

# Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE: June 20, 2008

TO: Honorable Members of the Quality of Life Committee: Vonciel Jones Hill, Vice Chair; Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT: Quality of Life Committee Meeting

**Monday, June 23, 2008 – 12:00 p.m.**

Dallas City Hall - 6ES, 1500 Marilla St., Dallas, TX 75201

The agenda for the meeting is as follows:

1. Approval of June 9, 2008 minutes  
(12:00 p.m. – 12:01 p.m.) Pauline Medrano, Chair
2. Boarding House Task Force  
(12:01 p.m. – 1:20 p.m.) Dave Hogan, Environmental & Health Services
3. Sanitation Fleet Efficiencies with  
Global Positioning System  
(1:20 p.m. – 1:55 p.m.) Mary Nix, Director  
Sanitation Services
4. Upcoming Agenda Action Items  
(1:55 p.m. – 2:00 p.m.)

**Upcoming agenda items are for informational purposes only, staff attendance is not required unless requested**

## **Council District 1**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
35	Authorize an amendment to the lease agreement with Jefferson Tower, L.P., whom conveyed its property to SourceOne Capital, L.P. by deed dated June 9, 2006, to extend the term of the lease for six additional months at the leased facility located at 351 West Jefferson Boulevard, Suite 300, to be used as a Women, Infants and Children Clinic for the period July 1, 2008 through December 31, 2008 - Not to exceed \$45,493 - Financing: Department of State Health Services Grant Funds	EHS

**Council District 2**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
44	Authorize a contract for the installation of a fire and burglar alarm system at the Dallas Heritage Village located at 1515 South Harwood Street - Entech Sales and Service, Inc., - \$284,431 - Financing: 2006 Bond Funds	EBS
46	Authorize a professional services contract with Jaster-Quintanilla Dallas, LLP to provide design and construction administration for repairs to the parking garage at the Jack Evans Police Headquarters located at 1000 Belleview Street - Not to exceed \$67,501 - Financing: 2006 Bond Funds	EBS
71	Authorize an <b>(1)</b> increase in the contract with Satterfield & Pontikes Construction, Inc. for additional structural steel, extension of high pressure gas service to the site, accommodation of existing utilities in conflict due to unforeseen site conditions, and a credit for using painted cement board material instead of prefinished metal panels, for the construction of the new Homeless Assistance Center located at 1818 Corsicana Street in the amount of \$235,180, from \$17,099,683 to \$17,334,863; <b>(2)</b> extension of the substantial completion date to May 20, 2008; and, <b>(3)</b> increase in appropriations in the amount of \$250,000 in the Homeless Assistance Facilities Fund - Not to exceed \$235,180 - Financing: 2005 Bond Funds	EHS
72	Authorize Supplemental Agreement No. 1 to the contract with Campos Engineering, Inc. for measuring, testing and adjusting of the mechanical system test and balance contract, Phase 2 for the Homeless Assistance Center - Not to exceed \$34,100, from \$24,600 to \$58,700 - Financing: 2005 Bond Funds	EHS
61	Authorize a public hearing to be held on August 13, 2008 to receive comments on the use of subsurface parkland for natural gas drilling and mineral production at Arcadia Park, Arlington Park, Bachman Lake Park, Brownwood Park, California Crossing Park, Cedar Ridge Preserve, City Paupers Cemetery, Crown Park, Elm Fork Greenbelt, Emerald Lake Park, Emma Carter Park, Escarpment Greenbelt, Fox Haven Park, Fox Hollow Park, Grauwylar Park, L.B. Houston Park, Marcus Park, Mountain Creek Lake Park, Mountain Valley Park, Overlake Park, Pegasus Park, Sleepy Hollow Park, and Trinity Park - Financing: No cost consideration to the City	PKR

**Council District 4**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
60	Authorize a public hearing to be held on August 13, 2008 to receive comments on the proposed use of a portion of the Lower White Rock Creek Greenbelt by Dallas Area Rapid Transit (DART) for a tie-back easement to allow for the installation of an underground Soil Nail Wall System to support the Southeast Corridor Light Rail Transit Line - Financing: No cost consideration to the City	PKR

**Council District 5**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
34	Authorize a seven-year lease agreement with S&S Shopping Centers, Ltd. for approximately 6,000 square feet of office space located at 9009 Bruton Road, Suite 441, to be used as a Women, Infants and Children Clinic for the period September 1, 2008 through August 31, 2015 - Not to exceed \$619,500 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)	EHS

**Council District 6**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
68	Authorize (1) an increase in the contract with CORE Construction Services of Texas, Inc. to provide modifications to the scope of work to include upgrade of light fixtures and control panel for theater lighting system, installation of fire alarm and security system; and (2) extension of the contract completion date by 59 calendar days for the Bachman Lake Branch Library located at 9480 Webb Chapel Road - Not to exceed \$175,478, from \$4,254,384 to \$4,429,862 - Financing: 2003 Bond Funds	LIB

**Council District 7**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
45	Authorize a professional services contract with Campos Engineering, Inc., for the design of an alternate police and fire dispatch center at the Dodd J. Miller, Jr. Fire Training and Maintenance Center located at 5000 Dolphin Road - \$64,500 - Financing: 2006 Bond Funds	EBS

**Council District 11**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
59	Authorize an increase in the contract with Reeves Construction Services, Inc. for additional site work and revised pavilion lighting at Valley View Park located at 7000 Valley View Lane - \$95,052, from \$457,570 to \$552,622 - Financing: 2003 Bond Funds	PKR

**Council District 14**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
51	Authorize the receipt and deposit of funds from <u>Byron A. Parker</u> ("Executor") of the estate of I. Benjamin Parrill, Deceased, and Selma L. Parrill, Deceased for the benefit of the Oak Lawn Branch of the Dallas Public Library - \$174,392 - Financing: Private Funds	LIB
52	Authorize payment to the Dallas Black Dance Theatre, for operations and maintenance costs for the City owned facility, in accordance with the terms of the Master Agreement, previously approved on December 14, 2005, by Resolution No. 05-3604 - Not to exceed \$93,000 - Financing: Current Funds	OCA

**Council District – All**

<u>Item #</u>	<u>Subject</u>	<u>Dept.</u>
8	Authorize a thirty-six-month master agreement for blood testing supplies and centrifuge blood analyzers to be used at the Women, Infants, and Children clinics - Products Unlimited, Inc., lowest responsible bidder of three - Not to exceed \$505,440 - Financing: Texas Department of State Health Services Grant Funds	PBD
9	Authorize a thirty-six-month master agreement for tires and tubes - Gray's Wholesale Tire in the amount of \$5,008,503, Southern Tire Mart in the amount of \$1,387,205, Wingfoot Commercial Tire Systems, LLC. in the amount of \$636,379, Wade International Corporation in the amount of \$354,420 and Tire Centers, LLC. in the amount of \$308,762, lowest responsible bidders of five - Total not to exceed \$7,695,269 - Financing: Current Funds	PBD
10	Authorize a twelve-month master agreement for refuse trucks, transfer trucks, forklifts and air compressors - Metro Ford Truck Sales, Inc. in the amount of \$2,020,016, Rush Truck Center through Buyboard, a Texas Local Government Purchasing Cooperative in the amount of \$1,246,511, Equipment Southwest, Inc. in the amount of \$791,500, Southwest International Trucks, Inc. in the amount of \$312,998, Volvo Construction Equipment in the	PBD

amount of \$207,381, B & C Body Co. in the amount of \$72,188 and Stewart and Stevenson in the amount of \$78,170, lowest responsible bidders of eleven - Total not to exceed \$4,728,764.00 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes (\$4,193,094), 2006 Equipment Acquisition Contractual Obligation Notes (\$352,083), Water Utilities Current Funds (\$183,587)

- 12 Authorize (1) renewal of a thirty-six-month license agreement for Microsoft software through the State of Texas Department of Information Resources - Software House International in the amount of \$3,684,522, and (2) renewal of a thirty-six-month Enterprise agreement for support of Microsoft licensing services through the State of Texas Department of Information Resources - Microsoft Corporation in the amount of \$180,197 - Total not to exceed \$3,864,719 – Financing: Current Funds (subject to annual appropriations) PBD
- 36 Authorize an amendment to the lease agreement with Ridgewood VSC Garland, LP., formerly Garland Development Group, L.P., for an additional seven years, to include an additional area of approximately 2,400 square feet of space and improvements for a total of approximately 5,354 square feet of office space in the Ridgewood Village Shopping Center located at 3050 South First Street, Suite 207, Garland, Texas, to be used as a Women, Infants and Children Clinic and office for the period September 1, 2008 through December 31, 2015 - Not to exceed \$600,336 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) EHS
- 37 Authorize an amendment to the contract with the Department of State Health Services to accept additional grant funds for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2007 through September 30, 2008 - Not to exceed \$514,823, from \$11,116,800 to \$11,631,623 - Financing: Department of State Health Services Grant Funds EHS
- 38 Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to (1) accept additional grant funds to operate air samplers for particulate matter 2.5 and conduct air monitoring activities in Dallas; and (2) extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$61,384, from \$90,433 to \$151,817 - Financing: Texas Commission on Environmental Quality Grant Funds EHS

- 39 Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to (1) accept additional grant funds to operate and maintain an ambient air monitoring station in Rockwall County; and (2) extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$19,640, from \$84,254 to \$103,894 - Financing: Texas Commission on Environmental Quality Grant Funds EHS
- 40 Authorize the third amendment to the contract with the Texas Commission on Environmental Quality to (1) accept additional grant funds to operate and maintain whole air samplers and conduct air monitoring activities in Dallas; and (2) extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$147,616, from \$622,000 to \$769,616 - Financing: Texas Commission on Environmental Quality Grant Funds EHS
- 41 Authorize the third amendment to the contract with the Texas Commission on Environmental Quality to (1) accept additional grant funds to provide air pollution control services in the amount of \$530,421, from \$1,591,263 to \$2,121,684; (2) extend the term of the contract for the period September 1, 2008 through August 31, 2009; and (3) provide a local match in an amount not to exceed \$261,252, from \$783,756 to \$1,045,008 - Total not to exceed \$791,673, from \$1,591,263 to \$2,382,936 - Financing: Texas Commission on Environmental Quality Grant Funds (\$530,421) and Current Funds (\$261,252) (subject to appropriations) EHS
- 42 Authorize (1) the acceptance of a Transitional Supportive Housing Grant in the amount of \$149,912 from the U.S. Department of Housing and Urban Development to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period December 1, 2008 through November 30, 2009; (2) a local match in an amount not to exceed \$9,978; and (3) execution of the grant agreement - Total not to exceed \$159,890 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$149,912) and Current Funds (\$9,978) (subject to appropriations) EHS
- 43 Authorize (1) the acceptance of a Transitional Supportive Housing Grant in the amount of \$250,598 from the U.S. Department of Housing and Urban Development to provide tenant-based rental assistance and case management for families and single homeless persons for the period October EHS

- 1, 2008 through September 30, 2009; (2) a local match in an amount not to exceed \$15,866; and (3) execution of the grant agreement - Total not to exceed \$266,464 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$250,598) and Current Funds (\$15,866) (subject to appropriations)
- 70 Authorize (1) an increase in the contract with ICE Contractors, Inc. to provide additional asbestos abatement and removal services at City-owned buildings and various structures ordered demolished by Municipal Court in the amount of \$250,000, from \$3,193,125 to \$3,443,125; and (2) an increase in appropriations in the amount of \$23,000 in the Demolition Reserve Fund - Not to exceed \$250,000 - Financing: Demolition Reserve Funds CCS
- 57 Authorize a one-year Interlocal Agreement with Dallas County Schools Transportation to transport participants to various programs and activities for the period of August 1, 2008 through August 31, 2009 - Not to exceed \$264,137 - Financing: Current Funds (\$210,708)(subject to appropriations); and 2008-09 Community Development Grant Funds (\$53,429) PKR
- 58 Authorize a professional services contract with Brinkley Sargent Architects for an Indoor and Outdoor Recreation Master Plan for base mapping, collection of data on leagues, athletic associations and recreation programs, interviews with key entities and stakeholders, trends analysis, staff workshops, public meetings, demographic analysis, development of programming strategies, recreation program analysis, partnership analysis, analysis of programming and operational issues, and a final report - \$477,500 - Financing: 2006 Bond Funds PKR
- 1 (Draft Addendum Item) An ordinance amending Chapter 7 of the Dallas City Code to provide: (1) requirements relating to sterilization and microchipping of dogs and cats; (2) requirements for breeder permits; (3) limitations on the number of dogs and cats in dwelling units with no common walls; (4) restrictions and requirements relating to tethering and confinement of animals; (5) enhanced regulations relating to dangerous dogs; (6) restrictions on placement of poisonous substances accessible to domestic animals; (7) prohibitions on live animals as prizes, promotions, or novelties; and (8) various fees relating to animal regulation - Financing: No cost consideration to the City CCS

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|--------------------------|--|-----|
| 7 (Draft Addendum Item)  | Authorize a professional services contract with Conley Group, Inc. for the exterior renovation of the Old Municipal Building located at 106 South Harwood Street - \$1,026,800 - Financing: 1998 Bond Funds  | EBS |
| 8 (Draft Addendum Item)  | Authorize an Interlocal Agreement with Texas Woman's University to provide students the opportunity to participate in the Professional Sanitarian Internship Program to learn about food protection and assist the Food Protection and Education Division with an avenue for recruiting qualified sanitarians to the City of Dallas for the period July 7, 2008 through August 15, 2008 - Financing: No cost consideration to the City | EHS |
| 12 (Draft Addendum Item) | Authorize a contract for the construction of the Pleasant Grove Branch Library Replacement located at 7310 Lake June Road with TMV LLC dba Triune, Inc., best value proposer of five - \$4,096,951 - Financing: 2003 Bond Funds  | LIB |

5. Adjourn  
(2:00 p.m.)

Pauline Medrano, Chair

Please let me know if you have any questions.



Pauline Medrano  
Pauline Medrano  
Chair

Attachments

cc: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah A. Watkins, City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig D. Kinton, City Auditor  
Judge Jay E. Robinson  
Ryan S. Evans, First Assistant City Manager  
David O. Brown, Interim Assistant City Manager  
Ramon F. Miguez, P.E., Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
David K. Cook, Chief Financial Office



Quality of Life Committee

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

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.