

MINUTES
Irving City Council Work Session
Thursday, June 9, 2022 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 June 9, 2022 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 | |
| Brad M. LaMorgese | 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 | |
| Dennis Webb | Irving City Council | Councilman | Present | |

DISCUSSION TOPIC

1 Citizen Comments on Items Listed on the Agenda

No one signed up to speak at today's meeting.

2 City Operations Update

Chris Hillman, City Manager, presented a video related to the Police Department's program "Shop Talk" which was awarded a grant from the US Conference of Mayors.

- Irving Leader Education and Development (ILEAD) Program Video

Jill McAdams, Human Resources Director, presented a video on the Irving Leader Education and Development (ILEAD) Program.

Mr. Hillman recognized Wayne Lambert, Municipal Court Director, who will be retiring at the end of June.

Council moved to item No. 6 following the operations update, regarding impact fees.

Following that they moved to executive session.

Council recessed at approximately 2:56 p.m.

Council reconvened at approximately 3:14 p.m.

3 Review of Regular Agenda

CONSENT AGENDA

- 12** Resolution -- Approving an Expenditure with Insituform Technologies, LLC, in the Amount of \$1,097,055.00, for the IH-635 and Valley View Lane Wastewater Improvements Project through the State of Texas Local Government Statewide Purchasing Cooperative Agreement (BuyBoard)

Robert Saucedo, Engineering Manager Capital Improvement Program, outlined the Valley View Lane Wastewater Improvements Project.

- 14** Resolution -- Awarding a Contract to MART, Inc., in the Amount of \$545,840.00 for the 2022 Miscellaneous Demolition Project

Pat Lamers, Capital Improvement Program Director, detailed the various City properties included in this project.

- 15** Resolution -- Awarding a Contract to SYB Construction Company, Inc. in the Amount of \$1,885,876.85, for the Norma & Onetta Drive Water & Wastewater Improvements Project

Robert Saucedo, Engineering Manager Capital Improvement Program, described the Norma & Onetta Drive Water & Wastewater Improvements Project.

- 16** Resolution -- Awarding a Contract to Lindamood Demolition, Inc. in the Amount of \$198,447.00 for Demolition of Old Central Fire Station and Adjacent Community Building

It was noted that this will be presented during the Operations Update at the regular meeting.

- 20** Resolution -- Approving an Agreement with Sole Source Provider Donelson Construction Company, LLC., in a Total Estimated Amount of \$221,422.48 for Installation of Modified Aggregate Quick Set (MAQS) Surfacing and PressurePave Systems.

Dan Vedral, Traffic and Transportation Director, described the micro-surfacing process.

- 29** Resolution -- Renewing the Contract with Greener Pastures Landscaping, LLC, in the Total Estimated Amount of \$495,204.00 for Mowing & Litter Control on TxDOT Rights of Way

Chuck Majors, Park Operations Manager, provided an overview of the mowing timelines.

- 34** Resolution -- Approving a Professional Services Agreement with Halff Associates, Inc., in an Amount Not to Exceed \$600,000.00 for Right-of-Way Acquisition and Real Estate Appraisal Services Associated with Roadway Projects

Pat Lamers, Capital Improvement Program Director, previewed items 34-36, and discussed the amount of work that CIP needs to acquire property and appraise it.

Council mentioned bringing these projects in-house to try and save money on both the acquisition of property and appraisal of the property.

- 35** Resolution -- Approving a Professional Services Agreement with HDR Engineering, Inc., in an Amount Not to Exceed \$600,000.00 for Right-of-Way Acquisition and Real Estate Appraisal Services Associated with Drainage Projects

- 36** Resolution -- Approving a Professional Services Agreement with Array Technologies, Inc., in an Amount Not to Exceed \$600,000.00 for Right-of-Way Acquisition and Real Estate Appraisal Services Associated with Water/Wastewater Projects

- 38** Resolution -- Renewing the Annual Contract with Badger Meter, Inc., in the Total Estimated Amount of \$1,450,000.00 for Positive Displacement Water Meters

Todd Reck, Water Utilities Director, detailed the purchase of water meters.

ZONING CASES AND COMPANION ITEMS

- 51** Resolution -- Sign Variance 2022-04-1976 - Considering a Sign Variance to Allow Modifications to the Required Materials for Monument Signs and to Allow Modifications to the Maximum Height of a Projecting Sign - Property Located at 200 East Las Colinas Boulevard - Entos Design, Applicant - Parmenter Realty Partners, Owner

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

- 52** Ordinance -- Special Fence Project Plan SFP22-0001 - Considering a Variance to Chapter 15 of the City of Irving Land Development Code to Construct an Eight-Foot Tall Cedar Within the Side Yard Setback on a Corner Reverse Frontage Lot - Property Located at 1302 Dory Lane - Gabriel Barrios, 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.

- 53** Ordinance -- ZC22-0014 - Considering a Zoning Change from C-P "Commercial Park", C-N "Neighborhood Commercial" and State Highway 161 Overlay District to S-P-2 (C-W) "Generalized Site Plan - Commercial Warehouse" and State Highway 161 Overlay District to Allow a Maximum Building Height of 50 Feet - Approximately 4.34 Acres Located at 4445 West Northgate Drive - J&J Lott Irving LLC, 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.

- 54** Ordinance -- ZC22-0015 - Considering a Zoning Change from FWY "Freeway" and State Highway 161 Overlay District to S-P-2 (C-W) "Generalized Site Plan - Commercial Warehouse" and State Highway 161 Overlay District to Allow a Maximum Building Height of 50 Feet and Exceptions to the Location of Warehouse Uses and Required Parking - Approximately 7.64 Acres Located at 4335 West Northgate Drive - J&J Lott Irving LLC, 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.

- 55** Ordinance -- ZC22-0018 - Considering a Zoning Change from S-P-2 (C-C) "Generalized Site Plan - Community Commercial" and State Highway 183 Overlay District to S-P-1 (C-C) "Detailed Site Plan - Community Commercial" and State Highway 183 Overlay District to Allow a Commercial Canopy to Encroach into the Front Yard Setback - Approximately 1.35 Acres Located at 2525 North Belt Line Road - Mayse & Associates, Inc., Applicant; Seritage SRC Finance, 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.

- 56** Ordinance -- ZC22-0020 - Considering a Zoning Change from ML-20 "Light Industrial" to C-W "Commercial Warehouse" - Approximately 0.74 Acres Located at 1306 N. Union Bower Road - Iglesia Evangelica El Divino Maestro, Inc, 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.

4 Future in Focus Department Presentations

- Communications
- Municipal Court
- Human Resources
- Parks and Recreation

-Library Services

This item was not discussed at this meeting.

5 Pre-65 Retiree Health Insurance Overview

Jill McAdams, Human Resources Director, presented information on the pre-65 retiree health insurance costs.

Council and staff discussed the City's costs and the retiree costs for health insurance and various ways the premium costs could be mitigated.

6 Impact Fee Discussion

Representatives from Freese and Nichols presented options for the implementation of impact fees for the Council's consideration.

Council and staff discussed the various infrastructure improvement needs throughout the city that impact fees could fund.

Todd Reck, Water Utilities Director, described the impact fee study costs and the next steps.

7 Solid Waste Services Automated Collection Discussion

Travis Switzer, Solid Waste Services Director, presented an update on the strategy for implementing automated collection.

Council and staff had a lengthy discussion on changing the trash collection program and the need for a consultant to assist in implementing the changes.

8 Tax Rate Discussion - Senior and Disabled Exemption Increase

Bret Starr, Chief Financial Officer, outlined the current tax rate strategy and the constitutional amendments that passed at the May election. He also detailed the over 65/disabled persons property tax exemptions and how the residential tax bill is broken down by city, county, and school. It is the City Manager's recommendation to increase the over 65/disabled exemption by \$5,000 to \$50,000.

It was the consensus of the Council to move forward with increasing the over 65/disabled exemption.

EXECUTIVE SESSION

Council convened into executive session on the below items pursuant to Section 551.071, Section 551.087 and Section 551.072 of the Texas Local Government Code, and item 50 on the regular agenda pursuant to Section 551.071 at approximately 1:54 p.m.

- 9** Deliberation Regarding Real Property - 2975 Regent Blvd. –
Open Meetings Act § 551.072
- 10** Economic Development Negotiations and Legal Advice - Project 21L33T –
Open Meetings Act § 551.087 and § 551.071

Council reconvened from executive session at approximately 2:56 p.m.

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

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer