

MINUTES
Irving City Council Work Session
Wednesday, June 7, 2017 at 1:00 PM
City Hall, First Floor, Council Conference Room
825 W. Irving Blvd., Irving, Texas 75060

The Irving City Council met in work session on June 7, 2017 at approximately 1:00 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Mayor Rick Stopfer	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	
Kyle Taylor	Irving City Council	Councilman	Present	
Wm David Palmer	Irving City Council	Councilman	Absent	

DISCUSSION TOPIC

1 City Operations Update

Casey Tate, Capital Improvement Program Director, presented a video on the construction of the Embassy Channel and Brockbank Channel.

Chris Hillman, City Manager, presented On the Spot Awards to Irving Animals Services, Building & Equipment Services and City Secretary's Office Records Management staff for handling a pipe burst at the Animal Care Campus which flooded the building, damaging records as well as the floor. Staff included:

Building Services - Mark Massey, Felix Pitones, Dudley King, Misael Gutierrez, Dan Roles, Wayne Lusk, Alvin Robertson, James DeCoste, Robert Gonzalez, Mark Estrello, Joseph Lepera, Mark Funderbunrk, Terry Hall, Corey Rivers, Russell New, Len Richey

City Secretary's Office - Beth Battista, Records Management Administrator and Tanna Roadhouse, Records Specialist

Animal Services- Corey Price, Animal Services Manager

Chris Hillman, City Manager, presented an On the Spot Award to Jeffrey Hurtado for assisting a child who got stuck in a book shelf at the Valley Ranch Library.

2 Review of Regular Agenda

CONSENT AGENDA

8 Resolution -- Temporary Use Permit G1705-0011 - to Allow a Weekly Farmers Market at the Irving Arts Center - Property Located at 3333 N. MacArthur Boulevard - Four Seasons Markets, Applicant - City of Irving, Owner

Todd Hawkins, Executive Director of Arts and Culture, indicated the Farmers Market will open June 24, 2017 and last through October.

- 10** Resolution -- Taking Appropriate Action on a Revised Conceptual Site Plan for Irving Music Factory

Michael Morrison, Deputy City Manager, outlined ARK Group of Irving's request to amend the conceptual site plan for the Irving Music Factory and asked for Council's direction.

Discussion topics included: 1) Rolling bar v. non-wheeled bar that could be moved; 2) Desire to have the fitness center on the second floor of the facility; 3) Radio station be placed on the first floor of the facility; and 4) Pedestrian Walkway - the council would like to maintain the original walkway in the conceptual plan.

- 15** Resolution -- Awarding a Contract to Thalle Construction Company, Inc., in the Amount of \$6,330,139.00 for the Southwest Interceptor Improvements Project

Casey Tate, Capital Improvement Program Director, described the wastewater main improvements at the Southwest Interceptor.

- 19** Resolution -- Accepting Control, Jurisdiction, and Maintenance of 1.195 Miles of State Highway 356 from Approximately 650' West of Sowers Road to East Third Street Pursuant to Texas Transportation Commission Minute Order 114776 Dated November 17, 2016

Scott Connell, Economic Development Director, presented an update on the turn back program and redevelopment of Irving Blvd. and Second Street.

- 20** Resolution -- Approving Addendum No. 3 to the Professional Services Agreement Between the City of Irving and Gateway Planning Group, Inc., in the Amount Not to Exceed \$30,000.00 Related to the Funding and Implementation of Improvements to Irving Boulevard Between Third Street and 650' West of Sowers Road.

Council and staff discussed the proposed services provided by Gateway Planning Group, Inc.

- 25** Resolution -- Approving and Accepting the Proposal of TXP, Inc., in an Amount Not to Exceed \$83,500.00 for Consultant Services for Proposed Extension of Tax Increment Reinvestment Zone No. 1 (TIF #1)

Jeff Litchfield, Chief Financial Officer, outlined the consultant services proposed in the event that TIF No. 1 is extended.

- 31** Resolution -- Approving and Accepting the Bid of Construction Companies Group LLC, in the Total Estimated Amount of \$1,000,000.00 for an Annual Contract to Provide Concrete Repair of Sidewalks, Utility Cuts, Streets and Alleys

Councilman LaMorgese noted his support for this item and asked for a summary of funding for concrete repair so far. He also asked for staff to look at state legislation that will be coming in the special session that will restrict city spending.

It was noted that a legislative update is scheduled for the next work session.

- 41** Ordinance -- Authorizing the Abandonment of Two Sanitary Sewer Easements at the Southwest Corner of Northgate Drive and Tom Braniff Drive
Councilman LaMorgese asked staff to look at street improvement needed on Tom Braniff Drive related to this new development.

Council recessed at approximately 3:15 p.m.

Council reconvened at approximately 3:30 p.m.

- 42** Ordinance -- First Reading - Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2017 Rate Review Mechanism Filing
Kuruvilla Oommen, City Attorney, described the settlement process.

ZONING CASES AND COMPANION ITEMS

- 44** Ordinance -- Zoning Case #ZC16-0092 - Granting S-P-2 (Generalized Site Plan) District Use for R-6 (Single Family) Uses - Approximately 0.706 Acres Located at 720 North Britain Road - Davis Land Surveying, Applicant - Daniel Hernandez, Owner.

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

- 45** Ordinance -- Zoning Case #ZC16-0099 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.20 Acres Located at 2713 Stanford Drive - Rigo Alvarado, Applicant/Owner

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

- 46** Ordinance -- Zoning Case #ZC17-0004 - Comprehensive Plan Amendment to Change the Recommended Land Use from "Mixed Use" to "Medium Density Residential", and Granting TOD (Transit Oriented Development) Detailed Site Plan Uses - Approximately 4.28 Acres Located on the Northeast Corner of Lake Carolyn Parkway and North O'Connor Boulevard - CSE, Applicant - First United Bank, Owner.

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends denial. He stated that if the Council believes the use is appropriate at this location, staff recommends that the Council postpone this case to allow the applicant to work with staff to resolve the various issues regarding emergency access, utility placement, parking and other City services.

Council and staff had a lengthy discussion regarding this zoning request.

This case will be postponed to the June 22, 2017 meeting.

- 47** Ordinance -- Zoning Case #ZC17-0009 - Granting S-P-1 (Detailed Site Plan) for C-N (Neighborhood Commercial) District Uses - Approximately 0.74 Acres Located at 600 Ranchview Drive - Ashok Bhagia, Applicant - Rukmani Enterprises 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.

- 48** Ordinance -- Zoning Case #ZC17-0020 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Accessory Use of the Sale of Alcoholic Beverage for On-Premises Consumption) Uses - Approximately 1.54 Acres Located at 1820 Market Place Boulevard - Hooters of America, Applicant - Ramos Ventures 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.

APPOINTMENTS AND REPORTS

- 49** Resolution -- Selection of Mayor Pro Tem and Deputy Mayor Pro Tem by City Council

The Council consensus was to appoint Councilman Meagher to Mayor Pro Tem, and Councilman Danish to Deputy Mayor Pro Tem. Action will be taken at the council meeting on Thursday evening.

3 Report on Self-Storage Facilities in Irving

This item will be discussed at a future work session.

4 Funding to Implement IT Strategic Plan

This item will be discussed at a future work session.

5 Vehicle and Equipment Replacement Update

This item will be discussed at a future work session.

6 Debt Service Update

This item will be discussed at a future work session.

7 Residence Homestead Tax Exemption for Persons 65 Years of Age or Older, or Disabled

It was noted that Councilman Danish, Councilman Riddle and Councilman Ward filed abstention affidavits related to this topic and were not present during this discussion.

Bret Starr, Budget Administrator, outlined the proposed changes to the homestead tax exemption for senior citizens and disabled residents. They were in favor to implement staff's plan.

Council adjourned the work session at 5:25 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary