

**MINUTES**  
**Irving City Council Work Session**  
**Thursday, February 11, 2021 at 10:00 AM**  
**City Hall, First Floor, Council Conference Room**  
**825 West Irving Boulevard, Irving, TX 75060**

The Irving City Council met in work session on February 11, 2021 at approximately 10:10 a.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>	<b>Departed</b>
Mayor Rick Stopfer	Irving City Council	Mayor	Present		
John C. Danish	Irving City Council	Councilman	Present		
Allan Meagher	Irving City Council	Councilman	Present		
Mark Zeske	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		

Councilman Meagher attended the meeting via Zoom.

Councilman Danish left at 10:50 a.m. and returned at 12:50 p.m.

**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; City and Dallas County Response

Jason Carriere, Emergency Management Coordinator, presented an update on the COVID-19 pandemic and the City's response. He also provided information on the vaccine rollout plan for eligible citizens and City employees.

- Texas Recreation and Park Society (TRAPS) - Maintenance Achievement Award

Joseph Moses, Parks and Recreation Director, recognized the Parks Department for receiving the Maintenance Achievement Award from the Texas Recreation and Park Society.

**3 City of Irving Housing Strategy Preliminary Report Discussion - National Development Council**

Raquel Favella and Maureen Mulligan with the National Development Council provided information on the City of Irving Housing Strategy Preliminary Report.

Council and staff discussed the average housing price in Irving, construction costs, and available housing options in the city.

**4 Fiscal Year 2022 Employee and Retiree Compensation and Benefits Discussion Series**

- Pension Obligations Bond Discussion

This topic was not discussed at this meeting.

- Supplemental Benefits Plan Overview

This topic was not discussed at this meeting.

- Texas Municipal Retirement System Overview: Cost of Living Adjustment Overview

Jeff Litchfield, Chief Financial Officer, presented comparisons to other cities and examples of how the repeating Cost of Living Adjustment (COLA) compares to the ad hoc adjustment options for the City and for the retirees. His presentation also included the City Manager's recommendation to continue to provide the 30% repeating COLA to retirees.

Leslee Hardy, TMRS Chief Actuary, provided additional information on the repeating COLA calculations.

- Future Fiscal Years

This topic was not discussed at this meeting.

Council recessed at approximately 11:55 a.m.

Council reconvened at approximately 12:50 p.m.

**5 COVID-19 Update - CARES Act Funded Irving Convention and Visitors Bureau Advertising Campaign Results to Date**

Monty White, Director of Marketing of the Convention and Visitors Bureau outlined the CARES Act-funded recovery advertising campaigns focused on safe meetings and staycations.

Maura Gast, Executive Director of the Convention and Visitors Bureau, described the sales outlook related to Irving hotels COVID impacts and ICVB bookings.

Council and staff discussed how the Irving Convention and Visitors Bureau is responding to COVID-19 restrictions.

**6 Review of Regular Agenda**

CONSENT AGENDA

- 10** Resolution -- Authorizing Reimbursement Agreement in an Amount Not to Exceed \$4,877,000 with CHRISTUS Health and Las Colinas TH2, LLC for

Public Infrastructure Improvements Within the Tax Increment Reinvestment Zone No. One

- 11** Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and CHRISTUS Health in an Amount Dependent Upon Annual Qualification

Councilman Riddle asked that items 10 and 11 be pulled off consent at tonight's meeting for individual consideration.

- 12** Resolution -- Approving the City of Irving Emergency Rental Assistance Program Funding Agreement with Catholic Charities of Dallas, Inc., for the Administration of the U.S. Department of Treasury ERAP Funding

Imelda Speck, Economic Development Project Administrator, outlined the Emergency Rental Assistance Program to be administered by Catholic Charities.

Karen Cooperstein with Catholic Charities of Dallas, Inc., provided additional information on the application process.

Chris Hillman, City Manager, clarified that additional funds from the first round of federal assistance has been allocated to the vaccine program before reimbursing the City of public safety costs.

- 27** Ordinance -- Amending Ordinance No. 2020-10372 Providing Budget Adjustment #2 to the 2020-21 Fiscal Year Budget

Jeff Litchfield, Chief Financial Officer, detailed the proposed budget adjustments related to the ICVB interfund loan.

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

- 29** Ordinance -- Approving a Development Agreement with Housing Channel, LLC for the Sale of Property at 303, 309, 317, 321 East Second Street

Philip Sanders, Assistant City Manager, confirmed that the sale price is based on an appraisal from last year.

INDIVIDUAL CONSIDERATION

- 30** Resolution -- Consider a Request by TX MacArthur 2021 Ltd., for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at 400 S. MacArthur Blvd.

Steve Reed, Planning and Community Development Director, presented the applicants' request for Local Support for an Application to the Texas Department of Housing and Community Affairs (TDHCA) to Develop Affordable Housing related to items 30-34. He also outlined the criteria used by TDHCA to award developer points.

These items were also discussed in Executive Session.

- 31** Resolution -- Consider a Request by MHP Fieldcrest Senior, LLC, for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at 3090 Rock Island.
- 32** Resolution -- Consider a Request by the Versia, LLC, for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at 923, 1003, and 1013 S. Story
- 33** Resolution -- Consider a Request by Parmore Avion, LP, for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at Southwest Quadrant of Esters Blvd. and W. Royal Lane
- 34** Resolution -- Consider a Request by IV MacArthur Housing, LP, for Local Support for an Application to the Texas Department of Housing and Community Affairs to Develop Affordable Housing at 1929 S. MacArthur.
- 35** Ordinance -- Calling a Bond Election to be Held on Saturday, May 1, 2021 Making Provisions for the Conduct of the Election and Other Provisions Relating Thereto

Council and staff discussed the bond propositions approved by the bond committee in late 2019 and if the bond election should be called for May 1, 2021 or for a future date due to the current economic climate brought on by COVID-19.

It was the consensus of the Council to vote on calling the bond election at tonight's meeting.

## **7 Irving Future in Focus (Budget, Services & 5-Year Outlook):**

### **- Traffic and Transportation**

Dan Vedral, Traffic and Transportation Director, presented the Traffic Department's current budget, services, and a five-year outlook for the department related to personnel, service enhancements, 5-year Future in Focus and budgetary needs.

### **- Capital Improvement Program**

Pat Lamers, Capital Improvement Program Director, presented the Capital Improvement Program Department's current budget, services, and a five-year outlook for the department related to personnel, service enhancements, 5-year Future in Focus and budgetary needs.

**8 Corridor Enhancement Improvement Program Applications for Properties Located at 2520 and 1711 W. Irving Blvd.**

Imelda Speck, Economic Development Project Administrator, described the applicant's request for a Corridor Enhancement Improvement Grant for 2520 and 1711 W. Irving Blvd.

**EXECUTIVE SESSION**

Council convened into executive session pursuant Section 551.071 of the Texas Local Government Code to discuss the below item, and item 30-34 on the regular agenda at approximately 2:34 p.m.

**9 Legal Advice - Edwin Muniz Vs City of Irving, Et Al  
Open Meetings Act § 551.071**

Council reconvened from executive session at approximately 4:00 p.m.

Council adjourned the meeting at 5:40 p.m.

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Richard H. Stopfer, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary