

MINUTES
Irving City Council Work Session
Wednesday, June 27, 2018 at 1:05 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 27, 2018 at approximately 1:15 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	
Al Zapanta	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

Greg Contreras, Chairman of the Construction Research Center, recognized Jason Russell, Chief Plans Examiner, with the city of Irving, as Plans Examiner of the Year Award.

a. Construction Update - Convention Center Hotel Project

Casey Tate, Capital Improvement Program Director, updated the Council on construction of the Convention Center Hotel.

b. Tax Increment Reinvestment Zone (TIF) #1 Extension Update

Jeff Litchfield, Chief Financial Officer, provided an update on the Tax Increment Reinvestment Zone (TIF) #1 extension plan.

2 Review of Regular Agenda

CONSENT AGENDA

- 7** Resolution -- Authorizing Reimbursement Payment in the Amount of \$1,900,000 to the Irving Independent School District (IISD) for Capital Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

Brad Duff, Treasury Manager, provided an overview of this reimbursement and the improvements to the Outdoor Learning Center at the Singley Academy.

- 10** Resolution -- Approving an Interlocal Agreement Between the City of Irving and the City of Dallas for the Connection of the Dallas Skyline Trail to the Champion Trail System at Trinity View Park

Casey Tate, Capital Improvement Program Director, outlined the trail connection from the City of Dallas to Irving's Campion Trail System at Trinity View Park.

- 12** Resolution -- Approving an Agreement for Construction, Maintenance, and Operation of Continuous Highway Lighting Systems within a Municipality Between the City of Irving and the Texas Department of Transportation (TxDOT) for Freeway Lighting along SH 114

Dan Vedral, Traffic & Transportation Director, described the agreement with TxDOT related to highway lighting.

- 14** Resolution -- Terminating the 2008 Water Purchase and Sale Agreement Between Hugo Municipal Authority, the City of Hugo, Oklahoma, and the City of Irving; Authorizing the City Manager to Provide Notice of the Termination

- 15** Resolution -- Authorizing Staff to Negotiate a Memorandum of Understanding with the Hugo Municipal Authority and the City of Hugo, Oklahoma, Relating to Development of Water from Southeast Oklahoma to be Transported for Use in Irving's Service Area

Kuruvilla Oommen, City Attorney, discussed items 14 and 15 related to potential water purchase from the City of Hugo, Oklahoma.

- 21** Resolution -- Approving a Vendor/Member Contract Pursuant to a Cooperating Purchasing Agreement between the City of Irving and 4imprint, Inc., for As-Needed Purchases for Promotional, Advertising, and Specialty Items in an Amount Not To Exceed \$70,000.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Darlene Humphries, Purchasing Manager, explained what BuyBoard is and why the City uses a contractor out of Wisconsin.

It was the consensus of the Council to pull this item and bid it in the hopes of local vendors participate.

- 25** Resolution -- Approving and Accepting the Proposal of Tyler Technologies, Inc., in the Estimated Amount of \$2,859,807.00 for Implementation, Licensing and Third Party Hardware, Software and Services for Software and Implementation Services for an Enterprise Resource Planning (ERP) System

Leisha Meine, Information Technology Director, described the process in replacing the City's Enterprise Resource Planning (ERP) System and the implementation costs.

- 32** Ordinance -- Budget Adjustment #5 to the 2017-18 Fiscal Year Budget

Bret Starr, Budget Administrator, detailed the proposed budget adjustments.

Council recessed at approximately 2:24 p.m.

Council reconvened at approximately 2:35 p.m.

ZONING CASES AND COMPANION ITEMS

- 33** Resolution -- Temporary Use Permit G1806-0025 - to Allow the Temporary Use of Outdoor Auto Repair (Dent Repair) on Property Located at 3880 Irving Mall - Dent King, Applicant - Washington Prime Group, Owner

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

- 34** Ordinance -- Zoning Change #ZC17-0072 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) Uses - Approximately 0.06 Acres at 1625 North Story Road, Suite 136 - El Cangrejo Loco, Applicant - SEJ, Properties, 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.

- 35** Ordinance -- Zoning Case #ZC18-0008 - Granting S-P-1 (Detailed Site Plan) for C-O (Commercial Office) Including Senior Independent Living Facility Uses - Approximately 1.53 Acres Located at 1717 W. Irving Boulevard - Canova Palms, LLC, Applicant - II CB, L.P., Owner.

Ken Bloom, Urban Development Manager, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission. He also stated that the opposition to this case represents 22.39% of the land within 200 feet of the subject property, therefore, a ¾ vote is required for approval.

- 36** Ordinance -- Zoning Case #ZC18-0012 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) District Uses - Approximately 0.20 Acres Located at 2822 Stanford Drive - Michael and Vicki Woods, Applicant/Owner (Postponed from the May 3, 2018 and June 7, 2018 City Council Meetings)

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

- 37** Ordinance -- Zoning Case #ZC18-0023 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) and Hotel Uses - Approximately 2.72 Acres Located on the South Side of Plaza Drive at O'Hare Drive - Kapas Hospitality I, LLC, Applicant - FP3 Properties, LLC, Owner.

Ken Bloom, Urban Development Manager, noted the applicant requested this item be postponed to July 19, 2018.

- 38** Ordinance -- Zoning Change #ZC18-0030 - Granting S-P-2 (Generalized Site Plan) District for R-6 (Single Family) and R-TH (Townhouse) Uses - Approximately 36.592 Acres Located at 7500 East Valley Ranch Parkway - Centurion American Development, Applicant - MM Legends Crossing LLC, Owner (Postponed from June 7, 2018).

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

Council and staff had a lengthy discussion regarding the applicant's request.

- 39** Ordinance -- Zoning Case #ZC18-0049 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption), Convention Center, Retail, Entertainment, Hotel, Restaurant and Related Uses - Approximately 16.787 Acres Located North of Fuller Drive and West of West Las Colinas Boulevard - the Ark Group of Irving, Inc., Applicant - City of Irving, Owner.

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

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071 of the Texas Local Government Code at approximately 2:12 p.m.

Council reconvened from executive session at approximately 2:24 p.m.

Council convened into executive session pursuant to Section 551.087 of the Texas Local Government Code at approximately 3:28 p.m.

- 3** Economic Development Negotiations - Project Pedregal
Open Meetings Act § 551.087

Council reconvened from executive session at approximately 3:58 p.m.

Council adjourned the meeting at 3:58 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary