

MINUTES
Irving City Council Work Session
Thursday, November 10, 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 November 10, 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 Bloch	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

Flory Malloy, 1521 Atlanta Drive, Irving, TX – Ms. Malloy signed up to speak on item #22.

2 City Operations Update

Todd Reck, Water Utilities Director, recognized the Water Department which received the Gold Award for Exceptional Utility Performance.

Council moved to item 4 on the work session agenda, to cover the Legislative Session.

Council then moved to the Executive Session to discuss items 7, 9 and 10 at approximately 2:01 p.m. Item 8 is not being discussed and is being removed from the agenda.

Council reconvened from executive session at approximately 3:30 p.m.

Council recessed at approximately 3:30 p.m.

Council reconvened at approximately 3:45 p.m.

3 Review of Regular Agenda

CONSENT AGENDA

4 Ordinance -- Amending Ordinance No. 2022-10634 Providing Budget Adjustment #1 to the 2022-23 Fiscal Year Budget

Shannon Phillips, Budget Manager, outlined the proposed changes to the FY22-23 budget.

- 9** Resolution -- Approving an Amendment to the Congregate Meals Agreement Between the City Irving and Visiting Nurses Association (VNA) to Provide Meals at the Heritage Senior Center in an Amount Not to Exceed \$60,000.00.

Councilman Taylor requested information on how VNA calculates the cost per meal.

- 13** Resolution -- Authorizing the Irving Convention and Visitors Bureau to Purchase Advertising Space in the Media in the Amount of \$560,000.00 for Fiscal and Calendar Year 2023

Maura Gast, Executive Director of the Irving Convention and Visitors Bureau, described the advertising that the ICVB purchases throughout the year.

- 22** Resolution -- Approving As-Needed Expenditures with Baker & Taylor, LLC, Ingram Library Services LLC, and Midwest Tape, LLC, in an Amount Not to Exceed \$550,000.00 for Library Books and Audio/Video Materials with Electronic Ordering Interface through the State of Texas Cooperative Purchasing Program

Lynette Roberson, Library Director, explained who Baker & Taylor, LLC was and how/what they do for the city.

- 26** Resolution -- Renewing the Annual Contract with CCGMG, LLC Series B in the Total Estimated Amount of \$2,300,000.00 for Concrete Repair of Sidewalks, Utility Cuts, Streets, and Alleys

Dan Vedral, Traffic and Transportation Director, detailed the street improvements that will be utilizing during this concrete contract.

- 30** Resolution -- Approving the Purchase from Associated Supply Company, Inc., of a 2022 or Newer Case 621G XR Wheel Loader and a 2022 or Newer Case TV620B Compact Track Loader in the Total Estimated Amount of \$386,700.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Debbie Jackson, Fleet Business Operations Manager, outlined the purchasing timeline for various types of vehicles related to items 30, 31, and 32. She also described the fleet auditing process for new and retained vehicles.

- 31** Resolution -- Approving the Purchase from ROMCO Inc., dba ROMCO Equipment Company, LLC, (ROMCO) for a 2022 Volvo EW180E Wheeled Excavator in the Total Estimated Amount of \$332,398.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

- 32** Resolution -- Approving the Purchases from Caldwell Country Chevrolet, LLC, for Various Vehicles in the Total Estimated Amount of \$1,506,146.70 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

ZONING CASES AND COMPANION ITEMS

- 37** Resolution -- Sign Variance 2022-08-5492 - Considering a Sign Variance to Allow a Directional Sign to be 4 Feet Tall, Exceeding the Maximum Height of 2-1/2 Feet by 1-1/2 Feet - Property Located at 1223 Greenway Circle - K&P Signs, Applicant; Raya Reddy Hotels LLC, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff sees no undue hardship.

- 38** Resolution -- PL22-0045 - Considering a Final Plat for Allstate Insurance Company Addition, 2Nd Revision - Approximately 18.03 Acres Located at 200 West John Carpenter Freeway - RPC Las Colinas Mixed Use, LLC, Applicant/Owner

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

- 39** Ordinance -- ZC22-0035 - Considering a Zoning Change from R-6 "Single-Family Residential 6" to S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" Establishing the Minimum Front Yard Setback at 170 Feet - Approximately 0.45 Acres Located at 1118 Alexander Street - Felix Wong, Applicant; Syed Quadri, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff has no objection to the zoning request.

- 40** Ordinance -- ZC22-0062/AD22-0004 - Considering a Zoning Change from C-N "Neighborhood Commercial" to S-P-1 (R-AB) "Detailed Site Plan - Restaurant with the Attendant Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption" with a Variance to the 300-Foot Distance Separation Requirement Between a Residence and an Establishment Selling Alcoholic Beverages to Allow the Accessory Use of the Sale of Alcoholic Beverages for On-Premises Consumption - Approximately 0.47 Acres Located at 422 West Pioneer Drive - Mi Dia Cafe from Scratch, Applicant; Mohammad "Sonny" Mansoori, Owner

Jocelyn Murphy, Planning Director, presented the applicant's request, noting staff has no objection to the zoning request.

- 41** Ordinance -- ZC22-0066 - Considering a Zoning Change from S-P-1 "Detailed Site Plan" for Convenience Store, Gasoline Sales and Car Wash Uses and State Highway 161 Overlay District to C-C "Community Commercial" and State Highway 161 Overlay District to Allow Community Commercial District Uses - Approximately 0.921 Acres Located at 7201 State Highway 161 - Triangle Engineering, Applicant; Premjee Girls USA LLC, Owner

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

APPOINTMENTS AND REPORTS

42 Resolution -- Appointment of Initial Members to the Impact Fee Capital Improvement Advisory Committee (CIAC)

Councilman Taylor confirmed that he spoke with a number of potential candidates to come up with the proposed committee members.

43 Resolution -- Annual Appointments to Boards, Commissions, and Committees, to Fill Two-Year Terms and Various Unexpired Terms

The Council discussed the interview process, and the need to talk about the purpose of the advisory boards in the future.

It was the consensus of the Council to move forward with most of the appointments but to discuss appointments to the Library Board at a later date.

4 Legislative Update

Snapper Carr with Focused Advocacy, described the planned topics to be discussed at the upcoming legislative session.

Council and staff discussed proposed legislation related to the Texas Local Fire Fighters Retirement Act and expected legislation regarding financing and elections.

5 Policy Governing Compliance Requirements for Existing Tax Abatements and Economic Development Incentive Agreements Previously Approved

Bryan Haywood, Economic Development Manager, presented information on the “at-the-premises” job requirements related to incentive agreements.

Beth Bowman, President/CEO of the Greater Irving-Las Colinas Chamber of Commerce, described the fluidity of the current work environment as many companies are allowing work from home options.

Council and staff discussed the job incentive program and if this tool should be reviewed on a case-by-case basis for each company.

It was the consensus of the Council to waive the at premise job requirements for one more year while staff evaluate the incentives to see if changes need to be made to individual incentive agreements.

6 Proposed Unified Development Code Amendments: Alcoholic Beverages

Jocelyn Murphy, Planning Director, presented the proposed amendments to the Unified Development Code related to alcoholic beverages.

Councilman LaMorgese asked if these issues can go before the citizens at an election.

Kuruvilla Oommen, City Attorney, clarified that state law and the city charter does not provide a mechanism for non-binding referendums.

It was the consensus of the Council to move to 40/60 food to alcohol citywide; 30/70 food to alcohol in the Heritage District and PUD 6 but would like to maintain a distance requirement from residential areas. The Council also gave consensus to revise the reporting to annually and exempt city owned facilities from the food revenue requirement. They asked that staff bring the other proposed changes back to Council at the December meeting.

EXECUTIVE SESSION

Council convened into executive session on the below item pursuant to Section 551.071, Section 551.072, Section 551.074, and Section 551.087 of the Texas Local Government Code at approximately 2:01 p.m.

- 7** Economic Development Negotiations and Legal Advice - Project Cobblestone –
Open Meetings Act § 551.087 and § 551.071
- 8** Economic Development Negotiations and Legal Advice - Project Urban –
Open Meetings Act § 551.087 and § 551.071
- 9** Economic Development Negotiations and Legal Advice - Project Hillside –
Open Meetings Act § 551.087 and § 551.071
- 10** Legal Advice - City of Irving V. Shiraz Enterprises, Ltd., Et Al.
Open Meetings Act § 551.071
- 11** Personnel - City Secretary/Chief Compliance Officer
Open Meetings Act § 551.074

Items 7, 9 and 10 were discussed after item 4 on the work session, and item 8 is being removed from the agenda.

Council convened into executive session at approximately 6:11 p.m. to discuss item 11.

Council reconvened from executive session at approximately 6:55 p.m.

Council adjourned the meeting at approximately 6:55 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer