

**IRVING CITY COUNCIL
WORK SESSION
February 22, 2006**

The Irving City Council met in work session in the First Floor Council Conference Room of the City Hall Complex on February 22, 2006. The following members were present:

Mayor Herbert A. Gears

Councilmembers

James Dickens
Beth Van Duyne
Allan E. Meagher
Lewis Patrick
Lowell Cannaday
Rick Stopfer
Sam Smith

Councilman Philipp was not in attendance.

Mayor Gears convened the meeting at 12:00 P.M.

1 DISCUSSION: Review of Regular Agenda

The Council reviewed the items posted for action at the Regular Council meeting to be held at 7:00 P M on February 8, 2006. The following Council directions were noted.

5 Resolution -- Authorizing Staff To Negotiate A Professional Services Contract With Wiginton Hooker Jeffry, Architects For The Design Of The Cimarron Park Family Aquatic Center

Councilman Stopfer stated that this will not be an indoor pool as it is cost prohibitive.

Director of Parks and Recreation Paul Gooch presented this item and stated that an additional 2.5 million dollars would be needed to enclose the facility. Also additional funding will be required for architect and engineering fees as well as for more parking, and this will bring the cost closer to 3 million dollars to make this an indoor facility. The O&M (operation and maintenance) will also increase by approximately \$300,000. He added that if the Council wanted to reconsider the scope of this project, he must know as soon as possible.

- 7 Resolution -- Approving Change Order No. 2 To S. J. Louis Construction Of Texas For The Dry Branch Creek Interceptor Sanitary Sewer Improvements, Stage II Project

Acting City Manager Sandy Cash stated that staff requests that this be pulled from the consent agenda.

- 12 Resolution -- Approving The Plan Document For The Group Health Benefit Plan For Employees And Retirees As Amended To Include A New Plan Design, The Requirements Of State And Federal Laws And Revision Of Obsolete Terms, And Administrative Procedures And Practices

Councilman Dickens requested a presentation on this.

Director of Human Resources Kathy Cleveland clarified that the HDHP insurance option which is now in effect was added to the document.

- 14 Resolution – Purchases Funded In The 2005-2006 Budget

Mayor Gears asked if there would be any contested bids.

Acting City Manager Sandy Cash stated that there were none to be contested.

- (A) Bids – Award Of Bid To KPOSTCOMPANY For The Texas Stadium Roof Coating In The Net Amount Of \$643,003.00 To Be Administered By Texas Stadium Corporation

Acting City Manager Sandy Cash stated that this bid has been reviewed by the City staff and the Texas Stadium staff, and this will be funded from the Texas Stadium Rental Fund #2. The time of completion for this project is 120 days.

- 20 Resolution -- Postponing To The March 23, 2006, City Council Meeting The Consideration Of An Ordinance Amending The Comprehensive Plan And Granting S-P-2 (Generalized Site Plan) For R-TH (Townhouse) District Uses In Zoning Case #5586 -- An Approximately 10.45 Acre Tract Located On The North Side Of Market Place Boulevard Between Olympus Boulevard And Rosche Drive -- Hunter Equities, Inc., Applicant **(Postponed From The January 12, 2006, City Council Meeting)**

Acting City Manager Cash stated that this item will be postponed to the March 23, 2006, City Council meeting.

- 21 Resolution -- Withdrawal Of Zoning Case #5601 -- Granting S-P-2 (Generalized Site Plan) For R-6 (Single Family) Uses -- An Approximately 0.62 Acre Tract Located At 3932 Frisco Avenue (South Side Of Frisco Avenue, East Of Gilbert Road) -- Bear Creek Development Corporation, Applicant

Acting City Manager Sandy Cash stated that this case has been withdrawn by the applicant.

- 22 Ordinance -- Zoning Case #5591 -- Granting S-P-2 (Generalized Site Plan) For ML-20a (Light Industrial) District Uses, Private Clubs, Fraternal Organizations, Self-Storage, Warehouse And Indoor Business Service Uses On Lot 2R-1 -- An Approximately 4.5 Acre Tract Located At 2906, 2910 And 2924 Rock Island Road -- George Christensen, Irving Columbus Club, Applicant **(Postponed From The January 12, 2006, City Council Meeting)**

Senior Planner Ken Bloom presented the case and stated that this does not require a three fourths vote of the entire Council.

Mayor Gears asked to see the map that shows the 18% opposition.

Senior Planner Ken Bloom stated lot 18 is a large piece of land and represents the 18%.

- 23 Ordinance -- Zoning Case #5599 -- Granting S-P-1 (Detailed Site Plan) For R-6 (Single Family) And Catering Business Uses -- An Approximately 0.1148 Acre Tract Located At 3832 Grimes Road -- Freddie Brigham, Applicant

Senior Planner Ken Bloom presented the case and stated that staff recommends denial.

Manager of Current Planning Steve Reed clarified for the Council that the site plan stipulates two to three employees.

- 24 Resolution -- Appointments To Boards, Commissions, And Committees
a) Youth Council

Councilman Dickens stated that he recommends that Melissa Pardue be appointed tomorrow. The Council concurred.

25 City Manager's Report

- Major Project Status – If anyone has any questions on the attached report contact Acting City Manager Sandy Cash or Director of Public Works/Traffic and Transportation Jim Cline;
- Irving Archives Open House on February 23, 2006 – from 10:00 a.m. to 6:00 p.m.;
- Reception Honoring U.S. Congressman Pete Sessions on February 27, 2006, at the Marriott Hotel Las Colinas from 5:30 to 7:30 p.m.
- Informational Materials for Texas Stadium Election will be available from the Community Affairs Department, as they will work with the City Secretary's office to develop printed and electronic materials about the upcoming election regarding the Texas Stadium;
- Letter in material from William L. Hale of the Texas Department of Transportation regarding the SH 183 corridor through the City of Irving;
- Revised date for the closure of the Hunter Ferrell Road – no traffic will be permitted on Hunter Ferrell Road between Nursery and MacArthur and access to the Landfill will be from the east only during the closure period; the closure will take place from 6:00m a.m. Tuesday, February 28, 2006 through 6:00 p.m. Monday, March 14, 2006;
- Ice Control Operations – 330 tons of sand were spread on roads and bridges, the clean up for this is usually handled by the city sweepers;
- Memo from Director of Municipal Courts David Galvan stating the TV News Program "Inside Edition" was filming in the City Of Irving Teen Court;
- Mr. Cash and Director of Water Utilities David Ryburn will be talking with the City of Dallas regarding water supply status;
- Drought Plan-Stage One will be activated;
- "Apartment Association of Greater Dallas" Magazine contained an article on the City of Irving Police Department's Crime Free Multi-Housing Program;
- Transportation Summit save the date card has been mailed;
- First Bond Task Force meeting was held on Monday, February 20, 2006.

26 Mayor's Report

- Mayor Gears asked Councilman Smith to give some information on the River of Trade Corridor meeting he attended in Laredo, Texas;
- Councilman Smith stated that he has attended the last two quarterly meetings. This is an organization that is composed of cities and counties stretching from Laredo, Texas, to the Canadian border, primarily along IH-35. Councilman Smith stated that he feels that the City of Irving should consider being active in this organization; Acting City Manager Cash will have a presentation at the next work session, Councilman Smith stated that the next meeting will be scheduled in late April and will be held in the Dallas/Fort Worth area.

27 Committee And Liaison Report/Meeting

Councilman Dickens stated that his next Community Services Committee meeting will be held on March 22, 2006, at 10:00 a.m.

Councilman Stopfer stated that he will be holding a Planning/Development Committee Meeting at 10:30 a.m. on March 8, 2006.

Acting City Manager Sandy Cash stated that there will also be a legislative Committee meeting on March 22, 2006 at 1:30 p.m.

2 DISCUSSION: Health Insurance RFP And Timeline

Acting City Manager Sandy Cash stated that the purpose of this is to go over the timeline and the work plan for the RFP process for the health insurance. Mr. Cash called on Director of Human Resources Kathy Cleveland.

Robin Bain, Buck Consultants, gave a report on the Health Benefits Plan. The new plan year will be January 1, 2007, and the request for proposals should go out in mid-April for a totally self funded medical plan. Recommendation will be presented to the Audit/Finance Committee in July for the January 1, 2007, plan year. This will give Human Resources several months to prepare for the annual enrollment in October.

Director of Human Resources Kathy Cleveland stated that they would not be bidding for the HMO piece because this is scheduled to be deleted by January 1, 2007.

Mayor Gears asked if this will be a negative impact to employees? He also asked if an HMO plan could be included in the RFP, even if it was not implemented.

Mayor Gears asked if it is possible to retain HMO with higher percentage of premium payment by employees?

Acting City Manager Cash stated that they will proceed on this timeframe and he will get with Chairman Philipp and schedule an item for the next Finance and Audit meeting. A presentation will be made on the HMO plan options.

3 DISCUSSION: Receive Proposal From Laurex Group On The River/View Wells Community Development

Newy Scruggs, Alex Johnson, and Frank Pollacia representing Laurex Group presented a nine minute film presentation on a housing Revitalization Partnership in Atlanta, Georgia.

They then presented the following timeline and vision.

- June 7, 2005 – Acquired 3 apartment buildings in Riverview neighborhood for renovation purposes
- Sept 9, 2005 – Mayor Gears suggested an Affordable Housing partnership
- October 7, 2005 – Discussed concept with Inspection Department.
- November 29, 2005- Discussed concept with Councilman Cannaday and Housing Commission Chairperson Davis
- February 22, 2006 – Discuss concept with Irving City Council

The Vision:

- Creation of affordable and market housing
- Increased senior housing
- Potential for retail development
- Reduction of slum and blight
- Dramatic increase to property base and sales tax revenue
- Golf Caddie program
- Value addition to Twin Wells Golf Course

Director of Housing and Human Services Vivian Ballou stated that the goal of this presentation is to provide the Council with options for land use

After lengthy Council discussion, it was agreed that this should be brought before the Parks and Recreation Board for review at their next meeting. It was noted that the release of park land adjacent to this existing development will not be placed on the next election for a vote of the people. Council agreed that the redevelopment of this area is needed and should be brought back to the Council after the Park and Recreation Board has reviewed it.

4 DISCUSSION: Updated On Mandalay Place Development

Director of Public Works/Traffic and Transportation Jim Cline presented this item.

Mr. Cline stated that the residents had several questions regarding the impact to the neighborhood, and he reviewed the issues which were the raised at the meeting that was conducted by staff.

- Increased crime – DART will address in both design and operation. History has shown that crime trends around stations appear to track with the area around the station prior to the introduction of the stations.
- Visual Impact – The original design called for the grade separation of the crossing at Walnut Hill. This has been revised to cross the roadway at grade.
- Noise – Staff has agreed to pursue the construction of sound walls in the area adjacent to the homes
- Traffic Increase – Brangus is now proposed to be made into a cul-de-sac in the area of Mandalay Place. This would eliminate the traffic impact to the neighborhood from the station. Fire has verified that this action will not impact response times, and no impact has been defined for other City services
- Proximity to Homes – Alternative alignments have been investigated, and no other alignments are acceptable through this area.

EXECUTIVE SESSION

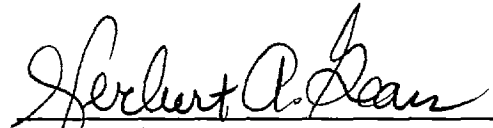
Mayor Gears read the Council into Executive Session at 1:45 p.m.

5 DISCUSSION: Status Report By Police Legal Advisor And City Attorney On Litigation Related Issues

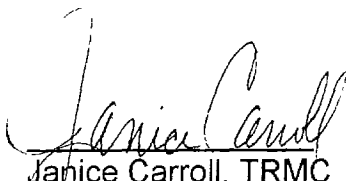
6 DISCUSSION: Status Of City Manager Search

Mayor Gears announced that the Council will now reconvene in Open Session.
The time was 2:54 p.m.

The meeting adjourned at 2:55 p.m.


Herbert A. Gears, Mayor

ATTEST:


Janice Carroll, TRMC
City Secretary

