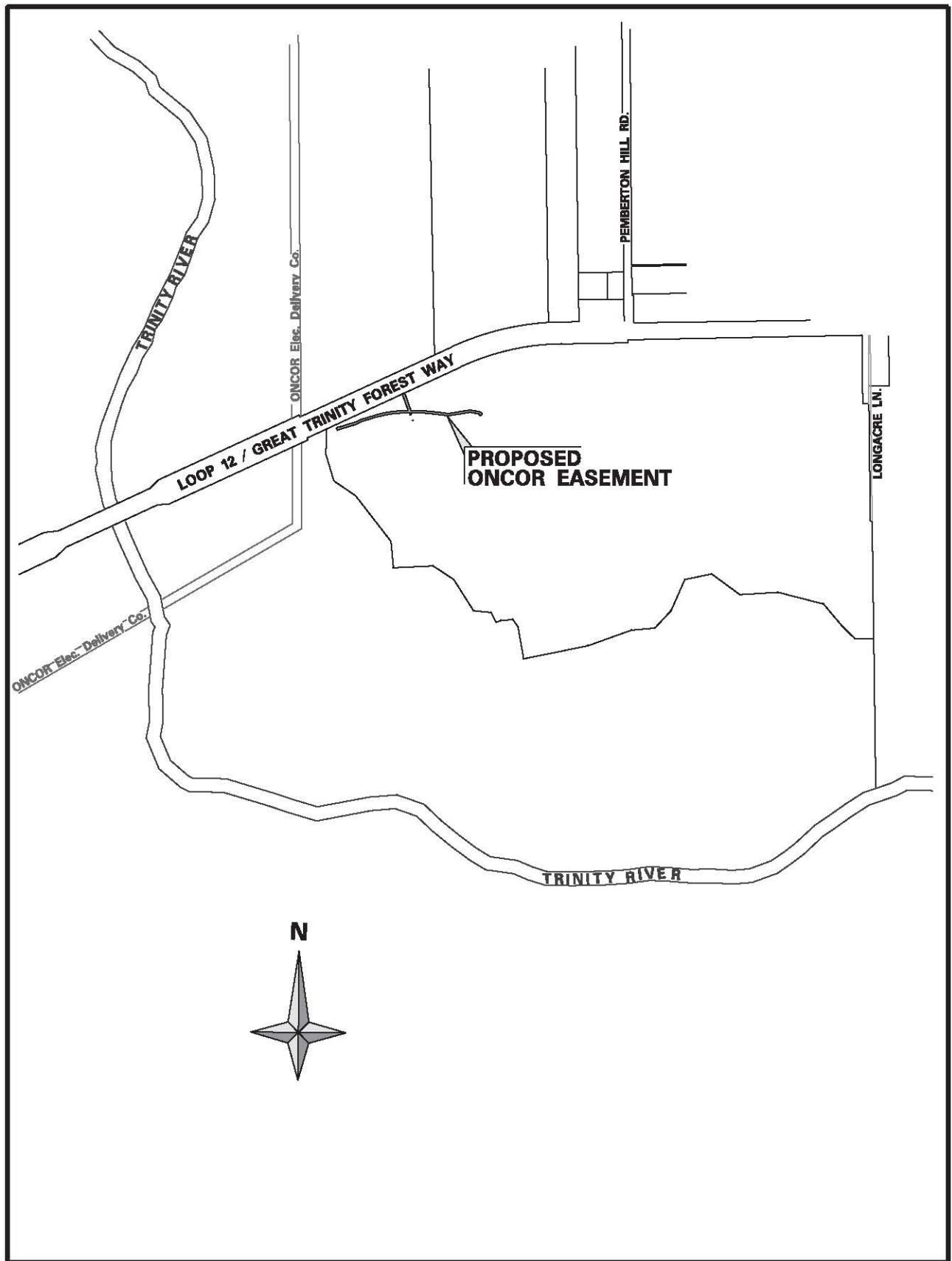
Information about this item was provided to the Transportation and Trinity River Project Committee on September 12, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached





September 14, 2016

**WHEREAS**, the City of Dallas owns certain land being part of Block 6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, being the same land conveyed to the City of Dallas by deed recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County Texas; and

**WHEREAS**, Oncor Electric Delivery Company LLC has requested an Easement and Right-of-Way containing approximately 28,981 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, maintenance and use of electric facilities; and

**WHEREAS**, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

**WHEREAS**, pursuant to said Lease Agreement, Section 7.08, Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

**WHEREAS**, the City of Dallas needs and desires said utility service to provide service to the Trinity Forest Golf Course; **Now Therefore**,

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

**SECTION 1.** That the City Manager or his designee is authorized to execute and deliver to Oncor Electric Delivery Company LLC, an Easement and Right-of-Way to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, maintenance and use of electric facilities to service the Trinity Forest Golf Course, as to approximately 28,981 square feet of land described in Exhibit A.

**SECTION 2.** 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.

**APPROVED AS TO FORM:**

**Christopher D. Bowers, Interim City Attorney**

BY: Ben N. Egan  
**Assistant City Attorney**

**28,981 Square Feet/0.665 Acre**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
Part of "Tract 2" in Special Warrant Deed to the City of Dallas  
And situated in City Block 6258  
Gideon Pemberton Survey, Abstract No. 1155  
*City of Dallas, Dallas County, Texas*

DESCRIPTION, of a 28,981 square foot (0.665 acre) tract of land situated in the Gideon Pemberton Survey, Abstract No. 1155, City of Dallas, Dallas County, Texas and in Block 6258, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as "Tract 2" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas; said 28,981 square foot (0.665 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

BEGINNING, at 5/8-inch iron rod with blue "PACHECO KOCH" cap set (hereinafter referred to as "iron rod set") in the southeast right-of-way line of Loop 12 (Great Trinity Forest Way, a variable width right-of-way) and a northwest line of said "Tract 2"; said point being North 65 degrees, 13 minutes, 30 seconds East, a distance of 914.51 feet from a 1/2-inch iron rod with "PACHECO KOCH" cap found (Controlling Monument);

THENCE, North 65 degrees, 13 minutes, 30 seconds East, along the said south line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2", a distance of 20.09 feet to an iron rod set; said point being South 65 degrees, 13 minutes, 30 seconds West, a distance of 691.27 feet from a 3.25-inch aluminum disk stamped "LCI" found (Controlling Monument) at a point of curvature in the said southeast line of Loop 12 (Great Trinity Forest Way);

THENCE, departing the said southeast line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2" and into and across said "Tract 2", the following twenty-nine (29) calls:

South 19 degrees, 27 minutes, 31 seconds East, a distance of 208.64 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 09 degrees, 15 minutes, 02 seconds, a radius of 2,496.25 feet, a chord bearing and distance of South 85 degrees, 09 minutes, 51 seconds East, 402.59 feet, an arc distance of 403.03 feet to a point at the end of said curve;

North 81 degrees, 09 minutes, 47 seconds East, a distance of 256.92 feet to an iron rod set;

South 79 degrees, 02 minutes, 04 seconds East, a distance of 104.45 feet to an iron rod set;

South 59 degrees, 28 minutes, 53 seconds East, a distance of 27.23 feet to an iron rod set;

South 30 degrees, 31 minutes, 07 seconds West, a distance of 21.50 feet to an iron rod set;

FIELD NOTES APPROVED:

*APK 8/30/12*



**28,981 Square Feet/0.665 Acre**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
Part of "Tract 2" in Special Warrant Deed to the City of Dallas  
And situated in City Block 6258  
Gideon Pemberton Survey, Abstract No. 1155  
*City of Dallas, Dallas County, Texas*

North 59 degrees, 28 minutes, 53 seconds West, a distance of 23.00 feet to an iron rod set;

North 30 degrees, 31 minutes, 07 seconds East, a distance of 6.50 feet to an iron rod set;

North 59 degrees, 28 minutes, 53 seconds West, a distance of 1.65 feet to an iron rod set;

North 79 degrees, 02 minutes, 04 seconds West, a distance of 99.25 feet to an iron rod set;

South 81 degrees, 09 minutes, 47 seconds West, a distance of 256.72 feet to an iron rod set; said point being the beginning of a non-tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 11 degrees, 35 minutes, 27 seconds, a radius of 2,481.25 feet, a chord bearing and distance of North 86 degrees, 16 minutes, 42 seconds West, 501.10 feet, an arc distance of 501.95 feet to a point at the end of said curve; said point being the beginning of a non-tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 13 degrees, 17 minutes, 13 seconds, a radius of 1,120.75 feet, a chord bearing and distance of South 80 degrees, 42 minutes, 20 seconds West, 259.32 feet, an arc distance of 259.90 feet to a point at the end of said curve;

South 72 degrees, 59 minutes, 58 seconds West, a distance of 190.76 feet to an iron rod set;

South 64 degrees, 30 minutes, 12 seconds West, a distance of 65.99 feet to an iron rod set;

South 73 degrees, 00 minutes, 00 seconds West, a distance of 195.67 feet to an iron rod set;

South 59 degrees, 33 minutes, 23 seconds West, a distance of 20.23 feet to an iron rod set;

South 30 degrees, 26 minutes, 37 seconds East, a distance of 2.50 feet to an iron rod set;

South 59 degrees, 33 minutes, 23 seconds West, a distance of 20.00 feet to an iron rod set;

North 30 degrees, 26 minutes, 37 seconds West, a distance of 20.00 feet to an iron rod set;

North 59 degrees, 33 minutes, 23 seconds East, a distance of 20.00 feet to an iron rod set;

South 30 degrees, 26 minutes, 37 seconds East, a distance of 2.50 feet to an iron rod set;



**28,981 Square Feet/0.665 Acre**  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**  
Part of "Tract 2" in Special Warrant Deed to the City of Dallas  
And situated in City Block 6258  
Gideon Pemberton Survey, Abstract No. 1155  
*City of Dallas, Dallas County, Texas*

North 59 degrees, 33 minutes, 23 seconds East, a distance of 22.00 feet to an iron rod set;

North 73 degrees, 00 minutes, 00 seconds East, a distance of 196.18 feet to an iron rod set;

North 64 degrees, 30 minutes, 12 seconds East, a distance of 65.99 feet to an iron rod set;

North 72 degrees, 59 minutes, 58 seconds East, a distance of 192.16 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 13 degrees, 17 minutes, 52 seconds, a radius of 1,135.75 feet, a chord bearing and distance of North 80 degrees, 42 minutes, 14 seconds East, 263.01 feet, an arc distance of 263.60 feet to a point at the end of said curve; said point being the beginning of a non-tangent curve to the right;


In an easterly direction, along said curve to the right, having a central angle of 01 degrees, 47 minutes, 58 seconds, a radius of 2,496.25 feet, a chord bearing and distance of North 88 degrees, 49 minutes, 27 seconds East, 78.40 feet, an arc distance of 78.40 feet to an iron rod set at the end of said curve;

North 19 degrees, 27 minutes, 31 seconds West, a distance of 199.73 feet to the POINT OF BEGINNING;

CONTAINING, 28,981 square feet or 0.665 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 *08/30/2016*  
Date

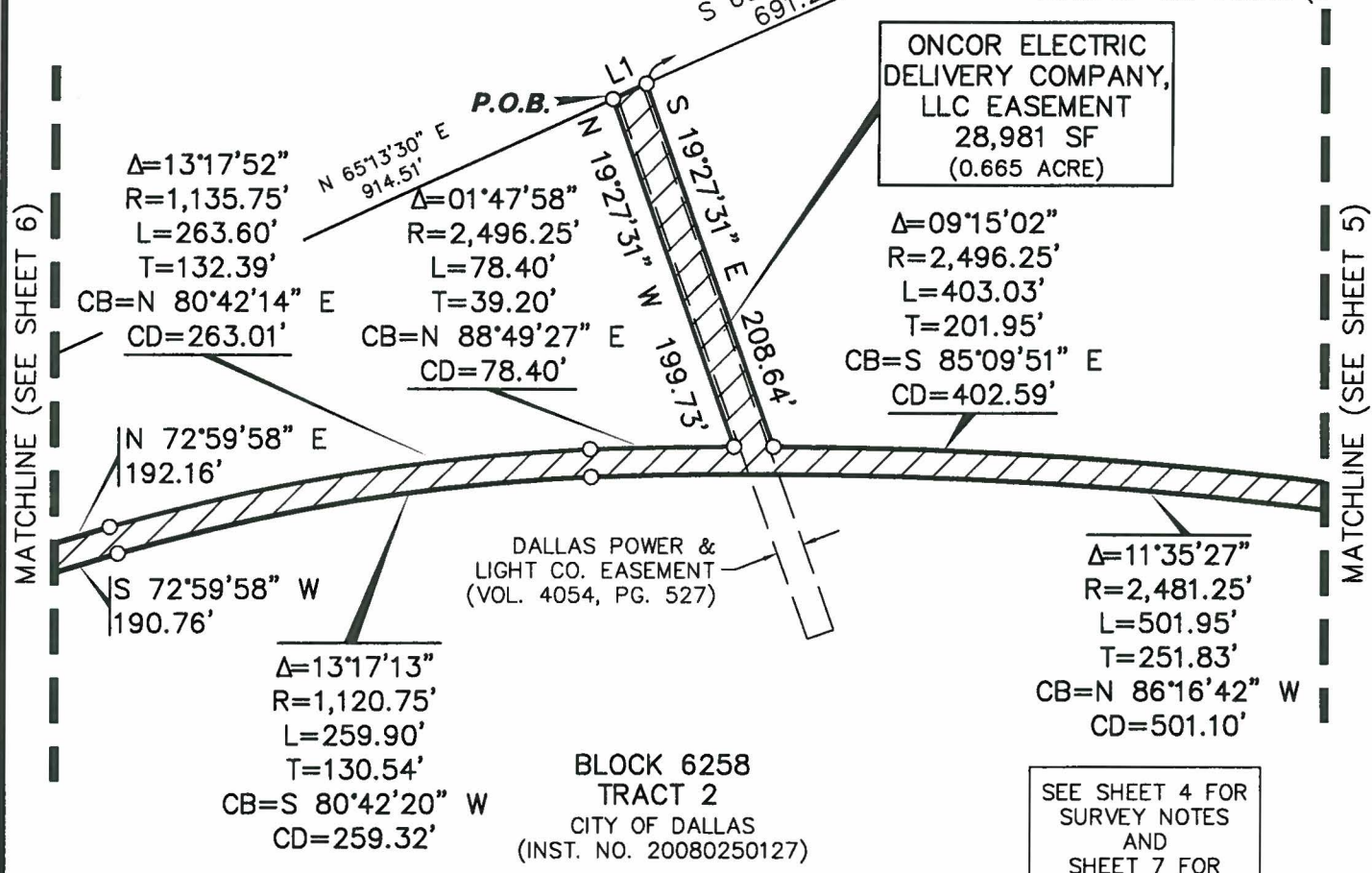
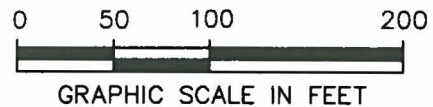
Michael C. Clover  
Registered Professional Land Surveyor No. 5225  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805



2741-15.114\_ONCOR.doc  
2741-15.114\_ONCOR.dwg LMG

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING

**LOOP 12/  
GREAT TRINITY  
FOREST WAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
STATE OF TEXAS  
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)  
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)  
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)  
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)  
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

*Michael O. Clover*  
Michael O. Clover  
Registered Professional Land Surveyor No. 5225

Date  
**08/30/2016**



**28,981 Square Feet/  
0.665 Acre  
ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155 CITY OF DALLAS, DALLAS COUNTY, TEXAS SHEET 4 OF 7

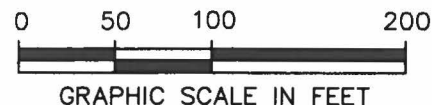


7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

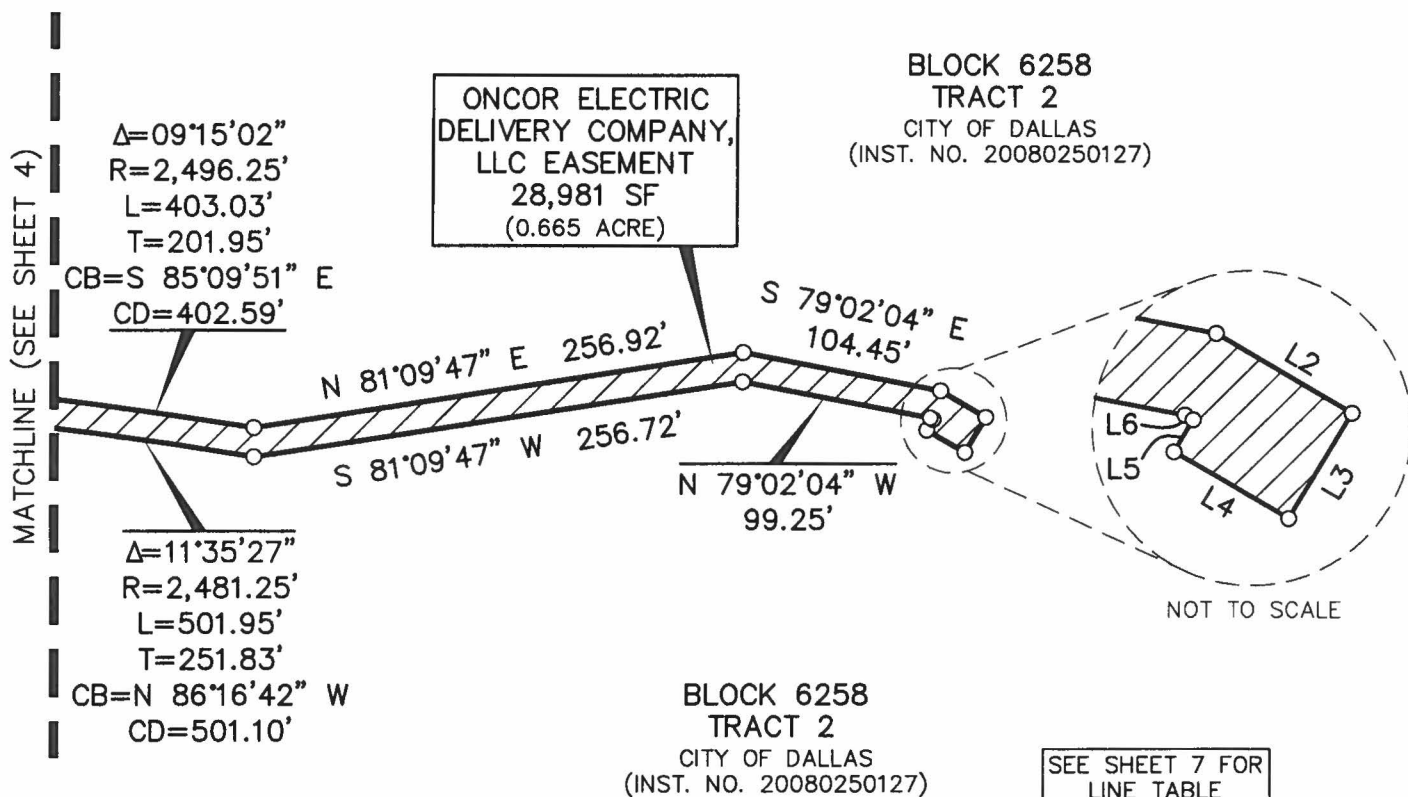
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.114ONCOR-1.DWG  
08/30/2016 - 6:48AM  
MCCLOVER

LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING



iK  
i.M.)



SEE SHEET 7 FOR  
LINE TABLE

SEE SHEET 4 FOR  
SURVEYOR'S CERTIFICATION

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

**28,981 Square Feet/  
0.665 Acre**

**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 7

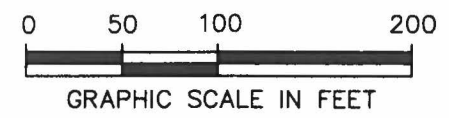
**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.114ONCOR-1.DWG 08/30/2016 - 6:49AM MCLOVER

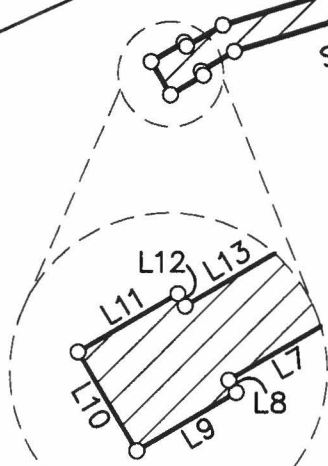
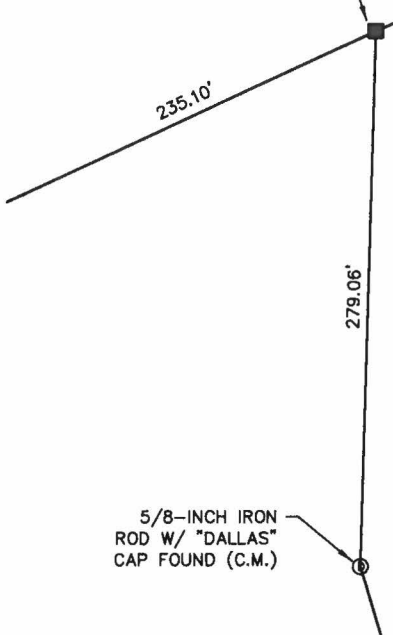


LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING



**GREAT LOOP 12/  
TRINITY FOREST WAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
STATE OF TEXAS  
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)  
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)  
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)  
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)  
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)

1/2-INCH IRON ROD  
W/ "PACHECO KOCH"  
CAP FOUND (C.M.)  
(1/2-INCH IRON ROD FOUND  
BEARS: S 01°33' W, 1.1')



**ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT  
28,981 SF  
(0.665 ACRE)**

**BLOCK 6258  
TRACT 2  
CITY OF DALLAS  
(INST. NO. 20080250127)**

SEE SHEET 4 FOR SURVEYOR'S CERTIFICATION      SEE SHEET 7 FOR LINE TABLE

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	MCC	1"=100'	AUGUST 2016	2741-15.114

**28,981 Square Feet/  
0.665 Acre**

**ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY  
DEED TO THE CITY OF DALLAS  
AND SITUATED IN CITY BLOCK 6258,  
GIDEON PEMBERTON SURVEY,  
ABSTRACT NO. 1155  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 6 OF 7

M:\DWG-27\2741-15.114\DWG\SURVEY\_C3D\_2012\2741-15.1140NCOR-1.DWG 08/30/2016 - 6:48AM MCLOVER

MATCHLINE (SEE SHEET 4)

<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>
L1	N 65° 13' 30" E	20.09'
L2	S 59° 28' 53" E	27.23'
L3	S 30° 31' 07" W	21.50'
L4	N 59° 28' 53" W	23.00'
L5	N 30° 31' 07" E	6.50'
L6	N 59° 28' 53" W	1.65'
L7	S 59° 33' 23" W	20.23'
L8	S 30° 26' 37" E	2.50'
L9	S 59° 33' 23" W	20.00'
L10	N 30° 26' 37" W	20.00'
L11	N 59° 33' 23" E	20.00'
L12	S 30° 26' 37" E	2.50'
L13	N 59° 33' 23" E	22.00'

SEE SHEET 4 FOR  
SURVEYOR'S CERTIFICATION

**28,981 Square Feet/  
0.665 Acre**  
**ONCOR ELECTRIC  
DELIVERY COMPANY,  
LLC EASEMENT**  
PART OF "TRACT 2" IN SPECIAL WARRANTY  
DEED TO THE CITY OF DALLAS  
AND SITUATED IN CITY BLOCK 6258,  
GIDEON PEMBERTON SURVEY,  
ABSTRACT NO. 1155  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 7 OF 7



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> LMG	<b>CHECKED BY</b> MCC	<b>SCALE</b> NONE	<b>DATE</b> AUGUST 2016	<b>JOB NUMBER</b> 2741-15.114
------------------------	--------------------------	----------------------	----------------------------	----------------------------------

M:\DWG-27\2741-15.114\DWG\SURVEY\_C3D\_2012\2741-15.114ONCOR-1.DWG  
08/30/2016 - 6:49AM  
MCLOVER



**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** September 14, 2016  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** City Secretary  
**CMO:** Rosa A. Rios, 670-3738  
**MAPSCO:** N/A

---

**SUBJECT**

A resolution designating absences by Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

**BACKGROUND** (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

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

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.

September 14, 2016

**WHEREAS**, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

**WHEREAS**, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

**WHEREAS**, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

**WHEREAS**, Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted;

**Now, Therefore,**

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

September 14, 2016

**SECTION 1.** That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 2.** That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 3.** That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence(s) by Deputy Mayor Pro Tem Erik Wilson and Councilmember Lee M. Kleinman as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

**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.

EXHIBIT A  
 CITY COUNCIL MEMBER(S)  
 REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	MEETING DATE	MEETING EXEMPTION	PURPOSE/LOCATION	ABSENCE TYPE
Erik Wilson	8/8/2016	Transportation and Trinity River Project Committee	Representing Mayor Rawlings at the Vox Native Choir Luncheon at the Dallas County Club.	Absent more than 50%
Lee M. Kleinman	9/6/2016	Budget, Finance & Audit Committee	Attended a meeting with the City Manager.	Absent



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** September 14, 2016  
**COUNCIL DISTRICT(S):** 4, 8  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 65C 65U

---

**SUBJECT**

Authorize an amendment to Resolution No. 16-0847, previously approved on May 25, 2016, for a housing development loan with City Wide Community Development Corporation, a certified Community Housing Development Organization, to **(1)** increase the number of units from five to eleven; and **(2)** increase funds from \$225,000 to \$975,000 for construction of single family homes located on scattered sites - Not to exceed \$750,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$488,913) and 2013-14 HOME Investment Partnership Program Grant Funds (\$261,087)

**BACKGROUND**

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

In August 2016, Sherman Roberts, President of City Wide Community Development Corporation (CWCDC), requested an increase in units and funds for an existing housing development loan. The increased demand for housing in the area as a result of the many efforts in Grow South has caused a back log of potential homebuyers. CWCDC currently has additional lots in inventory to construct the six additional units of single family housing.

CWCDC is a certified Community Housing Development Organization (CHDO) and has had prior contracts with the City to develop homes in Dallas. CWCDC completed construction and rented 42 multifamily units in this area to low-income households. Fifty percent of the construction on the original five single family units has been completed on three homes. CWCDC owns additional lots located on scattered sites and has obtained gap financing with a private lender for a portion of the construction costs of the six additional units. Estimated additional private leverage will be \$1,100,000.

**BACKGROUND (continued)**

The City will provide HOME funds for gap financing for a portion of the construction costs for eleven homes to be built out and sold. The homes will be 3 bedroom with 2 baths and approximately 1,400 sq. ft. The construction and sale of the units will be completed by May 25, 2018. A lien will be placed on the property and released on a partial basis as each unit is built out and sold to an eligible homebuyer. In conformance with federal regulations, all buyers must have household incomes at or below 80% of area median family income.

City Council approval of this item will authorize the City Manager to execute an amendment to the loan documents with CWDC for these funds, subject to environmental clearance by the City of Dallas and HUD for the six additional lots.

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

On June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans, by Resolution No. 15-1055.

On January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement by Resolution No. 16-0079.

On May 25, 2016, City Council approved the housing development loan agreement with CWDC, by Resolution No. 16-0847.

Information about this item was provided to the Housing Committee on September 6, 2016.

**FISCAL INFORMATION**

2012-13 HOME Investment Partnership Program Grant Funds - \$488,913

2013-14 HOME Investment Partnership Program Grant Funds - \$261,087

<b><u>Council District</u></b>	<b><u>Amount</u></b>
4	\$500,000
8	<u>\$250,000</u>
Total	\$750,000



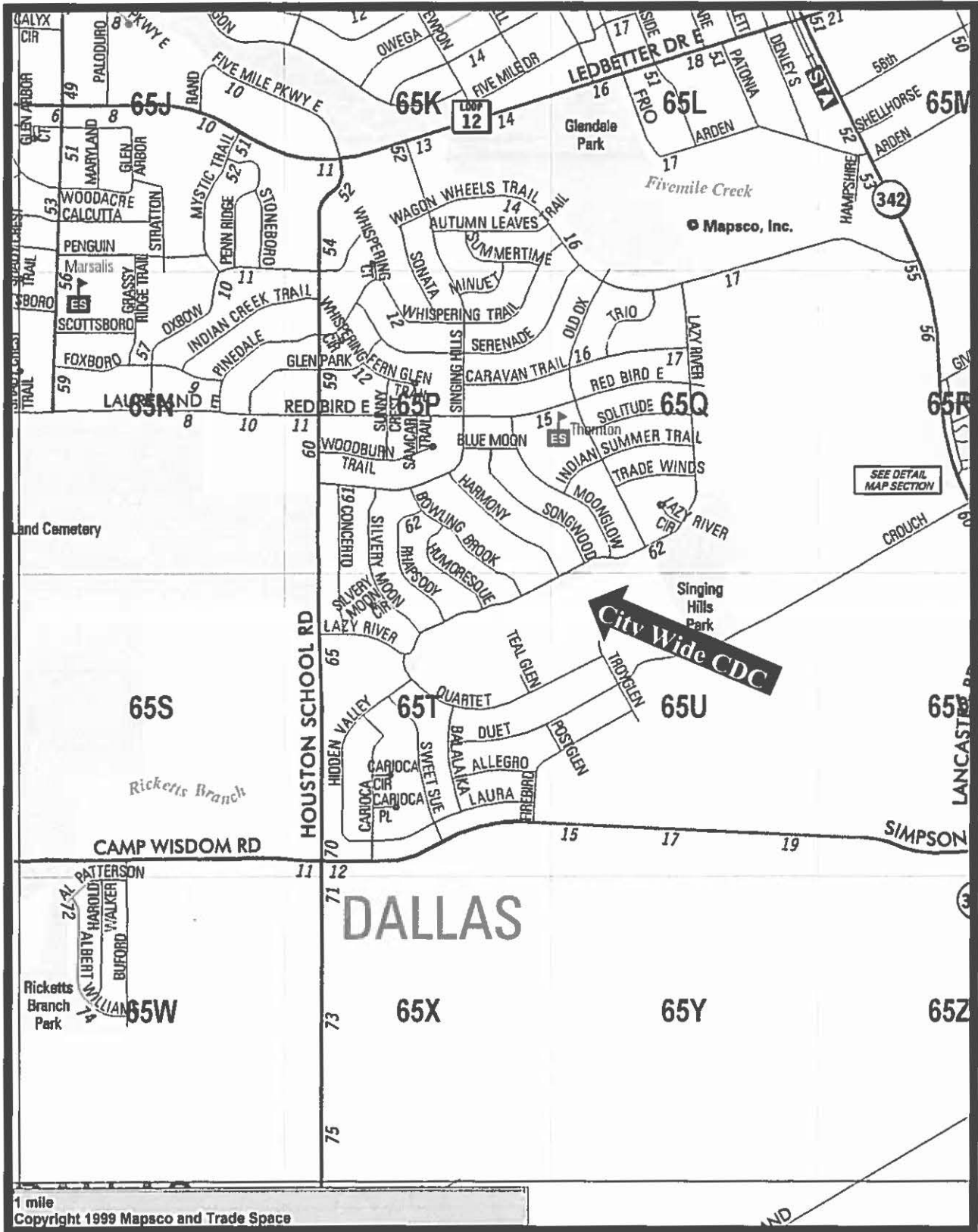
**OWNER/DEVELOPER**

**City Wide Community  
Development Corporation**

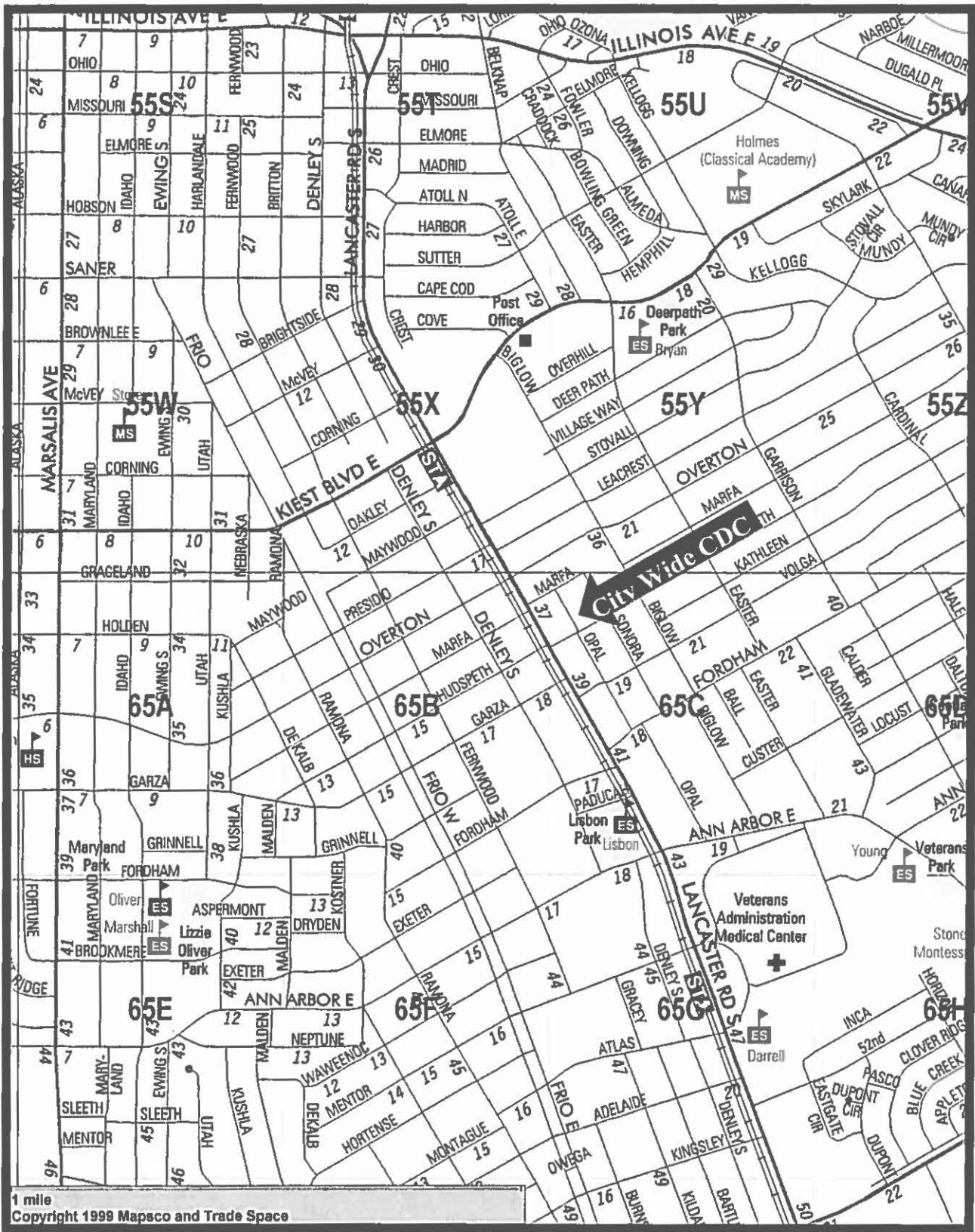
Sherman Roberts, President

**MAPS**

Attached



**MAPSCO 65U**



**MAPSCO 65C**



September 14, 2016

**WHEREAS**, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

**WHEREAS**, on June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans, by Resolution No. 15-1055; and

**WHEREAS**, on January 13, 2016, City Council approved the Owner Occupied Housing Development Program Statement, by Resolution No. 16-0079; and

**WHEREAS**, on May 25, 2016, City Council approved the housing development loan agreement with City Wide Community Development Corporation (CWCDC), by Resolution No. 16-0847; and

**WHEREAS**, CWCDC proposes to work with the City of Dallas to undertake the development of single family units for the Scattered Sites Project in the Lancaster Corridor area; and

**WHEREAS**, the City desires for CWCDC to develop single family homes for households with household incomes at or below 80% AMFI; **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 an amendment to a housing development loan to (1) increase the number of units from five to eleven; and (2) increase funds from \$225,000 to \$975,000 for construction of single family homes located on scattered sites.

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

- (a) CWCDC must execute an amended note payable for \$975,000 with 0% interest and deferred payments until completion with the City of Dallas.
- (b) CWCDC will execute a lien through a Deed of Trust and deed restriction for a 15-year term.
- (c) CWCDC will use the funds to gap the construction costs for the units and will repay any net proceeds from the sale of the units after repayment of the first lender lien. Upon such repayment the remaining debt attributable to the unit will be forgiven and lien partially released.
- (d) CWCDC will have until May 25, 2018 to fully complete the project and sell the units to income eligible households.
- (e) The City will subordinate first lien position to the interim construction lender.

September 14, 2016

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

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

City Wide Community Development Corporation Vendor # VS0000026872

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Program Name</u>	<u>Encumbrance</u>	<u>Amount</u>
HM12	HOU	893E	3015	HMHOCWCD	CWCDC-5SDAL	HOUHM14G211	\$488,913
HM13	HOU	236F	3015	HMHOCWCD	CWCDC-5SDAL	HOUHM14G211	\$261,087

**Section 5.** That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and deferred revenue-home loans in (0859) in funds HM12 and HM13 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:** September 14, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 46Q 46R

---

**SUBJECT**

Authorize an amendment to Resolution No. 16-1224, previously approved on August 10, 2016, for a housing development loan with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, to **(1)** increase the number of units from five to eleven; **(2)** increase funding from \$320,000 to \$1,220,000; and **(3)** to extend the contract from March 30, 2017 to December 31, 2017 for scattered sites located in the Fair Park area - Not to exceed \$900,000 - Financing: FY 2014-15 HOME Program Income #1 (\$800,000) and 2015-16 HOME Investment Partnership Program Grant Funds (\$100,000)

**BACKGROUND**

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

In September 2016, Diane Ragsdale, Managing Director of South Dallas Fair Park/Innercity Community Development Corporation (ICDC), requested an increase in units, funds and an extension to the completion date for an existing housing development loan in the Fair Park area. The demand for housing in the area has significantly increased and has caused a back log of potential homebuyers in ICDC's program. ICDC currently has additional lots in inventory and has in process several lots with the Land Bank.

ICDC is a certified Community Housing Development Organization (CHDO) and has had several prior contracts with the City to build housing. ICDC has gap financing in place with Capital One and is under contract with two builders. The original five homes are under contract to be sold to eligible homebuyers and are awaiting completion to purchase the homes. Upon completion, homebuyers will have a 15-year deed restriction on the homes to maintain affordability.

## **BACKGROUND (continued)**

The City will provide HOME funds for gap financing a portion of the construction costs for an additional six homes to be built out and sold. The homes will be 3 bedroom with 2 baths and approximately 1,400 sq. ft. The construction and occupancy of the units will be completed by December 31, 2017s. A lien will be placed on the property and released on a partial basis as each unit is built out and a homebuyer is approved. Estimated private leverage will be \$1,815,000.

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

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

On June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans, by Resolution No. 15-1055.

On June 10, 2015, City Council approved the housing development loan agreement with ICDC, by Resolution No. 15-1080.

On August 10, 2016, City Council approved an amendment to the housing development loan agreement with ICDC, by Resolution No. 16-1224.

Information about this item was provided to the Housing Committee on September 6, 2016.

## **FISCAL INFORMATION**

FY 2014-15 HOME Program Income #1 - \$800,000

2015-16 HOME Investment Partnership Program Grant Funds - \$100,000

## **OWNER/DEVELOPER**

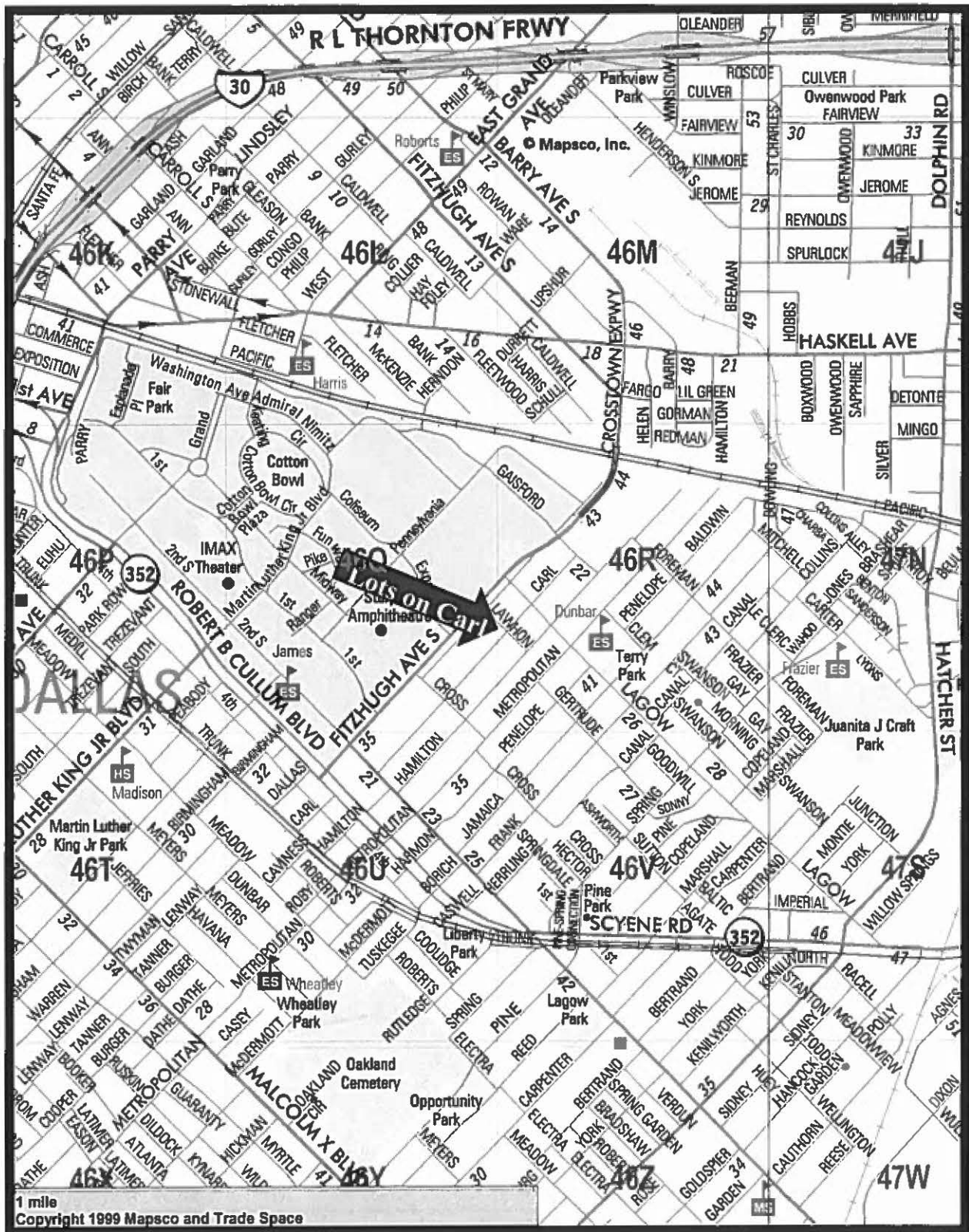
**South Dallas Fair Park/Innercity Community  
Development Corporation**

Diane Ragsdale, Managing Director

## **MAP**

Attached





**MAPSCO 46Q & 46R**



September 14, 2016

**WHEREAS**, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

**WHEREAS**, on June 10, 2015, City Council approved the City of Dallas FY 2015-16 Consolidated Plan Budget for federal funds which included the HOME Investment Partnership Funds CHDO Development Loans, by Resolution No. 15-1055; and

**WHEREAS**, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

**WHEREAS**, on June 10, 2015, City Council approved the housing development loan agreement with South Dallas Fair Park/Innecity Community Development Corporation (ICDC), by Resolution No. 15-1080; and

**WHEREAS**, on August 10, 2016, City Council approved an amendment to the housing development loan agreement with ICDC, by Resolution No. 16-1224; and

**WHEREAS**, ICDC proposes to work with the City of Dallas to undertake the development of eleven scattered sites in the Fair Park area; and

**WHEREAS**, the City desires for ICDC to develop owner occupied units for households at or below 80% of Area Median Family Income; **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 an amendment for a housing development loan to (1) increase the number of units from five to eleven; (2) increase funding from \$320,000 to \$1,220,000; and (3) to extend the contract from March 30, 2017 to December 31, 2017 for scattered sites located in the Fair Park area.

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

- (a) ICDC must execute an amended note payable of \$1,220,000 to the City of Dallas for the loan.
- (b) ICDC will execute an amended lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) ICDC will use the funds to interim finance and gap the construction costs for the units and will repay the proceeds from the sale of the units, after payment of the first lender lien. Upon repayment, the debt will be forgiven and the lien released.

September 14, 2016

**Section 2. (continued)**

- (d) ICDC will have two years to complete construction. Occupancy must be completed within 6 months after construction of the units.
- (e) ICDC must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (f) The City will subordinate first lien position to the interim 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 properties upon compliance with the loan terms and deed restrictions.

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

South Dallas Fair Park/Innercity Community Development Corporation  
Vendor #266539

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Program Name</u>	<u>Encumbrance</u>	<u>Amount</u>
14M1	HOU	489G	3015	HM05FPAR	CHDO-FAIRPARK	HOU4384G159	\$800,000
HM15	HOU	644H	3015	HM05FPAR	CHDO-FAIRPARK	HOU4384G159	\$100,000

**Section 5.** That the City Controller is hereby authorized to record notes receivable - developers loan in balance sheet account (033F) and deferred revenue-home loans in (0859) in funds 14M1 and HM15 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:** September 14, 2016

**COUNCIL DISTRICT(S):** 4, 2, 14

**DEPARTMENT:** Planning and Urban Design  
Convention and Event Services

**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
Ryan S. Evans, 671-9837

**MAPSCO:** 44 Z Y; 45 E F J K L N P Q S T W; ~~54 B C D F G H~~

**SUBJECT**

Authorize a Funding Agreement between Dallas Area Rapid Transit, Downtown Dallas, Inc. and the City of Dallas for a one-year extension of the D-Link, downtown shuttle service operation - Not to exceed \$400,000 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)

**BACKGROUND**

The downtown shuttle service operation commenced on November 4, 2013, as a two-year demonstration project to respond to the demand for a tourist focused downtown bus circulator service as well as plan the most appropriate shuttle to meet the needs of tourists, downtown residents, employees, and visitors. Dallas Area Rapid Transit (DART) collaborated with the City of Dallas and Downtown Dallas Inc. (DDI) and created Route 722, also referred to as the D-Link. The D-Link provides shuttle services to the Omni Convention Center Hotel, Klyde Warren Park, and the Perot Museum of Nature and Science along with other Central Business District and North Oak Cliff major destinations such as the Bishop Arts District.

An evaluation of the D-Link shuttle service operation has determined through the ridership numbers that it was well received by visitors, businesses and residents. Daily ridership exceeds initial projections, is consistent and peaks during major conventions and summer months. The route currently operates between Downtown Dallas and North Oak Cliff and also serves the Cedars Station in the evening hours. The operating schedule is Monday through Saturday every 15 minutes from 11:00 a.m. to 11:30 p.m. and there is no fee to utilize the service.

**BACKGROUND** (Continued)

The annual operating cost of this service is \$1.8 million. The City of Dallas (City) will contribute \$400,000 per year, Downtown Dallas, Inc. will contribute \$306,849 per year and the DART Board agreed to provide the remaining funds to operate the service. The City will make 12 monthly payments of \$33,333.33.

This action will authorize a Funding Agreement between Dallas Area Rapid Transit, Downtown Dallas, Inc. and the City of Dallas for a one-year extension of the downtown shuttle service operation with a financial contribution of \$400,000 annually.

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

Information about this item was briefed to the Transportation and Trinity River Project Committee on August 22, 2016.

**FISCAL INFORMATION**

\$400,000.00 - Convention and Event Services Current Funds (subject to annual appropriations)

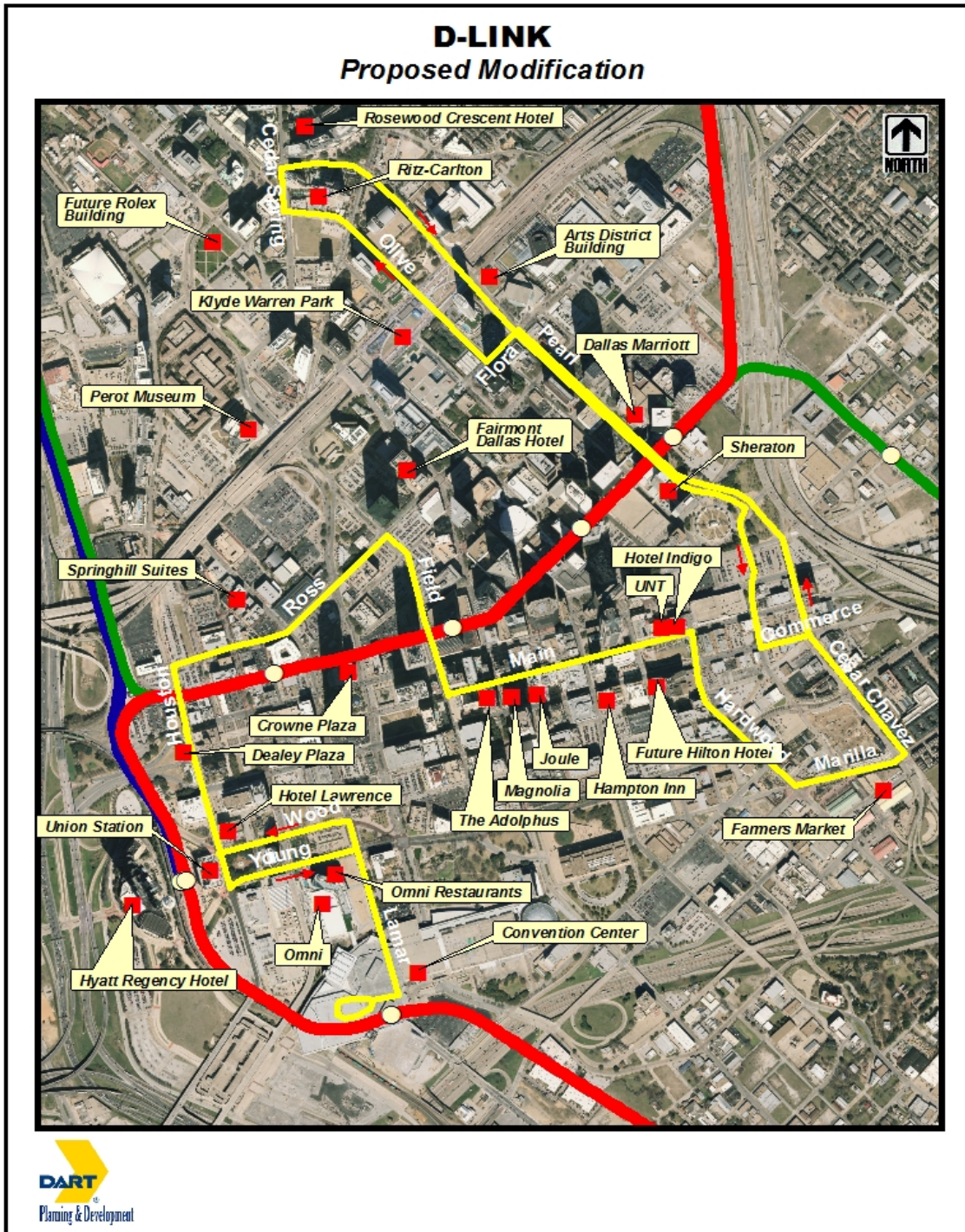
<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$172,000
2	\$ -64,000 <u>171,429</u>
14	<u>\$164,000</u> <u>228,571</u>
Total	\$400,000

**MAP**

Attached



# MAP 1- 722 SHUTTLE SERVICE (Effective August 29, 2016)



## Route 722 Service Schedule (Effective August 29, 2016)

Route 722 will operate every 15-minutes from 11AM until 11:30PM Monday thru Saturday.

September 14, 2016

**WHEREAS**, the increase in the Dallas convention business, downtown residential housings, growing employment base, and completed parks and attractions, Downtown Dallas, Inc. (DDI) has identified a specific need for bus circulator service to major destinations in and around the Central Business District; and,

**WHEREAS**, the City of Dallas, DDI, and Dallas Area Rapid Transit (DART) have collaborated to evaluate the demand for a tourist focused downtown bus service as well as plan the most appropriate shuttle to meet that need; and,

**WHEREAS**, DART proposes to conduct a two-year demonstration project of the Downtown Bus Circulator for approximately \$1,800,000 per year with annual contributions from the City of Dallas of \$400,000 and DDI in the amount of \$306,849; and,

**WHEREAS**, the City of Dallas, DART and DDI desire to enter into an agreement outlining the establishment of Route 722, detailing the proposed stops and hours of operation for the demonstration project; and,

**WHEREAS**, this agreement is intended to define the financial commitment and responsibilities of the Parties; and,

**WHEREAS**, it is now desirable to authorize a Funding Agreement between Dallas Area Rapid Transit, Downtown Dallas, Inc. and the City of Dallas for a one-year extension of the downtown shuttle service operation also known as the D-Link in an amount not to exceed \$400,000.00.

**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 Funding Agreement between Dallas Area Rapid Transit, Downtown Dallas, Inc. and the City of Dallas for a one-year extension of the D-Link, downtown shuttle service operation in an amount not to exceed \$400,000.00.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from Convention Center Operating Fund 0080, Dept. CCT, Unit 7840, Obj. 3099, Vendor No. 232802, in an amount not to exceed \$400,000.00 (subject to annual appropriations).

**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.