

MINUTES
Irving City Council Work Session
Thursday, June 8, 2023 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 8, 2023 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

2 Citizen Comments on Items Listed on the Agenda

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

3 City Operations Update

- *Irving Values You* Employee Development Day Video

Chris Hillman, City Manager, presented a video on the *Irving Values You* employee development event.

Human Resources Director, Jill McAdams, recognized Alexa Cevallos.

4 Review of Regular Agenda

CONSENT AGENDA

6 Ordinance -- Amending Ordinance No. 2022-10634 Providing Budget Adjustment #7 to the 2022-23 Fiscal Year Budget

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

9 Resolution -- Authorize the City's Attorneys to File a Lawsuit and Take All Legal Action Against H23 Dallas Owners LLC (Doubletree DFW Airport) Necessary to Recover Delinquent Hotel Occupancy Taxes (HOT)

It was noted that additional information related to items 9-11 will be provided in Executive Session. These three items were pulled of consent and placed under individual consideration.

10 Resolution -- Authorize the City's Attorneys to File a Lawsuit and Take All Legal Action Against DFW H38 Owner LLC (Sheraton DFW Airport) Necessary to Recover Delinquent Hotel Occupancy Taxes (HOT)

11 Resolution -- Authorize the City's Attorneys to File a Lawsuit and Take All Legal Action Against HCRE Las Colinas TRS, LLC (Homewood Suites by Hilton-Dallas/Irving/Las Colinas) Necessary to Recover Delinquent Hotel Occupancy Taxes (HOT)

17 Resolution -- Approving a Memorandum of Understanding Between the City of Irving and the North Central Texas Council of Governments for Pedestrian-Bicyclist Permanent Counters

Staff and Council discussed the purpose of the pedestrian-bicyclist counters used on trails.

24 Resolution -- Terminating Fiscal Year 2022-2023 Community Development Block Grant and Emergency Solutions Grant Agreements Between Brighter Tomorrows , Inc. and the City of Irving

DeLiza Gierling, Community Development Manager, clarified the process to terminate agreements with Brighter Tomorrow's Inc.

43 Resolution -- Approving Amendment No. 1 to the Professional Services Agreement between the City of Irving and HDR Engineering, Inc., in an Amount Not to Exceed \$600,000.00 to Renew Right-Of-Way Acquisition and Real Estate Appraisal Services Associated with Drainage Projects

Pat Lamers, Capital Improvement Program Director, outlined items 43-45 related to real estate services.

44 Resolution -- Approving Amendment No. 1 to the Professional Services Agreement Between the City of Irving and Array Technologies, Inc., in an Amount Not to Exceed \$600,000.00 to Renew Right-Of-Way Acquisition and Real Estate Appraisal Services Associated with Water/Wastewater Projects

45 Resolution -- Approving Amendment No. 1 to the Professional Services Agreement Between the City of Irving and Halff Associates, Inc., in an Amount Not to Exceed \$600,000.00 to Renew Right-Of-Way Acquisition and Real Estate Appraisal Services Associated with Roadway Projects

57 Resolution -- Approving the Purchases from Caldwell Country Chevrolet, LLC, for Various Vehicles in the Total Estimated Amount of \$1,609,520.00 through the State of Texas Local Government Statewide Cooperative Purchasing Program (BuyBoard)

Debbie Jackson, Fleet Business Operations Manager and Larry Spain, Fleet Maintenance Manager, described items 57 and 59.

59 Resolution -- Approving the Purchase from Siddons-Martin Emergency Group, LLC, for Two 2026 Pierce Enforcer Pumps in the Total Estimated Amount of

\$1,999,412.00 through the Houston-Galveston Area Council of Governments (H-GAC) Interlocal Cooperative Purchasing Program

- 65** Resolution -- Approving a Contract between the City of Irving and Solid IT Networks, Inc., in the Amount of \$626,174.35 for the Community Development Block Grant - COVID 19 (CDBG-CV) Funded Camera Project

Chad Powell, Information Technology Director, described the camera project.

- 67** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, General Obligation Refunding and Improvement Bonds, Series 2023, Levying a Tax in Payment Thereof; Providing for the Award and Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow Agreement; and a Purchase Agreement; Approving the Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Provisions Relating to the Subject

Bret Starr, Chief Financial Officer, detailed items 67-70 related to bond sales.

- 68** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Certificates of Obligation, Series 2023, Levying a Tax in Payment Thereof; Providing for the Award and Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreements, and a Purchase Agreement; Approving the Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Provisions Relating to the Subject

- 69** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Tax Notes, Series 2023, Levying a Tax in Payment Thereof; Providing for the Award and Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, and a Purchase Agreement; Approving the Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Provisions Relating to the Subject

- 70** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas, Waterworks and Sewer System New Lien Revenue Refunding and Improvement Bonds, Series 2023; Providing for the Award and Sale Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreements and an Escrow Agreement, and a Purchase Agreement; Approving the Preparation of an Official Statement; Approving a Disclosure Counsel Engagement Letter; and Enacting Provisions Relating to the Subject

INDIVIDUAL CONSIDERATION

- 75** Ordinance -- An Ordinance Amending the Code of Civil and Criminal Ordinances of the City of Irving, Texas, by Adding Chapter 18A "Venues Not Licensed by the Texas Alcoholic Beverage Commission;" Establishing a Permit Program for Businesses that Allow Patrons to Bring Alcoholic Beverages Onto Their Premises for Consumption ("BYOB Venues"); Prescribing Regulations for BYOB Venues that Are Not Licensed or Permitted by the Texas Alcoholic Beverage Commission; Providing a Penalty, an Effective Date, and Savings and Severability Clauses.

Shane Diller, Code Enforcement Director, presented the proposed BYOB regulations.

Council and staff had a lengthy discussion on the BYOB process.

ZONING CASES AND COMPANION ITEMS

- 76** Resolution -- Sign Variance 2023-05-4485 - Considering a Sign Variance to Add a Second Mural Onto the Rear Wall of the Business. Property Located at 109 S Main Street. Joann Goin, Applicant. BJK Holdings LLC, Property Owner

Imelda Speck, Senior Housing and Redevelopment Manager, presented the applicant's request, noting staff recommends approval.

- 77** Ordinance -- CP23-0001 - Considering a Comprehensive Plan Amendment Changing the Future Land Use Category from "Residential Neighborhood" to "Compact Neighborhood" - Approximately 6.164 Acres Located at 8001 Mustang Drive - Kirkman Engineering, Applicant; MacArthur Boulevard Baptist Church, Owner (Postponed from the March 30, 2023 and April 20, 2023 City Council Meetings)

Jocelyn Murphy, Planning Director, noted the applicant has requested this case be withdrawn.

- 78** Ordinance -- ZC23-0004 - Considering a Zoning Change from PUD Valley Ranch "Valley Ranch Planned Unit Development" and S-P-2 (R-6) "Generalized Site Plan - Single-Family Residential 6" to S-P-2 (R-TH) "Generalized Site Plan - Townhouse Residential" with Variances to the Minimum Lot Depth, Lot Width, Lot Area and Rear Yard Setback - Approximately 6.164 Acres Located at 8001 Mustang Drive - Kirkman Engineering, Applicant; MacArthur Boulevard Baptist Church, Owner (Postponed from the April 20, 2023 City Council Meeting)

Jocelyn Murphy, Planning Director, noted the applicant has requested this case be withdrawn.

- 79** Ordinance -- Considering an Ordinance Amending Part II of the City of Irving Land Development Code, "Unified Development Code (UDC)" as Follows: Amending Section 2.5.2 "Non-Residential Land Use Table", Sections 2.5.6 through 2.5.17 (C-N, C-C, Fwy, C-OU-1, C-OU-2, C-OU-3, ML-20, ML-20A, and C-P Zoning Districts), Section 2.6.6 "Heritage Crossing District", and Section 2.7.2 "Agricultural (AG) District" to Identify Appropriate Districts and Additional Requirements for Certain Entertainment Uses; Amending Section 4.4.3(C) "Off-Street Parking Requirements" to Provide Minimum Parking for Certain Entertainment Uses; Amending Section 9.3 "Definitions" to Amend and Add Definitions Related to Entertainment Uses

Jocelyn Murphy, Planning Director, described the proposed amendments to the Land Development Code.

5 Development Infrastructure Impact and Impact Fee Discussion

Jocelyn Murphy, Planning Director, presented information on development infrastructure impacts and how impact fees are designed to offset these challenges.

Todd Reck, Water Utilities Director, outlined how the impact fees will benefit the water and wastewater systems.

6 Affordable Housing Land Bank Program and Possible Acquisition of Tax Foreclosure Properties

Imelda Speck, Senior Housing and Redevelopment Manager, presented the proposed affordable housing land bank program.

7 Solid Waste Services Collection Analysis/Cost of Service Consultant Contract Discussion

Travis Switzer, Solid Waste Services Director, presented information on the planned scope of work for a consultant to provide cost and implementation analysis of a hybrid collection model and a fully-automated collection model.

8 Renaming of Whistlestop Plaza/Clock Tower (Requested by Councilmembers Ward, Webb, and Zeske)

Council and staff discussed renaming the clock tower or the plaza after former mayor Marvin Randle.

EXECUTIVE SESSION

Council convened into executive session to discuss the below items and items 7, 9, 10, and 11 on the regular agenda pursuant to Section 551.071, Section 551.074 and Section 551.087 of the Texas Local Government Code at approximately 1:08 p.m. and again at 5:07 p.m. to discuss real estate matters under Section 551.072 of the Texas Local Government Code.

- 9** Legal Advice - City of Irving V. Shiraz Enterprises, Ltd., Et Al.
Open Meetings Act § 551.071

- 10** Economic Development Negotiations and Legal Advice - Gartner, Inc. –
Open Meetings Act § 551.087 and § 551.071

Council reconvened from executive session at approximately 6:23 p.m.

Council adjourned at approximately 6:23 p.m.

Richard H. Stopfer, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary/Chief Compliance Officer