

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
October 21, 2015**

The Irving City Council met in work session October 21, 2015 at approximately 1:06 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**

Mayor Van Duyne presented a proclamation for Municipal Court Week to Judge Adams and Wayne Lambert, Courts Services Director.

Chris Hillman, City Manager, presented an On the Spot Award to Shirley Smith, CIP Coordinator, for working above and beyond with various departments in securing the Silver level of the Scenic City Award.

Casey Tate, Capital Improvement Program Director, presented an update on the various construction projects underway throughout the city.

Wayne Lambert, Court Services Director, informed the Council that the Municipal Court is closing tomorrow from 8 am - noon, so that they can practice active shooter training. Additionally, it was announced that a certification program was created for Municipal Court Clerks, and that seven of the Court Clerks have received their training in any number of the levels of certification that can be attained.

**2 Review of Regular Agenda**

**CONSENT AGENDA**

**13** Resolution -- Awarding a Contract to Humphrey & Morton Construction Company, Inc., in the Amount of \$10,818,096.60 for the Embassy Channel and Middle Delaware Creek Improvements Project

Casey Tate, Capital Improvement Program Director, described the Embassy Channel project.

**15** Resolution -- Acknowledging Assignment of the City's Contract with Tiburon to Trittech Software Systems and Approving Agreements for the Migration of the

Police Department's Public Safety Administration System to the Tritech Software Systems Product in lieu of the Previously Approved Tiburon Upgrade

Larry Boyd, Police Chief, described the ownership change of the public safety administration system.

- 16** Resolution -- Approving a Special Event Permit for Community Events Hosted by Texas Musicians Museum to be Held November 8, 2015 and December 5, 2015, at 213-221 East Irving Boulevard

Doug Janeway, Chief Development Officer, outlined the lease agreement with the Texas Musicians Museum related to community events.

- 25** Resolution -- Authorizing the Irving Convention and Visitors Bureau to Purchase Advertising Space in the Media in the Amount of \$680,000.00 for Calendar Year 2016

Maura Gast, Executive Director of ICVB, described the publications ICVB uses for advertising throughout the year. She also detailed the budget allocations for the Convention Center and state law requirements for sales and marketing.

### **INDIVIDUAL CONSIDERATION**

- 32** Resolution -- Approving Second Amended and Restated Lease Agreement Between the City of Irving, Texas, and ARK Group of Irving, Inc., for the Entertainment Center

- 33** Resolution -- Approving the First Amended and Restated Development Agreement Between the City of Irving and ARK Group of Irving, Inc., for the Entertainment Center

- 34** Resolution -- Approving the First Amended and Restated Economic Development Incentive Agreement Between the City of Irving, Texas, and ARK Group of Irving, Inc., in an Estimated Value of \$36,371,000

- 35** Resolution -- Approving Second Amended and Restated Reimbursement Agreement in an Amount Not to Exceed \$44,000,000 with ARK Group of Irving, Inc., for Capital Infrastructure Improvements Within Tax Increment Reinvestment Zone No. One

- 36** Resolution -- Approving Form of Consent Agreement and Estoppel Certificate Between the City, a Company Mortgagee, and ARK Group of Irving, Inc., Related to the Entertainment Center

- 37** Resolution -- Amending the Resolution Receiving the ARK Group of Irving, Inc. Promoter Agreement

- 38** Resolution -- Repealing Resolution No. RES-2013-293 Related to a Booking Agreement Between the City of Irving, Texas, on Behalf of the Irving Convention and Visitors Bureau, and ARK Group of Irving, Inc.

Michael Morrison, Deputy City Manager, confirmed that the changes related to items 32-38 are based on the term sheet approved by Council at the September 17, 2015 meeting.

**ZONING CASES AND COMPANION ITEMS**

- 39** Ordinance -- Zoning Case #ZC15-0042 - 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-TH (Townhouse) District Uses - Approximately 8.23 Acres Located at 1802 Hard Rock Road - Majestic Cast Inc., Owner/Applicant - (Postponed from the September 17, 2015 City Council Meeting)

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

- 40** Ordinance -- Zoning Case #ZC15-0056 - Granting S-P-2 (Generalized Site Plan) for C-C (Community Commercial) District Uses - Approximately 17.62 Acres Located at 2501 Irving Mall - Kimley-Horn and Associates, Inc., Applicant - Seritage SRC Finance LLC., Owner - (Postponed from the September 17, 2015 City Council Meeting)

Ken Bloom, Urban Development Manager, presented the applicant's request, noting the applicant has requested postponement of this item to November 12.

Council and staff discussed the public input meetings from the neighbors and the traffic concerns of the area.

- 41** Ordinance -- Zoning Case #ZC15-0065 - Granting S-P-2 (Generalized Site Plan) for ML-20a (Light Industrial) Uses. Approximately 50 Acres Located at the Northwest Corner of State Highway 161 and Conflans Road - Jackson-Shaw, Applicant - Codi Land & Cattle, 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.

**3 Temporary Sign Ordinance Discussion**

Teresa Adrian, Code Enforcement Director, described the current sign ordinance to prohibit temporary signs on public property (excluding right of way). She noted this has been discussed at previous Planning & Development Committee meetings. Staff and the P & D Committee recommend amending the ordinance to prohibit temporary signs placed on public property.

Council and staff discussed the proposed change and it was the consensus of the Council to move forward with amending the ordinance and asked the staff to look into temporary sign options for political signs during elections.

**4 Convention Center Headquarters Hotel Discussion**

Chris Hillman, City Manager, presented an update on the Irving Convention Center Hotel project.

Maura Gast, Executive Director of the Irving Convention and Visitor Bureau, presented background on the headquarter hotel project, the RFP process - currently the City is on its fourth RFP. She noted the lost business is estimated to be 23,667 room nights in 2014-2015 directly due to lack of a convention hotel, equivalent to approximately \$7.3 million in lost revenue.

Steve Moffett, Consultant to the Hotel Project, described the building program and capital plan to fund the project.

Steve Galbreath with Garfield Public/Private LLC, provided a developer update of the hotel project. He confirmed that the Convention Center Headquarter Hotel will be the Westin Hotels & Resorts.

## **EXECUTIVE SESSION**

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 2:04 p.m.

**5 Economic Development, Real Estate, and Legal Advice - Convention Center Headquarters Hotel Discussion**

Open Meetings Act § 551.087, § 551.072, and § 551.071

Council reconvened from executive session at approximately 2:42 p.m.

Council adjourned the work session at 4:25 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary