

MINUTES
Irving City Council Work Session
Thursday, December 10, 2020 at 12:00 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 10, 2020 at approximately 12:02 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	12:13 PM
Allan Meagher	Irving City Council	Councilman	Present	12:33 PM
Dennis Webb	Irving City Council	Councilman	Present	1:15 PM
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

2 Citizen Comments on Items Listed on the Agenda

The following individuals signed up to speak on items on the agenda:

Kay Schecht, 931 E. Oakdale Rd., Irving, TX- item 1

Sharon Barbosa Crain, 2608 Alan-a Dale, Irving, TX- Item 60

3 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. He outlined the reduced capacity regulations due to the increased number of cases. Mr. Carriere also provided information on the vaccines that are scheduled to be distributed next week.

-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.

4 Legislative Update & Irving Legislative Insider Public Awareness Campaign

Brandon Aghamalian with Focused Advocacy presented legislative expectations for the 87th State Legislature. His presentation included the legislature timeline, the House and Senate make up, and issues important to the City, including transportation funding, amendments to the building materials bill, competitive proposals, and the Commission on Fire Protection.

Council and staff also discussed state budget issues, COVID-19 legislation, redistricting, building materials and law enforcement.

Snapper Carr with Focused Advocacy provided additional information on the constitutional requirements related to redistricting and the building materials bill.

Mayor Stopfer noted the need for State assistance in public safety situations on state highways.

Chris Hillman, City Manager, stated that a letter will be sent to the Governor and the Lieutenant Governor related to the state highways.

Council and staff had a lengthy discussion on the proposed bill to limit lobbying.

Jon Weist, Legislative Officer, outlined the proposed legislative agenda for the City.

April Reiling, Communications Director, described the Irving Legislative Insider Public Awareness Campaign.

Council recessed at approximately 2:10 p.m.

Council reconvened at approximately 2:18 p.m.

5 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 a comparison with social security, comparisons with other cities, financial impact, and key system indicators.

Lewis Ward with GRS Consulting described the future of the SBP projections based on keeping the status quo, current plan with risk sharing, a defined contribution plan, or creating a second tier option.

Council and staff discussed the disability benefits with SBP and TMRS.

Mr. Litchfield also outlined pension obligation bonds and how the bonds would apply to each proposed plan change. He also stated the City Manager's recommendation to create a second tier plan, use pension obligation bonds and create a risk sharing plan to mitigate the investment risk.

Council recessed at approximately 4:13 p.m.

Council reconvened at approximately 4:25 p.m.

6 Review of Regular Agenda

CONSENT AGENDA

- 7** Ordinance -- Amending Ordinance No. 2020-10372 Providing Budget Adjustment #1 to the 2020-21 Fiscal Year Budget

It was noted that this item will be presented under City Operations at the regular meeting.

- 24** Resolution -- Ratifying Amendment No. 1 to the CARES Act Funding Agreement Between the City of Irving and National Development Council for the Administration of the Coronavirus Aid, Relief, and Economic Security (CARES) Act Funded Emergency Business Assistance Program

It was noted that this item will be presented under City Operations at the regular meeting.

INDIVIDUAL CONSIDERATION

- 55** Resolution -- Approving Expenditures for As-Needed Purchases from Home Depot U.S.A., Inc., in the Total Estimated Amount of \$235,000.00 for Maintenance, Repair, Operating Supplies, Industrial Supplies and Related Products and Services through the U.S. Communities Government Purchasing Alliance

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

ZONING CASES AND COMPANION ITEMS

- 57** Ordinance -- Zoning Case ZC20-0055 - 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; Postponed on November 12, 2020)

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

- 58** Ordinance -- Zoning Case ZC20-0058 - Considering a Zoning Change from S-P-1 (Detailed Site Plan) District for C-C (Community Commercial) Uses to S-P-1 (Detailed Site Plan) District for C-C (Community Commercial) Uses -

Approximately 2.61 Acres Located at 3510 Carbon Rd - RaceTrac, Applicant; Mountainprize Inc., Owner; Spiars Engineering, 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.

- 59** Ordinance -- Zoning Case ZC20-0059 - Considering a Zoning Change from PUD (Planned Unit Development) for C-N (Neighborhood Commercial) District Uses to PUD (Planned Unit Development) for 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 3,035 Sq. Ft. Located at 2234 W. Walnut Hill Lane- SAI Cottonwood Properties, Owner; DHR Engineering, 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.

- 60** Ordinance -- Zoning Case ZC20-0060 - Considering a Comprehensive Plan Amendment Changing the Recommended Future Land Use from "Business District" to "Compact Neighborhood" and a Zoning Change from M-FW (Freeway) District to S-P-2 (Generalized Site Plan) District for R-TH (Townhouse) Uses - Approximately 9.2 Acres Located at 4424 Rainier St. - JDJR Engineers & Consultants, Inc, Applicant; Parker International Corp., Owner; Barbosa Professional Services, Agent

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

- 61** Ordinance -- Zoning Case ZC20-0061 - Considering a Zoning Change from PUD (Planned Unit Development) for 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 to Repeal Ordinance No. 2015-9733 and Reinstate the Previous PUD (Planned Unit Development) for C-N (Neighborhood Commercial) Uses - Approximately 4,930 Sq. Ft. Located at 6421 Riverside Dr. #160 - Bear Design, Applicant; the Kelley Family Trust C/O Clements Gear Management Co., 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.

- 62** Ordinance -- Zoning Case ZC20-0062 - 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) Uses to Repeal Ordinance No. 4559 and Reinstate the Previous C-C (Community Commercial) District - Approximately 2,925 Square Feet at 3583 N. Belt Line Road. - America Plans and Permits, Applicant; Town North Shopping Center 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.

APPOINTMENTS AND REPORTS

63 Mayor's Report

Mayor Stopfer showed a map of the available land vacant for development and what is currently zoned for multi-family housing. He also outlined how many multi-family units and single-family units in each district.

7 Update on Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant (ESG-CV) COVID-19 Funds, and Texas Emergency Rental Assistance Program

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

This item was not discussed at this meeting.

8 Policy Governing Compliance of Existing Economic Agreements and COVID-19

This item was not discussed at this meeting.

9 Sale of 400 S MacArthur

Philip Sanders, Assistant City Manager, outlined the process for the sale of 400 S. MacArthur.

10 Value of Municipal Service Campaign Overview

This item was not discussed at this meeting.

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 items at approximately 4:25 p.m.

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

**12 Economic Development Negotiations - Project Blossom –
Open Meetings Act § 551.087**

**13 Legal Advice - Entertainment Center Lease and Parking Lease Agreements –
Open Meetings Act § 551.071**

Council reconvened from executive session at approximately 5:37 p.m.

Council adjourned the meeting at 5:58 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary