

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
September 3, 2014**

The Irving City Council met in work session September 3, 2014 at approximately 1:00 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Beth Van Duyne	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Present	
Joe Putnam	Irving City Council	Councilman	Present	
Oscar Ward	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 Review of Regular Agenda**

1 City Operations Update

Casey Tate, Capital Improvement Program Director, described the ongoing construction on MacArthur Boulevard, the South Irving Library, and O'Connor improvements in front of Williams Square. He noted that construction on Grauwlyer Road is on hold due to Atmos requesting to run piping in that area.

Chris Hillman, City Manager, and Teresa Adrian, Code Enforcement Director, recognized the Code Enforcement Department and its staff for receiving the Building Officials Association of Texas (BOAT) Award for Code Enforcement for large cities; Donna Floyd and Jenmy Alvarado also received BOAT awards.

Joe Moses, Assistant Director of Parks & Recreation, presented On the Spot Awards to Elias Robles and Joe Galvan for assisting an elderly resident.

Larry Boyd, Police Chief, presented a video on the Empty the Shelter event that was held in August and recognized Meribeth Sloane, Communications Manager and Corey Price, Animal Services Manager.

2 Heritage Crossing Update

Kevin Kass, Redevelopment and TIF Administrator, presented the Heritage Crossing Update and noted that Big State Fountain will open September 8, stated that the Main Street event will be September 19-20 and noted architecture work is in progress on the Texas Musicians Museum.

## **CONSENT AGENDA**

- 15 Resolution -- Approving a License Agreement with the Trinity Railway Express (TRE), Dallas Area Rapid Transit (DART) Allowing Construction, Installation, Maintenance, and Operation of a Hike and Bike Trail by the City of Irving on TRE Right of Way

Dan Vedral, Traffic & Transportation Director, described the Hike and Bike Trail extension along the TRE railroad.

- 23 Resolution -- Approving a Resolution to Establish the Use of Prevailing Wage Rates for U.S. Department of Housing and Urban Development Funded Projects

Vicki Ebner, Housing & Human Services Assistant Director, confirmed that the city already complies with the federal wage rate requirement but this is a required administrative resolution.

- 26 Resolution -- Renewing the Annual Contract with Progressive Waste Solutions of TX, Inc., for the Sale of Capacity at the Hunter Ferrell Landfill

Brenda Haney, Solid Waste Services Director, confirmed that the unit cost per ton will be increased by a 5%.

- 43 Ordinance -- Accepting Bid by Most Reverend Kevin J. Farrell, Bishop of the Roman Catholic Diocese of Dallas and His Successors in Office for the Exclusive Benefit of St. Luke Parish - Irving for the Sale of 1.409 Acres of Land, Located at 119 South MacArthur Boulevard in the Amount of \$307,000 and Authorizing the Mayor to Execute a Special Warranty Deed Upon Receipt of the Consideration Stated in Bid for the Grant, Sale, and Conveyance of the Property

Doug Janeway, Business Affairs Interim Director, showed a map of where this property is located and noted that traffic safety will be addressed during the zoning process.

- 45 Ordinance -- Budget Adjustment #4 to the 2013-14 Fiscal Year Budget

This item was discussed during the budget follow-up work session item.

## **INDIVIDUAL CONSIDERATION**

- 46 Ordinance -- First Reading - Amending Chapter 33 Entitled "Refuse, Garbage and Weeds" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Providing for New Monthly Charges for Refuse Pickup Service for Residences, Apartments, and Churches and for All Other Customers Besides Residential, and Defining a Container Size

This item was discussed during the budget follow-up work session item.

- 47 Ordinance -- First Reading - Amending Chapter 52 Entitled "Water and Sewer Rates" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Providing for New Monthly Water and Sewer Rates

This item was discussed during the budget follow-up work session item.

- 48 Ordinance -- Conduct a Public Hearing and Consider the Request of the Carrollton-Farmers Branch Independent School District for Amendment to the Project Plan and Financing Plan of Tax Increment Reinvestment Zone Number One

- 49 Resolution -- Approving First Amendment to Tax Increment Reinvestment Zone No. One Participation Agreement with Carrollton-Farmers Branch Independent School District

Max Duplant, Chief Financial Officer, discussed items 48 and 49 related to the Carrollton-Farmers Branch Independent School District's request to amend the Tax Increment Reinvestment Zone Number One (TIF No. 1) project plan due to population growth in the CFBISD.

### **ZONING CASES AND COMPANION ITEMS**

- 50 Resolution -- Temporary Use Permit G1407-0014 - to Allow a Haunted House - Property Located at 3602 W. Airport Freeway- Strangling Brothers Haunted Circus of Dallas, Applicant

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

- 51 Resolution -- Approving Special Sign Permit S1407-0008 to Modify the Existing Pylon Sign with an LED Cabinet to Display Gasoline Pricing - Property Located at 3001 North Beltline - Beacon Sign and Lighting, Applicant - Victor Ruiz, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval.

Council and staff discussed allowing pole signs on a major corridor.

- 52 Ordinance -- Development Plan DVP14-0005 - Amending the Comprehensive Plan to Change the Recommended Land Use from Office to Retail and Approving Development Plan #8, 5th Revision, Kinwest PUD (Planned Unit Development) for C-C (Community Commercial) Uses - Approximately 11.98 Acres Located on the Southwest Corner of State Highway 161 and MacArthur Boulevard - Vasquez Engineering, Applicant - MOB 105 of Texas LP, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and

Zoning Commission.

Dan Vedral, Traffic & Transportation Director, noted that traffic signals will be addressed as this project moves forward.

- 53 Ordinance -- Zoning Case #ZC14-0029 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 0.16 Acres Located at 1805 Cochran Street - Gustavo and Mary Sanchez, Applicant/Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

Council and staff discussed carport neighborhoods instead of requiring a zoning case each time. It was noted that the city previously had specified carport blocks where carports were allowed but those had been repealed several years ago at Council's direction due to the poor quality of the carport construction.

- 54 Ordinance -- Zoning Case #ZC14-0031 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 0.08 Acres Located at 1030 West John Carpenter Freeway - 708 Studios, Applicant - RDF 141 West 114 Irving TX P2, LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 55 Ordinance -- Zoning Case #ZC14-0036 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 0.18 Acres Located at 2439 Concord Drive - Christino Rodriguez, Applicant/Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 56 Ordinance -- Zoning Case #ZC14-0043 - Amending the Comprehensive Plan to Change the Recommended Land Use from Light Commercial to Low-Density Residential and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 4.2 Acres Located on the Northwest Corner of Riverside Drive and Creative Way - Claymoore Engineering, Applicant - Encore Land LLC, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission. A total of twenty-one (21) notices were mailed. Staff received one (1) response in favor and one (1) in opposition. The opposition represents 21.08% of the land within 200 feet of the subject property. Since this is more than 20%, per State law a ¾-vote is required for approval.

- 57 Ordinance -- Zoning Case #ZC14-0053 - Granting C-C (Community Commercial) District Uses - Approximately 2,641 Square Feet Located at 1143 East Irving Boulevard - Sagrero Restaurant, Applicant - Santander Irvingate, LTD., Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 58 Ordinance -- Zoning Case #ZC14-0055 - Granting S-P-2 (Generalized Site Plan) for C-C (Community Commercial) District Uses - Approximately 12.179 Acres Located at 400 West LBJ Freeway - T. Howard and Associates, Inc., Applicant - Irving Hospital Authority, Owner

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

## **2 Boards & Commissions Appointment Process (Requested by Mayor Van Duyne)**

Council discussed the interview process for the boards and commissions appointments.

It was the consensus of the Council to begin interviews around 5 p.m. or 5:30 p.m. during the interview dates of October 13 - October 15, 2014. It was also the consensus to interview everyone who applies.

Council recessed at approximately 2:37 p.m.

Council reconvened at approximately 2:50 p.m.

## **3 Budget Retreat Follow Up**

Chris Hillman, City Manager, outlined his foundation of reasonable, responsible and resilient values related to the budget. He discussed the recommendation to maintain the current tax rate which will provide revenue needed for future infrastructure maintenance. He outlined alternate funding sources to reduce the tax rate to the effective rate and how to offset revenues and expenditures.

Bret Starr, Budget Administrator, outlined the public comments and questions received during and after the budget retreat. He discussed the tax rate options and key budgetary issues including: Texas Musicians Museum, General Fund expenditures, retiree health insurance, EMS cost recovery, property value distribution, over-65 tax exemptions.

Maura Gast, ICVB Executive Director, detailed the proposed expenditure increases and other changes to the Convention and Visitor Bureau's budget.

Bret Starr, Budget Administrator, outlined the proposed budget adjustments listed on the Regular Agenda under item 45.

Council discussed the projected sales tax for the fourth quarter of the year.

Mr. Hillman detailed the proposed solid waste services rate increase as discussed at the Council's Budget Retreat. It was noted that a service study will be conducted in the near future.

Todd Reck, Water Utilities Director, detailed the proposed water rate increase as discussed at the Council's Budget Retreat. Staff's recommendation is a 6.3% increase in the water and sewer rate.

Council and staff had a lengthy discussion related to what water rate adjustment is needed.

Jennifer Ivey with Red Oak Consulting described how the rate projections and assumptions are calculated for a municipality.

Council and staff discussed the property tax rate and the various services provided by the city. Variations of budget cuts and reallocations of expenditures were discussed. Council members recommended their own version of cuts to the budget with different proposals. The Council came to a consensus on some items while other items had a difference of opinion or saw slight variations. The entire discussion can be viewed on the city's website via ICTN on Demand.

Council reached a consensus on removing or requested further information on the following budget line items:

- Reduce log cabin roof funding by \$55,000
- Reduce the Transportation Summit budget by \$300,000
- Remove Motor Cross Park funding
- Delete TRE painting expenditure
- Staff bring back information on HR training needs
- More information needed on the Self Insurance Fund
- Staff bring back more information on ambulance service needs
- Discuss the sales tax and reserve fund balance policies at a later date

Council adjourned at approximately 6:08 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary