

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
September 21, 2016**

The Irving City Council met in work session September 21, 2016 at approximately 1:00 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
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	2:30 PM
Phil Riddle	Irving City Council	Councilman	Present	
Oscar Ward	Irving City Council	Councilman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Kyle Taylor	Irving City Council	Councilman	Present	
Wm David Palmer	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 City Operations Update

Teresa Adrian, Code Enforcement Director, presented On the Spot Awards to Miguel Sotelo for creating the Code Crusader art work.

A. Construction Update

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

B. Municipal Court In-Service Training

Wayne Lambert, Municipal Courts Director, described upcoming training staff will be undergoing at the Municipal Court building.

2 DFW Airport NextGEN and Runway Closing Presentation

James Crites, EVP Operations for D/FW International Airport, presented the FAA NextGen Program, a comprehensive initiative that integrates new and existing technologies, procedures and policies. He also described the current runway closures which will affect some flight paths over the City of Irving.

3 Irving Flood Control District Section 3 Pump Station Electrical Project

Kim Andres, President of Irving Flood Control District Section 3, presented a video that described the electrical improvements to the pump station's equipment.

4 PUD #6 Tax Increment Reinvestment Zone

Travis James with TXP, provided an overview of the Planned Unit Development No. 6 Tax Increment Reinvestment Zone (PUD #6 TIRZ). He described the Tax Increment Reinvestment Zone boundaries and the proposed financing plan.

5 2016 Imagine Irving Comprehensive Plan

Janet Tharp with Fregonese, presented the final proposed comprehensive plan. It was noted that the comprehensive plan will be on the Council's October 13, 2016 meeting for adoption.

6 Review of Regular Agenda

3 Ordinance -- Budget Adjustment #4 to the 2015-16 Fiscal Year Budget

Bret Starr, Budget Administrator, described the proposed adjustments to the 2015-16 fiscal year budget.

4 Ordinance -- Adoption of the 2016-17 City of Irving Fiscal Year Budget

Chris Hillman, City Manager, gave an overview of pending questions council had regarding health insurance and the use of fund balance to lower the tax rate.

Council and staff had a lengthy discussion regarding the budget revenues, expenditures, increases in property values and the proposed tax rate.

6 Ordinance -- Setting the 2016 Tax Rate and Levying the Tax as Required by the State of Texas Property Tax Code

Council discussed whether or not they wanted to cut the tax rate. There was no clear consensus among council members regarding this issue; the council will determine their desire at the regular council meeting.

CONSENT AGENDA

10 Resolution -- Approving an Engagement for Personal Services Agreement with Usrey and Associates, Inc., in Connection with Interim Human Resource Director Services and Other Consulting Services

Max Duplant, Assistant City Manager, detailed the current consulting services used for a Human Resources Director.

16 Resolution -- Approving Dallas County Utility and Reclamation District (DCURD) Debt Refinancing in an Amount Not to Exceed \$160,190,000

Jeff Litchfield, Chief Financial Officer, noted that DCURD is required to obtain the City of Irving's approval for refinancing their debt, but it does not affect the city's debt obligations.

18 Resolution -- Awarding a Contract to Tiseo Paving Co., in the Amount of \$14,962,624.20 for the Las Colinas Boulevard Utility and Paving Reconstruction Project

Casey Tate, Capital Improvement Program Director, described the paving reconstruction project for Las Colinas Boulevard.

- 19** Resolution -- Supporting High Speed Rail from Houston to the North Texas Region

Ramiro Lopez, Assistant City Manager, detailed the proposed high speed rail project connecting Houston to North Texas.

Council and staff discussed the proposed high speed rail project and challenges with land acquisitions.

- 26** Resolution -- Approving Change Order No. 2 to N.G. Painting, L.P., in the Amount of \$211,000.00 for the Rehabilitation of the Finley Elevated Storage Tank and Hackberry Ground Storage Tank No. 4

- 27** Resolution -- Ratification of Payments Made to SYB Construction Company, Inc., in the Total Amount of \$285,000.00 for the Emergency Repair of a 24-inch Water Main at Finley Elevated Storage Tank

Todd Reck, Water Utilities Director, described items 26 and 27 related to repairs at the Finley elevated storage tank.

- 28** Resolution -- Approving an Agreement Between the City of Irving and Irving Community Development Corporation For the Redevelopment of 2219 Muret (Postponed from August 4, 2016)

Steve Reed, Director of Community Development, described the redevelopment of the property at 2219 Muret.

- 29** Resolution -- Authorizing Assignment of Funds to the U.S. Department of Housing and Urban Development for the Release of Federal Investment Associated with the La Buena Vida House in the Amount of \$214,330.95

Michael Morrison, Deputy City Manager, outlined the change to the agreement with La Buena Vida House.

Vicki Ebner, Assistant Director of Community Development, detailed the history of the program and HUD requirements.

- 40** Resolution -- Ratification of Payments Made to SYB Construction Company, Inc., in the Total Amount of \$55,275.00 for the Emergency Repair of MacArthur Boulevard at Four Seasons Golf Course

Casey Tate, Capital Improvement Program Director, described the drain blockage which caused flooding near the Four Seasons golf course.

- 42 Ordinance -- Approving a First Amendment to the Purchase Agreement with KMS Retail Investments, LP for the Sale of 4.24 Acres of Land Located at 400 South MacArthur Boulevard
- 43 Resolution -- Approving a First Amendment to the Economic Incentive Agreement Between the City of Irving and KMS Retail Investments, LP Related to the Development of the Property Located at 400 S. MacArthur Boulevard with a Grocery Store, Fueling Station and Associated Shopping Center to Extend Certain Deadlines in the Agreement

Scott Connell, Economic Development Director, outlined the proposed amendments to the purchase and incentive agreements with KMS related to items 42 and 43.

INDIVIDUAL CONSIDERATION

- 47 Ordinance -- Second and Final 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

Brenda Haney, Solid Waste Services Director, presented the proposed new monthly charges for refuse pickup service for residences, apartments and churches.

ZONING CASES AND COMPANION ITEMS

- 49 Ordinance -- Zoning Case #ZC15-0091- Granting PUD (Planned Unit Development) for 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 0.09 Acres Located at 6761 N. MacArthur Boulevard, Suite 150 - ModMarket, LLC, Applicant - LG MacArthur 161, 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.

- 50 Ordinance -- Zoning Case #ZC15-0095 - Granting S-P-1 (Detailed Site Plan) for FWY (Freeway) District Uses Including Custodian and Security Residences and Daycare Uses - Approximately 3.9 Acres Located at 315 E. Airport Freeway - Autumn Traylor, Applicant - K Series I 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.

- 51** Ordinance -- Zoning Case #ZC16-0034 - Granting S-P-1 (Detailed Site Plan) for C-O (Commercial Office) and Senior Independent Living Facility District Uses - Approximately 1.52 Acres Located at 1717 W. Irving Boulevard - Delta 8 Properties, Applicant - Il C.B., L.P., Owner

Ken Bloom, Urban Development Manager, noted that the applicant has requested this item be postponed indefinitely.

- 52** Ordinance -- Zoning Case #ZC16-0056 - Granting S-P-1 (Detailed Site Plan) for R-7.5 (Single Family) and Guest Quarters Uses - Approximately 1.37 Acres Located at 1319 N. Irving Heights Drive - Thomas Spink, 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 the applicant's request to send the case back to the Planning and Zoning Commission.

- 53** Ordinance -- Zoning Case #ZC16-0064 - 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) and Hotel and Related Uses - Approximately 4.37 Acres Located on the Northeast Corner of Promenade Parkway and W. Las Colinas Boulevard - Valencia Development Corp., Applicant - Tract 10 Properties, 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 recessed at approximately 4:30 p.m.

Council reconvened at approximately 4:38 p.m.

7 Innovation Center Update

Scott Connell, Economic Development Director, presented an update on the proposed Innovation Center and reviewed the proposal response.

Council and staff had a lengthy discussion on the proposed program.

It was the consensus of the Council to move forward with updating the second floor of the former central library for a future Innovation Center and asked for the costs for basic demolition and renovation.

EXECUTIVE SESSION

Council convened into executive session pursuant to Sections 551.087, 551.072, and 551.071 of the Texas Local Government Code at approximately 5:35 p.m.

- 8 Convention Center Hotel - Economic Development Negotiations, Real Estate, and Legal Advice (Open Meetings Act §§ 551.087, 551.072, and 551.071)
- 9 Legal Advice - Glover McMillan v. City of Irving
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 6:05 p.m.

Council adjourned the work session at 6:05 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary