

**IRVING CITY COUNCIL  
WORK SESSION  
November 29, 2006**

The Irving City Council met in work session in the First Floor Council Conference Room of the City Hall Complex on November 29, 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  
Joe Philipp

Mayor Gears convened the meeting at 10:30 A.M.

Acting City Attorney Charles Anderson read the Mayor and Council into Executive Session at 10:31 A.M.

**EXECUTIVE SESSION**

**7** Personnel – City Manager

Mayor Gears announced the Council will recess the Executive Session and go into Open Session.

The time was 12:20 p.m.

Mayor Gears introduced Jim Foster the new County Judge for Dallas County.

**1** **DISCUSSION:** Review of Regular Agenda

**5** Resolution – Awarding A Contract To Texas-Sterling Construction, LP In The Amount Of \$7,537,073.50 For The Grauwlyer Road Improvements From English Street To Carl Road And 30-Inch Nursery Road Water Line Project

Councilman Patrick stated that this project was going to take 2 5 years, and the road would be torn up for this length of time.

- 15** Resolution – Awarding A Proposal To Media Rushworks, LLC For The Purchase Of Council Conference Room Video/Audio Production In The Net Amount Of \$84,081.06

Councilman Philipp asked for the timeline on this item.

Director of Community Affairs Pat Nicks stated that once the Council approves this item, the project will start. The estimated timeline will be four to six weeks

City Manager Gonzalez stated that this will meet the Council requested implementation date of January 2007

- 16** Resolution – Purchases Funded In The 2006-2007 Budget

Mayor Gears asked if there were any contested bids

City Manager Gonzalez stated that there were no contested bids.

- 20** Resolution – Approving Cancellation Of A Personal Property Tax Abatement Agreement Between The City Of Irving And Fremont Investment And Loan And Trinet Corporate Partners II, L.P.

- 21** Ordinance – Approving Amendments To The Comprehensive Policy Statement On Local Business Stimulation Incentives (Chapter 380 Policy)

- 22** Resolution – Approving An Economic Development Incentive Agreement Between The City Of Irving And Fremont Investment And Loan

Councilman Philipp asked for a presentation on these items.

Finance & Development Initiatives Director David Leininger stated that these three are companion items. Mr. Leininger gave the history of this project. Mr. Leininger stated that on item 20, the policy amendment simplifies the process to allow the Council to make adjustments to the policy without readopting the policy.

There was Council discussion on the terms of the abatement

**23** Resolution – Appointments To Boards, Commissions, And Committees With Terms Expiring November 2008, And To Various Unexpired Terms For The Following

Mayor Gears asked if the Cable Board members were contacted and asked if they wanted to be placed on another board.

Councilman Stopfer stated that the board members were asked to fill out applications for other boards.

City Secretary Janice Carroll stated that she presumed that it was the discretion of the board members to apply for another board, but she will contact each board member.

**24** City Manager's Report

- Stage 3 Water Restrictions – will be enacted on December 2, 2006; a mailer will be sent out in water bills
- Automatic Meter Reader – Plans are proceeding for every Irving home to receive a new automated water meter through an ongoing initiative to improve customer service delivery. The Automated Meter Reading project will reduce future meter reading costs, improve meter accuracy and alert Water Utilities of unusual water usage. The Valley Ranch area is expected to be completed by early 2007. Upon completion, installation will begin in the areas between Interstate Highway 635 and State Highway 114
- Tomorrow morning on the Morning Show on NBC they will have a segment pertaining to the Presidential Library – a copy will be provided to the Council of this segment.
- Downtown Redevelopment meeting will be held on December 14, 2006

**25** Mayor's Report

Mayor Gears shared information he received from Joe Rice regarding the Ruth Paine home in Irving that housed Maria Oswald. He also met with some people and there is an opportunity for the City to do something with this house to preserve its history as part of Irving.

**26** Committee And Liaison Report/Meeting

Councilman Philipp stated that an Audit Finance Committee meeting is scheduled for November 30, 2006, at 4:00 p.m. and the City Audit Status report is on this agenda

**2** **DISCUSSION:** Presentation – University of Dallas Student Retail Study

Mayor Gears introduced the item.

Irving Economic Development Partnership Director of Business Retention/Expansion Don Williams from the Greater Irving Las Colinas Chamber of Commerce gave an introduction to this item and introduced Dr. Stan Kroder and his students Mike Schieble and Himant Arun.

Mike Schieble and Himant Arun presented a Retail Market Study for Irving Economic Development Partnership power point presentation to the Mayor and Council. A copy of this presentation was given as a handout to the Mayor and Council.

There followed lengthy Council discussion of the report. The Council also requested a copy of the complete report.

- 3 DISCUSSION:** Convention Center Briefing - Market And Financial Analysis, Overview Of Facility Operations, And Construction Cost Estimates

Executive Director of Irving Convention and Visitors Bureau Maura Gast gave an introduction to this item

Robert Cantor with PricewaterhouseCoopers gave the status report on this project. He advised that this is a viable project for the City. It was noted that a hotel is not required at this time.

- 4 DISCUSSION:** Update On Gables Project

Mayor Gears announced that this item would be discussed in executive session under Item #8.

- 5 DISCUSSION:** Briefing – Status Of Automated Red Light Enforcement Program

Mayor Gears introduced the item, Director of Traffic and Transportation Jim Cline gave a brief introduction.

Traffic Engineering Manager Kathleen Mullins presented a power point presentation and a copy of the power point as well as the notice of violations was handed out to the Mayor and Council.

The Council gave direction to move forward pursuing red light camera enforcement ordinance and directed staff to further research Redflex and American Traffic Solutions as possible contractors.

**6 DISCUSSION: Review Of Smoking Ordinance Revisions**

Mayor Gears stated that staff has made recommended changes to the Smoking Ordinance that the Council discussed previously.

Chief Environmental Health Inspector Darrell Hammond reviewed the changes to the ordinance with the Mayor and Council

Councilman Philipp asked what steps were going to take place once the ordinance is passed to then decide who has a sports café designation

Mr. Hammond stated that with the passage of this ordinance, in regards to the permit requirement, there will be a thirty day permitting process and at that time they would have to note on the application whether they are going to be a sports café.

Councilman Philipp asked if in section 48.4 if the definition for a filtration system is standard.

Mr. Hammond stated this is the standard that is seen in other cities that have this similar requirement

Councilman Philipp also asked if the system would be tested annually.

Mr. Hammond stated that it does not have to be tested annually, but will be looked at on a complaint basis.

Mayor Gears stated that in the ordinance he would like for it to state that every two years the restaurant must provide an engineer's report showing their system is functioning properly.

The Council agreed to consider this ordinance at the December 14, 2006, City Council meeting.

Acting City Attorney Charles Anderson read the Mayor and Council back into Executive Session at 3:30 p.m.

**EXECUTIVE SESSION**

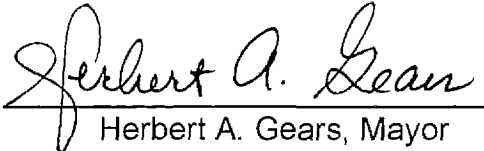
**8 DISCUSSION: Economic Development Matter Regarding The Proposal Of Gables Development Named Water Street And Located On Lot "OO" In The Urban Center**

**9 DISCUSSION: Advice From Attorney – Transition Agreement With Texas Stadium**

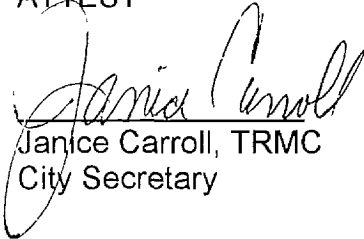
- 10 **DISCUSSION:** Advice From Attorney – Review Of Irving Water Supply Issues
- 11 **DISCUSSION:** City Of Irving, Texas v. Milad Nasrallah aka Milad Nasrallah, And Al-Nayem International

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 5:04 p.m.

The meeting adjourned at 5.05 p.m.

  
Herbert A. Gears, Mayor

ATTEST

  
Janice Carroll, TRMC  
City Secretary

