

MINUTES
Irving City Council Work Session
Wednesday, December 11, 2019 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 December 11, 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	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

Chris Hillman, City Manager, presented Exceptional Employee of the Year Awards to the following employees:

Administrative- Monica Gutierrez-Salgado

Field Operations- Marino Enriquez

Field Operations- Teresa Hampton

Management- Mark Massey

Part-time- LeRoy McFarland

Professional- Loretta Helm

Technical- Abraham Escamilla

Technical- Jeffrey Hurtado

Mr. Hillman also presented special recognitions to several employees for their work on the utility billing software implementation and Munis financial software implementation.

2 Citizen Comments on Items Listed on the Agenda

The following citizens spoke on items listed on the agenda:

Lely White, 820 N. Britain Rd, Apt 313, Irving, TX - Work Session item 7

Bobby Stewart, 1311 Travis Circle N, Irving, TX - Regular meeting agenda item 49

Chad Makovsky, 2400 Aviation Drive, DFW Airport - Regular meeting agenda item 45

3 Dallas/Fort Worth International Airport Mitigation Program Overview

Sandy Lancaster, Assistant Vice President for Environmental Affairs, presented for the DFW Airport and provided an overview of the airport's noise mitigation program required by the FAA and how it effects property in Irving.

4 Review of Regular Agenda

CONSENT AGENDA

- 4** Resolution -- Approving a Professional Services Consulting Agreement with Wamberg Genomic Advisors in the Estimated Annual Amount of \$355,000.00 to Provide Hereditary Cancer Screenings for a One-Year Period

Councilman Taylor asked for a presentation by January 30th on all the benefits provided to employees.

- 8** Resolution -- Establishing a 5-Year Municipal Drainage Utility (MDU) Rate Plan for Proposed MDU Rates for Fiscal Years 2019-20 through 2023-2024

Jeff Litchfield, Chief Financial Officer, noted that the proposed Municipal Drainage Utility (MDU) Rate increase will provide an estimate \$100 million for drainage projects over the next five years and additional funding is also identified for smaller projects.

Council discussed the importance of drainage improvements throughout the city.

Chris Hillman, City Manager, confirmed that the drainage improvement process will be brought back to the Transportation & Natural Resources Committee.

- 9** Resolution -- Approving the Acquisition of a Public Utility Easement on Parcel 115-9, Located at 1300 Darr Street in the Amount of \$50,000

- 10** Resolution -- Approving the Acquisition of a Vacant Lot on Parcel 115-17, Located at 1920 E. Grauwylar Road in the Amount of \$337,386

Pat Lamers, Capital Improvement Program Interim Director, clarified that the city is near completion of the acquisitions and should be done by the end of January related to items 9 and 10.

- 11** Resolution -- Approving Change Order No. 2 for the Convention Center Hotel Design-Build Contract with Austin Commercial LP and Garfield Public/Private LLC, reducing the Final Guaranteed Maximum Price in the Amount of \$507,983.00

Phillip Sanders, Assistant City Manager, noted that this item has been withdrawn by staff.

- 14** Resolution -- Approving an Amendment to Professional Services Agreement Between the City of Irving and SWA Group in the Amount of \$671,000.00 for Full Design Services for the Williams Square Renovation Project

Councilman Riddle will ask that this be pulled tomorrow night and he will vote against it. He asked that funds be allocated for things such as libraries, parks and Fire Stations for this area.

- 15** Resolution -- Approving a First Amendment to the Second Amended and Restated Entertainment Center Lease Agreement with ARK Group of Irving, Inc.

The Council will go into Executive Session to receive legal advice on this item.

- 31** Resolution -- Approving and Accepting the Proposal of stHealth Benefit Solutions, LLC dba Stealth Partner Group in the Total Estimated Amount of \$1,974,103.00 for Stop Loss Insurance

Chris Garza, Workforce Services Manager, described the stop loss insurance utilized by the city.

- 35** Resolution -- Approving and Accepting the Bid from Fannin Tree Farm Sales, LLC in the Total Estimated Amount of \$102,112.00 for the Tree Mitigation Program

Mike Griffith, Parks Superintendent/Arborist, described the city's internal tree farm and the need for an outside contract for private property needs.

ZONING CASES AND COMPANION ITEMS

- 45** Ordinance -- Zoning Case #ZC19-0010 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" to "Neighborhood Commercial", and Considering a Zoning Change from S-P-1 (Detailed Site Plan) District for Single Family and Nursery Greenhouse Uses to S-P-1 (Detailed Site Plan) District for C-O (Commercial Office) and Senior Independent Living Facility Uses - Approximately 1.511 Acres Located at 4216 S. Greenview Drive - JDJR Engineers and Consultants, Inc., Applicant - Segu D. Jameel, Owner (Postponed from October 24 and November 14, 2019)

Steve Reed, Planning & Community Development Director, presented the applicant's request, noting staff recommends denial. He stated that the opposition represents 55.26% of the land within 200 feet of the subject property. Since this is more than 20%, a ¾-vote is required for approval.

Council and staff discussed the land use identified in the Comprehensive Plan and the compatible use of the area for residential.

- 46** Ordinance -- Zoning Case #ZC19-0076 - Considering a Zoning Change from HCD-TMU (Heritage Crossing District - Transit Mixed Use Subdistrict) to S-P-2 (Generalized Site Plan) District for HCD-TMU (Heritage Crossing District - Transit Mixed Used Subdistrict) Uses - Approximately 1.03 Acres Located at 303 and 305 Ada Street - Jesse Lowe, Applicant/Owner

Jocelyn Murphy, Planning & Community Development Assistant Director, noted the requests that council postpone this item to January 30, 2020.

- 47** Ordinance -- Zoning Case #ZC19-0077 - 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 0.12 Acres Located at 315 Collins Drive - Ruben Rodriguez, 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.

- 48** Ordinance -- Zoning Case #ZC19-0078 - Considering a Zoning Change from S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and Other 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) - Approximately 0.717 Acres Located at 2000 Market Place Boulevard - B2T2 Family Entertainment, LLC, Applicant - Best Space Realty Corp., 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.

- 49** Ordinance -- Zoning Case #ZC19-0079 - Considering a Zoning Change from FWY (Freeway) District Uses to S-P-1 (Detailed Site Plan) District for R-AB (Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption) and Hotel and Related Uses - Approximately 2.19 Acres Located at 311 E. John Carpenter Freeway - Jackson Walker, LLP, Applicant - CGH Las Colinas, LLC, 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.

- 50** Ordinance -- Zoning Case #ZC19-0080 - Considering a Zoning Change from HCD-CMU (Heritage Crossing District - Corridor Mixed Use Subdistrict) Uses to S-P-1 (Detailed Site Plan) for HCD-CMU (Heritage Crossing District - Corridor Mixed Use Subdistrict) Uses - Approximately 0.457 Acres Located at 313 W. Irving Boulevard - Vaquero Venture, Applicant - City of Irving, 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.

Council recessed at approximately 3:20 p.m.

Council reconvened at approximately 3:39 p.m.

5 Irving Convention and Visitors Bureau Semi-Annual Update

Maura Gast, Executive Director of Irving Convention & Visitors Bureau, presented the Irving Convention and Visitors Bureau semi-annual report. She broadly covered the state of the industry nationally and stated the corporate market is starting to slow down marginally, and that usually does coincide with a presidential election year. Ms. Gast noted that the state of the industry in Irving remains very strong.

6 Inclement Weather Sheltering Solutions for the Homeless Update

James Childers, Assistant City Manager, updated the Council on a possible shelter or warming location at 440 S. Nursery Blvd. to be available to the homeless during inclement weather. He noted that staff is continuing to look at other options as well.

Councilman Webb noted that in the interim, churches have been coordinated to assist the homeless during extremely cold weather.

7 2020 Bond Election City Council Recommendation Discussion

Council and staff discussed the proposed projects to be submitted to the voters at the 2020 Bond election.

It was the consensus of the Council to set the bond at \$504,580,000 with inflation.

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 5:49 p.m.

8 Legal Advice and Economic Development Negotiations - Project Galena
Open Meetings Act § 551.071 and § 551.087

9 Economic Development Negotiations - Flowserve Corporation
Open Meetings Act § 551.087

10 Economic Development Negotiations - Project Summit
Open Meetings Act § 551.087

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

12 Personnel - City Secretary
Open Meetings Act § 551.074

Item 15 on the regular agenda was also discussed in executive session to receive legal advice per Open Meetings Act § 551.071.

Item 12, Personnel - City Secretary, was postponed.

Council reconvened from executive session at approximately 7:01 p.m.

Council adjourned the meeting at 7:01 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary