

MINUTES
Irving City Council Work Session
Thursday, November 12, 2020 at 1:05 PM
City Hall, First Floor, Council Conference Room
825 West Irving Boulevard, Irving, TX 75060

The Irving City Council met in work session on November 12, 2020 at approximately 1:11 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 Citizen Comments on Items Listed on the Agenda

No one signed up to speak at this meeting.

2 City Operations Update

- COVID-19 Update and City Response

Jason Carriere, Emergency Management Coordinator, presented an update on the COVID-19 pandemic and the City's response.

- CARES Act Funding Update

Tony Cao, Assistant to the City Manager, described how the CARES Act funding has been used by the City to reimburse for COVID-related city expenses.

Imelda Speck, Economic Development Project Administrator, gave details on the qualifications for childcare assistance.

3 Heritage Crossing Land Bank Property -400 S. MacArthur Blvd.

Megan Lasch, Saigebrook Development, presented their proposal for development at 400 S. MacArthur Blvd.

Chris Applequist, Generation Housing Development, presented their proposal for development at 400 S. MacArthur Blvd.

It was the consensus of the Council to move forward with the Generation Housing Development proposal.

4 Fiscal Year 2022 Employee and Retiree Compensation and Benefits Discussion Series - Supplemental Benefits Plan Overview

Jeff Litchfield, Chief Financial Officer, presented an overview of the Supplemental Benefits Plan (SBP). The presentation included the creation of the plan, participant information, a comparison of Social Security and SBP benefits, financial impact of the plan, key system indicators, and possible options for the future of the plan.

Councilman Ward noted his support for a second tier plan like a defined contribution.

Councilman Zapanta asked for more calculations on the second tier options, timelines for implementation and considering future cost of living adjustments.

Councilman Palmer asked for more comparison data on City costs when the City contributed to social security versus current costs.

It was the consensus of the Council to move forward with a second tier option with additional information on defined benefits and defined contributions.

Chris Hillman, City Manager, noted that staff will bring back additional calculations after working with the actuarial company.

5 Classification and Compensation Study Discussion

Matt Weatherly, Public Sector Personnel Consultants, reviewed the classification and compensation study. His presentation included the importance of the study, what cities are compared, the project scope, and applying the results.

Councilman Palmer asked if private industry comparisons would be included.

Councilman Zapanta asked about how COVID changes to the workforce will be evaluated. He also asked how franchise funds are included in revenue comparisons.

Councilman Webb asked for previous data comparisons of private and public positions.

Councilman Taylor noted his concern with the comparative cities as some are larger, some are smaller and revenues are different.

Councilman Ward discussed the low turnover rate in Irving.

Chris Hillman, City Manager, noted the importance of having the study data to make future policy decisions to hire talented employees. He discussed internal equity and the current reclassification process.

Council recessed at approximately 3:25 p.m.

Council reconvened at approximately 3:42 p.m.

6 Review of Regular Agenda

CONSENT AGENDA

- 5** Resolution -- Authorizing Additional Expenditures to Lloyd Gosselink Rochelle & Townsend, P.C., in an Amount Not to Exceed \$24,810.00 for Litigation Against Charter Communications VI, LLC, D/B/A Spectrum Cable Regarding Underpayment of Cable Services Franchise Fees

Kuruvilla Oommen, City Attorney, noted additional information on this item will be provided in Executive Session.

- 10** Resolution -- Awarding a Contract to Northstar Construction, LLC, in the Amount of \$228,787.00, for the Northwest Park Pedestrian Bridge Replacement Project

Gene Moulden, CIP Planning Administrator, described the scope of work for the bridge replacement.

- 11** Resolution -- Awarding a Contract to Humphrey & Morton Construction Co., Inc., in the Amount of \$334,590.00, for the Delaware Creek Channel Repair Project at Pioneer Drive

Dave Springob, Engineering Manager, clarified that Humphrey & Morton is on site for a different project and submitted the most responsive bid.

INDIVIDUAL CONSIDERATION

- 40** Resolution -- Approving the Allocations of the Community Development Block Grant COVID-19 Funds to Non-Profit Organizations in the Amount of \$254,336

Councilman Taylor abstained from this discussion and has filed an abstention affidavit with the City Secretary's Office.

ZONING CASES AND COMPANION ITEMS

- 41** Ordinance -- Zoning Case ZC20-0040 - Considering a Proposed Zoning Change from S-P-2 (Generalized Site Plan) District for ML-20 (Light Industrial) Uses to S-P-2 (Generalized Site Plan) District for ML-20 (Light Industrial) and Restaurant with Outdoor Seating Uses - Approximately 2.4 Acres Located at 3090 Rock Island Rd - Service First Mechanical, LLC, Owner/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.

- 42** Ordinance -- Zoning Case ZC20-0045 - Considering a Proposed Zoning Change from C-C (Community Commercial) District 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) Uses - Approximately 1,132 Sq. Ft.

Located at 3711 N. Belt Line Rd - Muda Mangal Foods, LLC, DbA Cafe Mandu, Applicant; RNDM Investments, 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.

- 43** Ordinance -- Zoning Case ZC20-0049 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Mid-Density Residential" to "Compact Neighborhood" and a Zoning Change from M-FW (Freeway) District to C-N (Neighborhood Commercial) District on Tract 1 and S-P-2 (Generalized Site Plan) District for R-ZLa (Zero Lot Line) Uses on Tract 2 - Approximately 7.9136 Acres Located at the Northeast Corner of State Highway 161 and Walnut Hill Ln - JDJR Engineers & Consultants, Inc, Applicant; Casey Harrington, 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.

- 44** Ordinance -- Zoning Case ZC20-0050 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Residential Neighborhood" to "Compact Neighborhood" and a Zoning Change from M-FW (Freeway) District to S-P-2 (Generalized Site Plan) District for R-ZLa (Zero Lot Line) Uses on Tract 1 and C-N (Neighborhood Commercial) District on Tract 2 - Approximately 12.18 Acres Located at 4201 N. Belt Line Rd - JDJR Engineers & Consultants, Inc, Applicant; Casey Harrington, 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.

- 45** Ordinance -- Zoning Case ZC20-0053 - Considering a Zoning Change From S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and Hotel Uses to S-P-2 (Generalized Site Plan) District for C-C (Community Commercial) and Hotel Uses - Approximately 4.81 Acres Located at 2350 Valley View Ln - JDJR Engineers & Consultants, Inc, Applicant; Kapas Hospitality II LLC, Owner; Barbosa Professional Services, Agent

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 ZC20-0055 and Multifamily Concept Plan MF20-0003 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" to "Mid-Density Residential," a Zoning Change from FWY (Freeway) District and S-P-2 (Generalized Site Plan) for C-C (Community Commercial) District and Travel Services Uses to S-P-2 (Generalized Site Plan) District for R-MF-2 (Multifamily) Uses, and Multifamily Concept Plan MF20-0003 - Approximately 11.019 Acres Located at 4701 W.

Royal Lane - Avion Management Company, LLC, Owner; CSE, Applicant
(Postponed Indefinitely on October 22, 2020)

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

Council and staff discussed the proposed changes and how it should affect
incentive agreements.

Bobby Stewart, 1311 Travis Circle N, Irving, TX, presented information on public
input opportunities for the neighborhoods that had opposition to the case at the
last meeting and changes to the site plan.

Kuruvilla Oommen, City Attorney, noted that legal advice can be provided on the
incentive agreement in Executive Session.

- 47** Ordinance -- Zoning Case ZC20-0057 - Considering a Zoning Change from 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 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 Uses - Approximately 2.645 Acres Located at 455 E. John Carpenter Fwy - Shreem Las Colinas, LLC, Owner/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.

7 Legislative Update

Jon Weist, Legislative Officer, presented information on the state and federal election results and what to anticipate when the 87th State Legislature begins in January 2021. His presentation included the legislative process, the legislative agenda, and the session timeline.

Victor Conley, Fire Chief, addressed the changes to the Texas Commission on Fire Protection.

Councilman Danish discussed the building materials bill.

Council and staff discussed the State's push to move elections to November.

8 Municipal Drainage Utility Phase 1 Revenue Review

Jeff Litchfield, Chief Financial Officer, outlined the Municipal Drainage Utility Fees. His presentation included the rate categories and review methods of the residential category and Phase 2 and Phase 3 of the review project.

Walt Thomas, City Engineer, presented the MDU billing history.

EXECUTIVE SESSION

Council convened into executive session pursuant Section 551.071 and Section 551.087 of the Texas Local Government Code to discuss the below item, and items No. 5 and No. 46 on the regular agenda at approximately 5:15 p.m.

- 9** Economic Development Negotiations - Project Meridian
Open Meetings Act § 551.087

Council reconvened from executive session at approximately 5:36 p.m.

Council convened into executive session pursuant Section 551.071 of the Texas Local Government Code to discuss item No. 16 on the regular agenda at approximately 5:36 p.m.

Council reconvened from executive session at approximately 5:42 p.m.

Council adjourned the meeting at 5:42 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary