

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
September 2, 2015**

The Irving City Council met in work session September 2, 2015 at approximately 1:03 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	
Phil Riddle	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	
Wm David Palmer	Irving City Council	Councilman	Present	

**DISCUSSION TOPIC**

**1 City Operations Update**

Chris Hillman, City Manager, and Larry Boyd, Police Chief, described the Clear the Shelter event on August 15. They recognized Corey Price, Animal Services Manager and Meribeth Sloan, Communications Manager, for their efforts with this event.

Ray Cerda, Parks & Recreation Director and Jasmine Lee, Special Events Coordinator, provided an update on the Champion Trail dedication that will be on September 9 at 10 am. This section will connect the Irving trail with the Grand Prairie trail.

Brenda Haney, Solid Waste Services Director, announced a new recycling drop off container located at the Hunter Ferrell landfill for those that do not have access to the residential recycling program.

**2 Review of Regular Agenda**

**CONSENT AGENDA**

- 9** Resolution -- Taking Appropriate Action in Regard to the City of Irving's Parking Lease with AG-PCPI Urban Towers Owner, LP, for the Entertainment Center

It was noted that this item will be discussed during executive session under Section 551.071 of the Texas Local Government Code.

- 16** Resolution -- Ratification of Expenditure to SYB Construction Co. Inc., in the Amount of \$118,000.00 for the Emergency Repair of an Existing Wastewater Siphon at California Crossing and Riverside Drive

David Davenport, Risk Manager, confirmed that since this repair was underground, it is not covered under the city's flood and earthquake coverage. It was noted that the city may be reimbursed from FEMA.

- 17** Resolution -- Authorizing the Mayor to Execute an Agreement Granting a License to N2I One, LLC., to Use a Portion of the City's Raw Water Main Easement for a Monument Sign

Todd Reck, Water Utilities Director, described the 20-year agreement on the city's right-of-way.

- 19** Resolution -- Approving the Resolution of Commitment Dedicating Resources to Support the Bid for the 2017 And/Or 2018 Texas Recreation and Park Society (TRAPS) Institute and EXPO Submitted by the Irving Convention and Visitors Bureau

Maura Gast, Executive Director of the Irving Convention & Visitors Bureau, noted that the Council resolution is a requirement of the bidding process for this EXPO.

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

Brenda Haney, Solid Waste Services Director, described the contract with Progressive Waste Solutions.

- 24** Resolution -- Approving and Accepting the Bid of Brittain & Crawford, LLC, in the Total Estimated Amount of \$120,000.00 for the Deed Georeferencing Project

Casey Tate, Capital Improvement Program Director, noted that the maintenance of the GIS is done by city staff and this bid will add more information into the mapping system.

- 26** Resolution -- Renewing the Annual Contract with Commdex Consulting, LLC, for Fiber Optic Network Maintenance in an Amount Not to Exceed \$750,000.00

Leisha Meine-Bailey, described the estimated costs for this contract.

- 35** Ordinance -- Budget Adjustment #6 to the 2014-15 Fiscal Year Budget

Bret Starr, Budget Administrator, described the proposed adjustments to the FY 2014-15 budget.

### **INDIVIDUAL CONSIDERATION**

- 36** Ordinance -- Conduct a Public Hearing and Consider the Request of the Irving Independent School District for Second Amendment to the Project Plan and Financing Plan of Tax Increment Reinvestment Zone Number One

- 37** Resolution -- Approving First Amendment to Tax Increment Reinvestment Zone No. One Participation Agreement with the Irving Independent School District

Brad Duff, Treasury Manager, described Irving ISD's request for amendments to their project plan for TIF No. 1 related to items 36 and 37.

- 38** 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

Chris Hillman, City Manager, reviewed the recommended 8% water rate increase beginning Oct. 1. He confirmed that the current water revenue does not cover the pass through costs from the TRA and City of Dallas and stated that item 39 relates to the water rate plan for the next five years.

- 39** Resolution -- Establishing a 5-Year Water and Sewer Rate Plan for Proposed Water and Sewer Rates for Fiscal Years 2015-16 through 2019-2020

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

- 40** Ordinance -- Zoning Case #ZC15-0031 - Amending the Comprehensive Plan to Change the Recommended Land Use from Retail to Low Density Residential and Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) Uses - Approximately 19.74 Acres Located at the Southwest Corner of North Belt Line Road and West Story Road. - Hines Interests, Applicant - HCA Healthcare Foundation, Owner

Steve Reed, Planning Director, indicated that the applicant has requested postponement to the September 17, 2015 Council meeting.

- 41** Ordinance -- Zoning Case #15-0034 - Granting S-P-2 (Generalized Site Plan) for C-O (Commercial Office) Uses - Approximately 4.78 Acres Located at 1704 W. Airport Freeway - Baldwin Associates, Applicant - Londrino, LLC., Owner

Steve Reed, Planning Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

Councilman Palmer has filed an abstention affidavit with the City Secretary's Office for this item. He will be recusing himself from the vote.

- 42** Ordinance -- Zoning Case #ZC15-0048 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) District Uses - Approximately 0.25 Acres Located at 2837 Posey Drive - Manuel Banuelos, Applicant/Owner

Steve Reed, Planning Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

- 43** Ordinance -- Zoning Case #ZC15-0052 - Amending the Comprehensive Plan to Change the Recommended Land Use from Retail to Commercial and Granting S-P-1 (Detailed Site Plan) for C-C (Community Commercial) Uses -

Approximately 0.74 Acres Located at 4440 West Northgate Drive - JDJR Engineers & Consultants, Inc., Applicant - XVA Group, Inc., Owner

Steve Reed, Planning Director, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission.

### **3 Fiscal Year 2015-2016 Budget Discussion**

Chris Hillman, City Manager, presented an overview of the August 20, 2015 Budget Retreat and the issues that Council asked for more information on.

Jeff Litchfield, Financial Services Director, provided Council additional information on general fund balance ratio comparison to other cities, general fund balance days of coverage and ratio calculations, value of AAA and AA bond ratings and, indirect cost (overhead) allocation for the internal city departments.

Council and staff discussed policy decisions needed related to days of coverage.

Council and staff discussed the EMS charge included on the water bills.

Council recessed at approximately 3:05 p.m.

Council reconvened at approximately 3:15 p.m.

## **EXECUTIVE SESSION**

Council moved from budget discussion into executive session. At the completion of executive session, council adjourned. The budget discussion will continue at the September 10, 2015 budget Council meeting.

Item 9 will be discussed at the Regular Council meeting tomorrow evening in executive session under Section 551.071 of the Texas Local Government Code.

Council convened into executive session pursuant to Section 551.071, Section 551.072, and Section 551.087 of the Texas Local Government Code at approximately 3:20 p.m.

**4** Economic Development and Real Estate - Convention Center Hotel Update  
Open Meetings Act § 551.087 and § 551.072

**5** Economic Development and Legal Advice - ARK Group of Irving, Inc.  
Open Meetings Act § 551.087 and § 551.071.

Council reconvened from executive session at approximately 5:58 p.m.

Council adjourned the work session at 5:58 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary