

MINUTES
Irving City Council Work Session
Wednesday, July 17, 2019 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 July 17, 2019 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	Absent	
Phil Riddle	Irving City Council	Councilman	Present	
J. Oscar Ward	Irving City Council	Councilman	Present	
Al Zapanta	Irving City Council	Councilman	Present	
Kyle Taylor	Irving City Council	Councilman	Absent	
Wm David Palmer	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 City Operations Update

James Childers, Assistant City Manager, recognized the Fleet Services staff for their fleet services award.

Phillip Sanders, Assistant City Manager, introduced Wayne Snell, the new Director of Inspections.

a. Irving Golf Club

Joe Moses, Parks & Recreation Director, presented a video on the progress made at the Irving Golf Club and provided additional information on the improvements.

b. Traffic Operations Center Video

Dan Vedral, Traffic & Transportation Director, presented a video on the Traffic Operations Center.

2 Review of Regular Agenda

2 Public Hearing -- Public Hearing to Gather Input on the 2019-2024 Consolidated Plan, 2019-2020 Action Plan, and Analysis of Impediments Submission for the Use of Federal Funds from the United States Department of Housing and Urban Development

Councilman Taylor will abstain from this item tomorrow and has filed an Abstention Affidavit with the City Secretary.

CONSENT AGENDA

- 9** Resolution -- Awarding a Contract to Northridge Construction Group, in the Amount of \$2,797,356.26 for the Levy Event Plaza Project

Gene Moulden, CIP Planning Manager, outlined the Levy Event Plaza Project.

- 17** Resolution -- Approving Additional Funds for As-Needed Repairs and Optional Parts from Siddons-Martin Emergency Group LLC., in the Total Estimated Amount of \$500,000.00

James Childers, Assistant City Manager, presented a power-point explaining what occurred when a Solid Waste truck clipped a fire apparatus and confirmed the insurance reimbursement process.

- 21** Resolution -- Approving a Master Intergovernmental Cooperative Purchasing Agreement between the City of Irving and Region 14 Educational Service Center, Lead Agency for the National Intergovernmental Purchasing Alliance Company (NCPA)

Darlene Humphries, Purchasing Manager, explained that cooperative agreements related to items 21 and 22 could be used for computer equipment, current elevator services, uniforms and other available goods and services.

- 29** Ordinance -- Authorizing the Issuance of City of Irving, Texas, General Obligation Refunding and Improvement Bonds, Series 2019; Levying a Tax in Payment Thereof; Awarding the Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance

Jeff Litchfield, Chief Financial Officer, explained the process of the refunding of these bonds in items 29 and 30.

- 30** Ordinance -- Authorizing the Issuance of City of Irving, Texas, Tax Notes, Series 2019A; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Other Provisions Incident and Relating to the Subject and Purposes of This Ordinance

ZONING CASES AND COMPANION ITEMS

- 49** Resolution -- Zoning Case #ZC19-0040 - Considering an Appeal of the Planning and Zoning Commission Denial of Landscape Variance ZC19-0040 to Issue a Tree Removal Permit Prior to Final Plat Approval - Approximately 16.06 Acres Located at the Southeast Corner of Conflans Road and State Highway 161 - Marvel Homes LLC, Applicant/Owner

Jocelyn Murphy, Assistant Director of Planning, presented the applicant's request, noting staff recommends approval subject to the stipulation that the grading permit and any required wall permits be approved prior to issuance of a tree removal permit.

- 50** Ordinance -- Zoning Case #ZC19-0006 - Considering a Zoning Change from FWY (Freeway) District Uses to S-P-2 (Generalized Site Plan) for FWY (Freeway) District and Hotel Uses - Approximately 4.44 Acres Located at 4800 W. State Highway 114 - Ruffin Hotel Corporation, Applicant - Ruffin Companies, Owner

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

- 51** Ordinance -- Zoning Case #ZC19-0052 - Considering a Zoning Change from C-O (Commercial Office) District Uses to S-P-2 (Generalized Site Plan) for C-O (Commercial Office) District Uses - Approximately 38.17 Acres Located at 4850 North Belt Line Road - City of Irving, Applicant/Owner

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

- 52** Ordinance -- Zoning Case #ZC19-0056 - - Considering a Zoning Change from S-P-1 (Detailed Site Plan) for R-AB (Restaurant with the Attendant Accessory Use of the Uses to 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), Golf Course and Related Uses - Approximately 301 Acres Located at 2000 East Shady Grove Road- City of Irving, Applicant/Owner

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

3 Impact Fees

This item will be postponed to the next meeting.

Council recessed at approximately 2:55 p.m.

Council reconvened at approximately 3:12 p.m.

4 Legislative Update

Brandon Aghamalian, President of Focused Advocacy, discussed the various state bills that affect city operations; he focused primarily on SB2 related to revenue caps, bills related to debt, right of way fees, and development bills related to building materials.

Council discussed the need to educate the residents on how these legislative limitations affect the city's operations.

5 Williams Square Public Improvements and Mustangs of Las Colinas Museum

Brad Kearney, Assistant to the City Manager, outlined the proposed public improvements for Williams Square and asked for Council direction.

Council and staff discussed the proposed and alternative designs. There was not a consensus of the Council to move forward with a specific design due to costs and other priorities needed in the area for fire, recreation, and libraries.

Chris Hillman, City Manager, recommended that this item be brought back after further discussions with the property owner on their contributions to this project.

Mr. Kearney also presented information on the Mustang Museum and asked for Council direction to improve the museum with Preservation and Redevelopment funds.

It was the consensus of the Council to move forward with the renovations of the museum.

6 Bond Credit Rating Presentation

Jeff Litchfield, Chief Financial Officer, presented the results of the most recent bond credit rating meetings. He noted that employee pensions was a major focus and the current Charter cap on retirement contributions could have a significant negative impact on future bond ratings if not addressed.

7 Charter Election (Requested by Mayor Stopfer)

Council and staff discussed a possible Charter Election for November 2019 to address Article IX, Sec. 8 related to employee contributions based on concerns of the bond rating agencies.

Council did not make a decision on this issue and wanted more time and information from the city manager in order to consider and discuss the topic further.

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 4:26 p.m.

**8 Legal Advice - City of McAllen Et Al. V. State of Texas
Open Meetings Act § 551.071**

- 9** Economic Development Negotiations - Project Meridian
Open Meetings Act § 551.087
- 10** Real Estate Negotiations and Economic Development Negotiations - Project Pinnacle
Open Meetings Act § 551.087 and § 551.072

This item was not discussed in Executive Session.
- 11** Legal Advice - Open Meetings Act Update
Open Meetings Act § 551.071

Council reconvened from executive session at approximately 5:30 p.m.

Council adjourned the meeting 5:30 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary