

**MINUTES**  
**Irving City Council Work Session**  
**Wednesday, January 15, 2020 at 1:00 PM**  
**City Hall, First Floor, Council Conference Room**  
**825 West Irving Boulevard, Irving, TX 75060**

The Irving City Council met in work session on January 15, 2020 at approximately 1:00 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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	
J. 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**

There was no City Operations update at this meeting.

**2 Citizen Comments on Items Listed on the Agenda**

The following citizens spoke on items listed on the agenda:

Kim Andres, 8800 Saddlehorn, Irving, TX- WS item No. 5

Richard Stewart Jr., 2327 Southern Oak Dr, Irving, TX- WS item No. 5

Marilyn Willems, 1315 Travis Circle N., Irving, TX-WS item No. 5

Mary Bongfeldt, 1533 Atlanta Dr, Irving, TX- WS item No. 9

Ariana Brendle, 601 Brickel Key, Miami, FL- WS item No. 5

Camille White, 3005 N. Britain Rd., Irving, TX- WS item No. 5

Bob Whitney, 513 Hanover Ln., Irving, TX- WS item No. 6

Anna Walther, 2906 Coronado, Irving, TX- WS item No. 5

Bob Bourgeois, 3604 Gentry Rd., Irving, TX WS item No. 5 & 6

Leo Hull, 400 LaVida Ct., Irving, TX WS item No. 6

Jack Spurlock, 1322 W. Irving Heights, Irving, TX- WS item No. 6

Anjaneya Perichana, 7337 Beranges Dr., Irving, TX WS item No. 5

Keerti Kirpalani, 8614 Ironwood Dr., Irving, TX WS item No. 5

Sharon Barbosa-Crain, 2608 Alan-a-Dale, Irving, TX WS item No. 5

Connie Dunn, 1634 Travis Circle S, Irving, TX WS item No. 5

Joseph Kobos, 601 N. Durango Circle, Irving, TX WS item No. 5

Quentin Ochs, 2309 Cunningham, Irving, TX- WS item No. 5

Gregory Paul McCarthy, 1709 Briarwood Ln, Irving, TX- WS item No. 5

**3 Review of Regular Agenda**

CONSENT AGENDA

- 5** Ordinance -- Amending Ordinance No. 2019-10250 Providing Budget Adjustment #1 to the 2019-20 Fiscal Year Budget

Bret Starr, Finance Director, described the proposed budget adjustments.

- 8** Resolution -- Approving the First Amendment to the Consulting Agreement Between the City of Irving and M. Gale and Associates for Strategic Planning, Implementation and Coaching for a Total Amount of \$56,000.00

Todd Hawkins, Executive Director of Arts and Culture, confirmed that the contract includes setting up fundraiser goals as well as implementation of the new museum.

- 10** Resolution -- Approving Addendum No. 1 to the Professional Services Agreement Between the City of Irving and Pacheco Koch Consulting Engineers, Inc., in the Amount of \$1,459,505.00 for the Design of the MacArthur Blvd. (Metker St. to Byron Nelson Way) Street Improvements Project

David Springob, Engineering Manager, presented the proposed changes to the MacArthur Blvd. street improvements project.

Council and staff discussed the need for public input, the construction timeline and bidding process. Undergrounding the utilities was also discussed, and the questions was posed as to if some of the design work could be done by city staff.

- 14** Resolution -- Awarding a Contract to MSB Constructors, Inc., in the Amount of \$1,734,350.00 for the Delaware Creek Trail Connector Project

Gene Moulden, CIP Planning Administrator, noted that the trail from Senter Park East to the Mountain Creek Preserve should begin in April or May.

- 15** Resolution -- Approving the Acquisition of a Vacant Lot on Lot 24, Block A, of Las Brisas Town Homes Addition, Located at 4236 Nia Drive in the Amount of \$71,126.98

- 16** Resolution -- Approving the Acquisition of a Vacant Lot on Lot 23, Block A, of Las Brisas Town Homes Addition, Located at 4240 Nia Drive in the Amount of \$71,126.98

Councilman Meagher asked for more information on the appraisals of the acquisitions for items 15 and 16.

Mayor Stopfer noted items 15 and 16 will be postponed while staff get more information.

- 17 Resolution -- Approving the Acquisition of Two Road Right-Of-Way Easements on 1905 Hard Rock Road in the Amount of \$209,360.00
- 18 Resolution -- Approving the Acquisition of a Road Right-Of-Way Easement on 1406 Hard Rock Road in the Amount of \$12,360.00
- 19 Resolution -- Approving the Acquisition of a Road Right-Of-Way Easement on 1418 Hard Rock Road in the Amount of \$14,280.00

Pat Lamers, Capital Improvements Program Director, provided additional information on items 17, 18, and 19.

- 42 Resolution -- Approving an Amended and Restated Economic Development Incentive Agreement, through the Corridor Enhancement Incentive Program, and an Associated Parking Facility Lease with SMB Staffing, LLC, for Property Located at 124 S Hastings Street, Extending Completion Deadline.

Imelda Speck, Economic Development Project Manager, gave additional information on the extended agreement.

#### ZONING CASES AND COMPANION ITEMS

- 44 Resolution -- Temporary Use Permit G1911-0014 - to Allow a Charity Event and a St. Patrick's Day Event with Outdoor Food and Alcohol Sales at the Property Located at 5220-5250 N. O'Connor Boulevard for February 29, 2020 and March 14, 2020 - the Ginger Man, Applicant

Jocelyn Murphy, Planning & Community Development Assistant Director, presented the applicant's request, noting staff recommends approval.

- 45 Ordinance -- Zoning Case #ZC19-0021 - Considering a Zoning Change from R-6 (Single Family) District to S-P-2 (Generalized Site Plan) District for R-6 (Single Family) Uses - Approximately 0.24 Acres Located at 2820 Vassar Drive - Marcos Adrian Reyes, Applicant/Owner

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

- 46 Ordinance -- Zoning Case #ZC19-0082 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-N (Neighborhood Commercial) Uses to S-P-1 (Detailed Site Plan) District for C-N (Commercial Neighborhood) and Wireless Telecommunications Facility Uses - Approximately 0.036 Acres Located 328 E. Grauwlyer Road - Wild West Towers Corporation, Applicant - Salvation Army of North Texas, Owner

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

- 47** Ordinance -- Zoning Case ZC19-0084 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) Uses to S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) Uses to Allow the Outside Storage of Shipping Containers - Approximately 18.27 Acres Located at 4100 West Airport Freeway - Wal-Mart Real Estate, Owner - Kimley-Horn, Applicant

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

#### **4 Legislative Update**

Snapper Carr with Focused Advocacy, presented a legislative update outlining expected bills that may affect the city during the 2021 legislative session. Topics included redistricting, lobbying, economic development incentives, SB 2, short-term rentals and outreach and engagement strategies Focused Advocacy will utilize before the legislature convenes in 2021.

#### **5 2020 Bond Election Projects Discussion**

Jeff Litchfield, Chief Financial Officer, gave an overview of Council's previous discussions on the various proposed bond projects, noting the consensus in December was for various projects totaling \$504,580,000. He presented an update on the estimated cost for the public safety complex, the debt service tax rate, the inflation factor, and the expected increase to maintenance and operations costs associated with the planned bond projects.

Council and staff discussed whether or not to include projected inflation cost in the total project costs listed in the proposition language given to the voters.

It was the consensus of the Council to move forward with the inflation cost included in the project costs with a new project costs totaling \$563,000,000, including funding for a new roof for the Arts Center.

#### **6 Rental Registration Ordinance**

Teresa Adrian, Code Enforcement Director, presented an update on an rental registration ordinance and reviewed the draft ordinance based on council discussions.

It was the consensus of the Council to bring the proposed ordinance back to Council at a future meeting for a vote.

**7 Economic Development Incentive Policy Amendments**

This item was not discussed at this meeting.

**8 313 W. Irving Boulevard Update**

Imelda Speck, Economic Development Project Manager, provided an update on the planned development for 313 W. Irving Boulevard.

**9 Low Income Housing Tax Credit (LIHTC) Overview**

Steve Reed, Planning & Community Development Director, presented an overview of the Low Income Housing Tax Credit program. He noted staff has received three new applicants for the program and these will come back to Council at a future meeting.

**EXECUTIVE SESSION**

Council convened into executive session pursuant Section 551.071, Section 551.074, and Section 551.087 of the Texas Local Government Code at approximately 3:25 p.m.

**10** Legal Advice - Communications Tower Group, LLC V. City of Irving  
Open Meetings Act § 551.071

**11** Economic Development Negotiations - Verizon Hidden Ridge –  
Open Meetings Act § 551.087

**12** Personnel - City Secretary  
Open Meetings Act § 551.074

Item 12, Personnel - City Secretary, was postponed.

Council reconvened from executive session at approximately 3:55 p.m.

Council adjourned the meeting at 6:05 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary