

QUALITY OF LIFE & ENVIRONMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2017 FEB 23 PM 4: 10

CITY SECRETARY
DALLAS, TEXAS

MONDAY, FEBRUARY 27, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 11:00 A.M.

Chair, Councilmember Sandy Greyson
Vice-Chair, Councilmember Tiffinni A. Young
Councilmember Rickey D. Callahan
Councilmember Mark Clayton
Councilmember Philip T. Kingston
Councilmember B. Adam McGough

Call to Order

1. Approval of January 23, 2017 Minutes

BRIEFINGS

2. Pacific Plaza: Proposed Development and Operating Endowment Agreements
Willis Winters
Director, Park and Recreation

Louise Elam
Assistant Director, Planning and Design
3. Sanitation Services Bulk and Brush - Community Survey
Kelly High
Director, Sanitation Services
4. **INFORMATIONAL MEMORANDUM**
Prisoner Reentry Services Pilot Program Update

Adjourn



Sandy Greyson, Chair
Quality of Life & Environment Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

A quorum of the City Council may attend this Council Committee meeting

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

HANDGUN PROHIBITION NOTICE FOR MEETINGS OF GOVERNMENTAL ENTITIES

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Quality of Life & Environment Committee Meeting Record

Meeting Date: January 23, 2017

Convened: 9:08 AM

Adjourned: 9:48 AM

Members Present:

Sandy Greyson (Chair)
Tiffinni A. Young (Vice-Chair)
Rickey D. Callahan
Mark Clayton
Philip T. Kingston
B. Adam McGough

Members Absent:

Council Members Present:

Lee M. Kleinman

Briefing Presenters

Willis Winters
Director, Park and Recreation

Ryan O'Connor
Senior Park Manager

Staff Present:

Peter Bratt, Juan Garcia, Ryan O'Connor, Joey Zapata

Guests:

AGENDA:

1. **Approval of January 9, 2017 Minutes**

Information Only:

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes of January 9, 2017.

Motion made by: Rickey D. Callahan

Motion seconded by: Tiffinni A. Young

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **Park Land Dedication Overview**

Presenter(s): Willis Winters, Director, Park and Recreation; Ryan O'Connor, Senior Park Manager

Information Only:

This briefing provided the Committee an update on the Park Land Dedication Overview.

Action Taken/Committee Recommendation(s): Recommend that staff present an option for expedited implementation by the end of March committee meeting.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

3. Upcoming Agenda Items

Presenter(s):

Information Only:

Information about upcoming items was included in the briefing materials.

Action Taken/Committee Recommendation(s):

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Councilmember Sandy Greyson
Chair

Memorandum



CITY OF DALLAS

DATE February 24, 2017

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Pacific Plaza: Proposed Development and Operating Endowment Agreements**

On Monday, February 27, 2017, you will be briefed on the proposed Development and Operating Endowment Agreements for Pacific Plaza Park. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'Willis Winters'.

Willis C. Winters, FAIA, Director
Park and Recreation Department

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Mark McDaniel, Acting First Assistant City Manager
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors



Dallas Park & Recreation

**PACIFIC PLAZA:
PROPOSED DEVELOPMENT
AND OPERATING ENDOWMENT AGREEMENTS**



**Quality of Life Committee
February 27, 2017**



Purpose

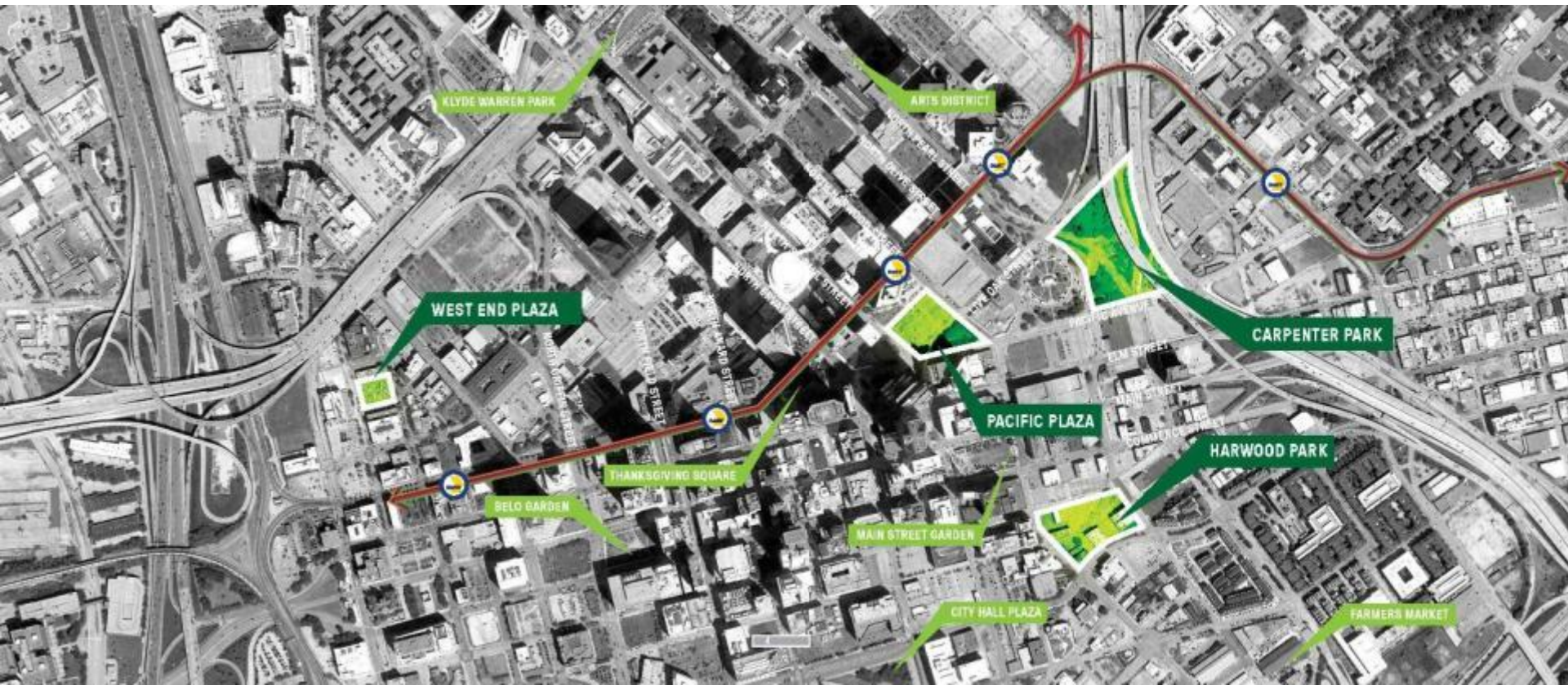
- Present final deal points for Pacific Plaza agreements with Parks for Downtown Dallas (PfDD):
 - Development Agreement
 - Operating Endowment Agreement
- Development and Operating Endowment Agreements
 - Briefed to Park and Recreation Board on February 16, 2017
 - Unanimously approved by Park and Recreation Board on February 23, 2017

Pacific Plaza Background

- Development Agreement:
 - PfDD has committed to spending up to \$15M to develop Pacific Plaza
- Operating Endowment Agreement:
 - PfDD has committed to providing \$1M for a permanent Operating Endowment Fund for the maintenance and operation of Pacific Plaza

Pacific Plaza Background

- Pacific Plaza identified as priority downtown park site in 2004 Downtown Parks Master Plan and 2013 Master Plan Update



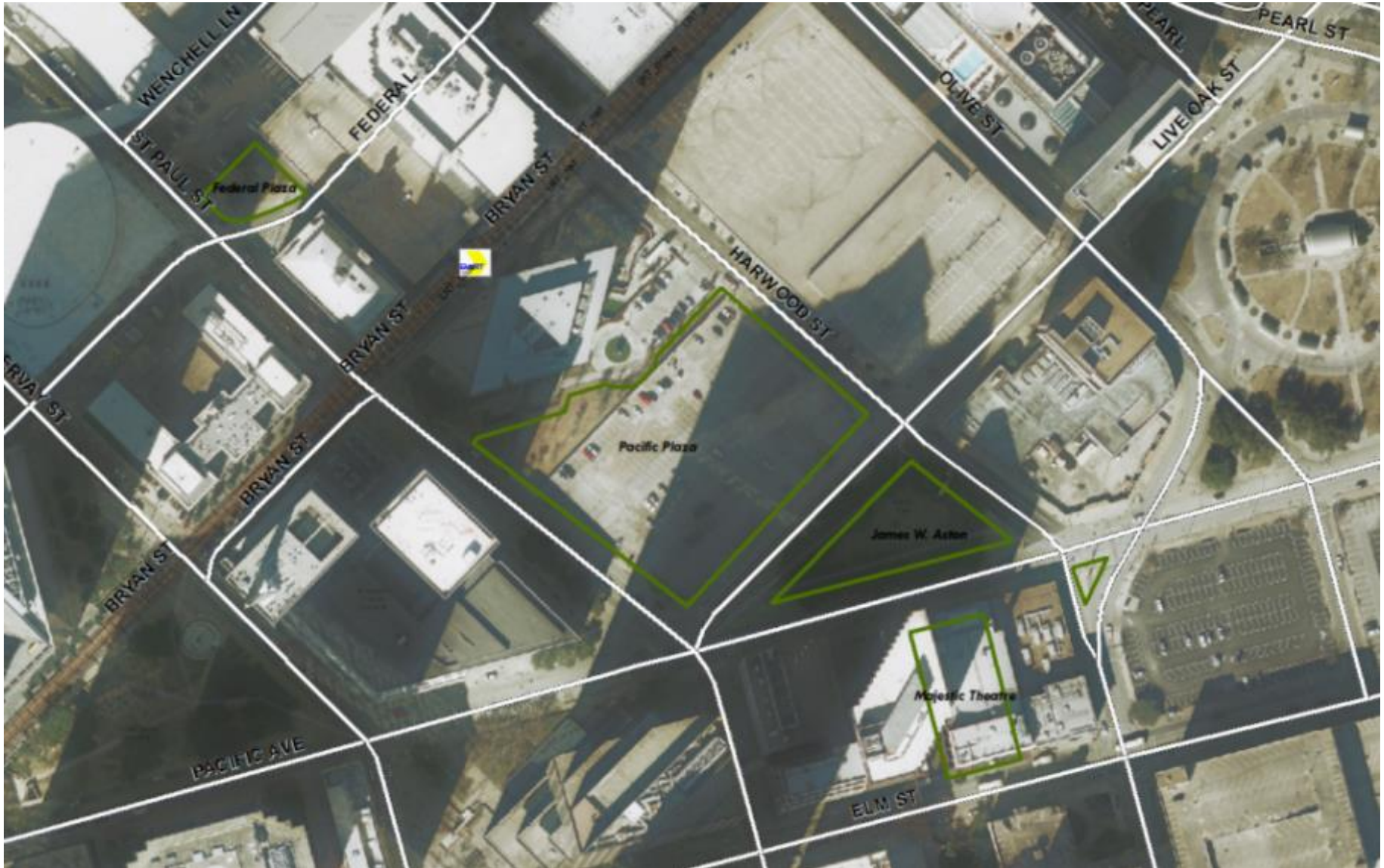
Pacific Plaza Background

- 3.2 acre site
- Park and Recreation Department owns entire site, including James Aston Park
 - Land purchased for \$9.1M in partnership with Trust for Public Land between 2005 and 2008
 - Site would complement existing Aston Park
- PfDD funded schematic design and Live Oak Street closure traffic study
 - \$476,000 total
 - Schematic design completed in October 2016
 - Three public input meetings held as part of schematic design process
- Park and Recreation Board review of project development
 - May 22, 2014 and August 7, 2014
 - Approved schematic design agreement June 2, 2016
 - On December 15, 2016, Board unanimously directed Park and Recreation Department staff to enter into final negotiations with PfDD to create Development and Operating Endowment Agreements for Pacific Plaza

Pacific Plaza Background



Pacific Plaza Background



Pacific Plaza Schematic Plan



Pacific Plaza Schematic Plan



Pacific Plaza Schematic Plan



Pacific Plaza Background

- PfDD created Pacific Plaza LLC (Pacific LLC) to assist in design and construction of Pacific Plaza
- Pacific LLC entered into Schematic Design Agreement with City on July 1, 2016
 - Schematic design completed in October 2016 by SWA Group
 - Funded Live Oak Street traffic and closure study



Deal Points: Development Agreement



Deal Points: Development Agreement

- Pacific LLC will fund improvements up to \$15M
- Pacific LLC will manage the design and construction of improvements at Pacific Plaza
 - Subject to the City Representative's review and approval
 - Park and Recreation Department Director (or Director's designee) to serve as City's representative for this agreement
- Development Agreement commences on execution and terminates one year after completion of construction and issuance of final acceptance letter from City

Deal Points: Development Agreement

- PfDD reserves right to name Park if name is other than Pacific Plaza, subject to Park and Recreation Board approval
- If another donor provides a minimum of \$10M the Park, unless a different amount is agreed between the parties, the name will be subject to Developer and Park and Recreation Board approvals
- Components of the Park can be named subject to PfDD and Park and Recreation Board approvals (Refer to Appendix for naming opportunities)
- Naming rights proceeds, if raised, will be used only for Downtown Parks - first for construction of the four new priority parks and then for permanent endowments benefiting new or existing parks

Deal Points: Development Agreement

- Required environmental clean-up of site, if needed, shall be the responsibility of the City, up to \$2M
 - Typically the City is responsible for environmental remediation of their properties
- Phase 1 Environmental Assessment of the site has been completed



Deal Points: Development Agreement

- Any contracts entered into by Pacific LLC under agreements for design or construction of the Park shall:
 - Contain insurance provisions with limits acceptable to the City
 - Release, indemnify and hold the City harmless
 - Obligate the contractor or firm to comply with all applicable state, federal, and local laws
 - Comply with the City's Business Inclusion and Development Plan (BID Plan) to facilitate M/WBE participation



Deal Points: Development Agreement

- City representative will review and approve design development and construction documents
- City representative has right to inspect construction
- After completion of construction and acceptance by the City representative, Pacific Plaza will be turned over to the City for maintenance and operation



Deal Points: Operating Endowment Agreement



Deal Points: Operating Endowment Agreement

- PfDD will deposit \$1M in separate account upon execution of the Agreement
- Funds will be maintained by PfDD Foundation
- 4.5% of the assets in the fund will be annually available to City once Park has been declared complete by Pacific LLC and accepted by City
- Funds may be used to offset expenses related to the day-to-day operations and maintenance of Pacific Plaza



Estimated Project Schedule

- Development and Operating Endowment Agreements executed April 2017
- Construction documents finalized October 2017
- City delivers building site to Pacific LLC December 2017
- Anticipated Construction period* 12-18 months

* Pacific LLC has committed to complete construction within 24 months after City delivers building site



Next Steps

- City Council consideration of Development and Endowment Agreement on March 22, 2017



Dallas Park & Recreation

**PACIFIC PLAZA:
PROPOSED DEVELOPMENT
AND OPERATING ENDOWMENT AGREEMENTS**



**Quality of Life Committee
February 27, 2017**

Appendix

- Naming Opportunities

Naming Opportunities



- ① PARK NAMING \$10,000,000
 - ② PARK TERRACE \$5,000,000
 - ③ PARK MEADOW \$5,000,000
 - ④ PAVILION \$2,500,000 •
 - ⑤ PROMENADE \$2,000,000
 - ⑥ PARK FOUNTAIN \$2,000,000
 - ⑦ THE PARK THREAD \$1,000,000
 - ⑧ ASTON GROVE \$1,000,000
 - ⑨ PLAY AREA \$1,000,000
- add alternate - based on donor support

PACIFIC PLAZA DONOR OPPORTUNITIES

Memorandum



CITY OF DALLAS

DATE February 24, 2017

TO Honorable Members of the Quality of Life and Environment Committee: Sandy Greyson (Chair), Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Sanitation Services Bulk and Brush Community Survey**

Attached are the materials for the subject briefing that will be presented on Monday, February 27, 2017. Please contact me if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Tolbert, Chief of Staff

Mark McDaniel, Acting First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Eric D. Campbell, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors

Sanitation Services Bulk and Brush Community Survey

Quality of Life & Environment Committee
February 27, 2017

Kelly High, Director
Sanitation Services
City of Dallas



Presentation Overview

- Background and History
- Purpose
- Project Goals
- Project Approach and Implementation
- Recommendations
- Next Steps



Background/History

- Bulk and brush collection, with few restrictions and increasing tonnages, is stressing resources, affecting service quality and contributing to neighborhood blight
- Quality of Life & Environment Committee (Committee) was briefed in December 2016 on potential program alternatives and financial impacts
- The Committee requested an approach for outreach, community input and survey information for potential pilot program considerations

Purpose

- Address Committee request for outreach and customer input related to bulk and brush service needs
- Propose an approach for community surveys (meetings, phone, online and in the field)
- Seek Committee input and direction to implement survey approach

Project Goals

- Collect field regional survey data on actual set out practices over several months
- Receive community input related to bulk and brush collection needs, and opinions on alternative program collection methods
- Report findings to the Committee for discussion and consideration of options for a pilot program(s)



Project Approach

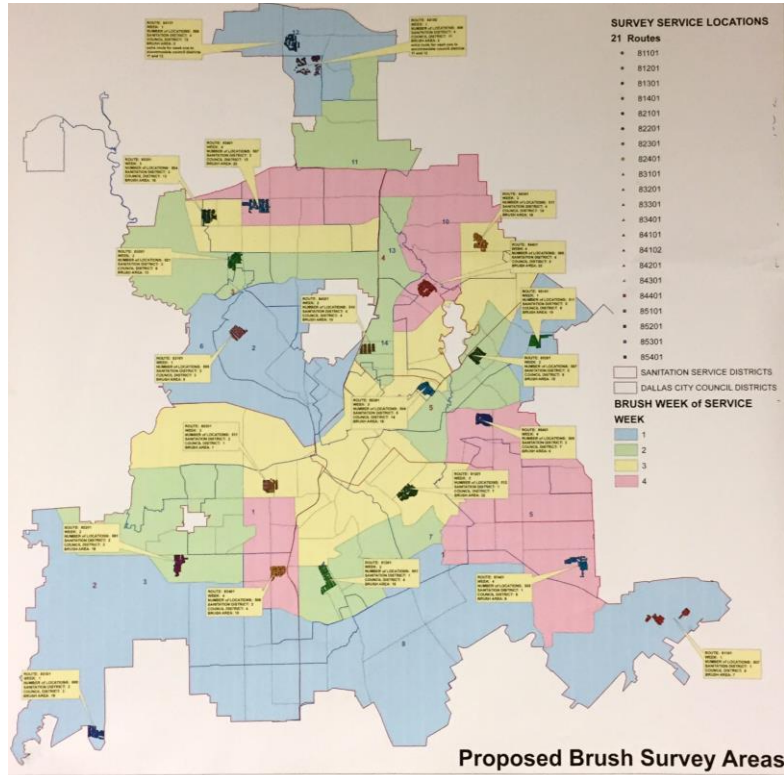
- Field surveys
 - Perform in the field “windshield” surveys in multiple geographic areas over several months
 - Document and characterize current set out practices
- Community surveys
 - Establish an online community survey utilizing the same platform and approach as recent bond program surveys (Dallasbond.com)
 - Conduct a telephone survey
 - Conduct Community meetings with a presentation and survey cards



Project Implementation

- Potential field survey implementation
 - Survey up to 5% of residential customers monthly
 - 21 geographic areas with approximately 500 homes in each area (~10,000 homes monthly)
 - All Council districts will have a representative area
 - All bulk/brush collection weeks will be included
 - Survey data will be collected for 4 months (March through June)
 - Data collected will include monthly household participation, set out volumes, and material types set out for collection

Potential Field Survey



- 21 Geographic area with about 500 homes in each area (~10,000 total)
- Broad distribution of locations to capture a variety of set out practices

Project Implementation

- Implement online and telephone survey
 - Conduct online survey and telephone survey in June to complement community meetings
 - Promote online survey via City websites, community flyers, water bills, social media, e-mail list, and newspapers
- Conduct community survey meetings
 - Conduct multiple regional community meetings in June
 - Utilize a presentation and survey approach (similar to recent bond program public meetings)
 - Receive input from survey participants on current program usage (frequency, set volumes, and material types set out), as well as input on alternative collection methods



Proposed Action and Recommendation

- Receive Committee feedback on community and field survey approach and direction to proceed with survey plan in March 2017



Next Steps

- Begin implementation of Field Survey starting in March 2017 and use initial data to inform and finalize June survey questions
- Begin publicizing the online survey in May
- Conduct community meetings, online survey and phone survey in June
- Complete final month of field surveys in June
- Brief results in September to Committee and discuss potential pilot program options based on survey results

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Sanitation Services Bulk and Brush Community Survey

**Quality of Life & Environment Committee
February 27, 2017**

**Kelly High, Director
Sanitation Services
City of Dallas**



Memorandum



CITY OF DALLAS

DATE February 27, 2017

Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
TO Tiffinni A. Young (Vice-Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam
McGough

SUBJECT **Prisoner Reentry Services Pilot Program Update**

On August 8, 2016, the Quality of Life & Environment Committee was briefed on an upcoming City Council agenda item to authorize one-year sub-grants with Metroplex Economic Development Corporation (dba Texas Offenders Reentry Initiative [T.O.R.I.]) and City Wide Community Development Corporation to carry out services for a Prisoner Reentry Services Pilot program. Staff committed to provide the Committee with an update on the program after six months.

The Prisoner Reentry Services Pilot program provides participants with vital tools to combat relapses into criminal behavior. Many formerly incarcerated individuals are returned to prison because they lack the skills necessary to successfully reintegrate back into society. This program provides support and services to improve their ability to gain meaningful, stable employment.

This is a new State pilot grant program, with only the Cities of Dallas and Houston participating. \$1 million in funding came from the Texas Department of Criminal Justice to the City of Dallas. While there were some initial challenges implementing this new program, especially as it relates to the monthly reporting requirements, many of those have been addressed and the program is currently working well. The sub-grantees are coordinating with non-profit entities, faith-based organizations, community groups, and private sector employers to provide the various reentry services.

As of January 2017, 58 participants have entered the program. This represents a little over half of the 105 originally proposed number of eligible participants that would be served in FY16-17. 30 have successfully gained employment. Services offered by the sub-grantees include case management, professional development, medical and behavioral health referrals, job readiness training, apprenticeships, and post placement services.

If you have any questions, please contact Brett Wilkinson in the Office of Intergovernmental Services at 214/670-5797.

A handwritten signature in black ink that reads "Joey Zapata".

Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
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