

**IRVING CITY COUNCIL
WORK SESSION
February 7, 2007**

The Irving City Council met in work session in the First Floor Council Conference Room of the City Hall Complex on February 7, 2007. The following members were present:

Mayor Herbert A. Gears

Councilmembers

James Dickens
Beth Van Duyne
Allan E. Meagher
Lewis Patrick
Lowell Cannaday
Sam Smith
Joe Philipp

Councilman Stopfer 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, 2007. The following Council directions were noted.

6 Resolution – Approving Amendment No. 2 To The Contract With Twin Wells Golf Course Lese Agreement From The Current Lessee, Twin Wells Golf Course LLC, To Provide A Temporary Rent Abatement And Restructuring The Annual Rent Payment

Councilman Meagher asked why the rent was being reduced by \$75,000.00 a year.

Community Services Managing Director Paul Gooch presented a review and stated that these fees are in line with neighboring cities, and the lessee has agreed to improvements to the course.

Councilman Patrick asked if the Parks and Recreation Board approved this. Mr. Gooch stated that they did approve this amendment.

City Manager Gonzalez clarified there is no expense to the city.

- 15** Resolution – Approving Change Order No. 2 To Archer Western Contractors, Ltd. In The Amount Of \$1,000,000.00 For The Construction Of The Northgate Pump Station

Utilities and General Services Managing Director Cliff Miller advised of a change in the amount of the Change Order, and the \$1,493,412.59 in the resolution reflects this change.

- 16** Resolution -- Annual Bid For Fire And Burglary Alarm Systems Monitoring, Repair, And Annual Testing To TDIndustries, LTD In The Net Estimated Amount Of \$67,662.88 For The Period Of January 1, 2007, Through September 30, 2007, And \$26,713.62 For The Period Of October 1, 2007, Through December 31, 2007, Subject To Funds Being Appropriated In Fiscal Year 2007-2008, To Be Used By The General Services Department, Parks And Recreation Department, And The Irving Arts Center

City Manager Gonzalez stated that the City is going with the second most responsible bidder based on references, and this may be contested.

- 22** Resolution -- Requesting Sign Variance Case No. S0612-0008 Located At 1812 North Loop 12 -- Robert Stalcup, Representing Speedco, Applicant

Councilman Philipp asked what is the reason for this request.

Director of Building Inspections Gary Miller stated that this is a new case. Mr. Miller stated that the applicant is asking to install a large wall sign; it is twice the size that the ordinance will allow. Mr. Miller stated that staff recommends denial as there is no compelling hardship.

- 23** Resolution -- Requesting An Exception To The Masonry Requirements For Property Located At 4201 North State Highway 161 (The Offices At State Highway 161 And Walnut Hill Lane) -- Hardy McCullah/MLM Architects, Applicant **(Postponed From The January 25, 2007 City Council Meeting)**

Mayor Gears asked if the applicant has agreed to do what the city has asked them to do in regards to the masonry requirements.

Senior Planner Kenneth Bloom presented the case and stated that the applicant turned in the new plans, but they are recommending a 1 inch tile rather than masonry work at the ends of the covered parking rows. Mr. Bloom stated that staff recommends denial as the applicant does not meet the requirements. Mr. Bloom stated that the applicant may have some additional alternatives to bring forward tomorrow night at the Council meeting.

Councilman Meagher noted that liability for vehicles hitting a wall is not an issue for the Council to consider in this variance request.

- 24** Ordinance -- Zoning Case #5664 -- Granting S-P-2 (Generalized Site Plan) For FWY (Freeway) And Hotel Uses -- A 3.356 Acre Tract Located 4940 Regent Boulevard (North Side Of Regent Boulevard At Statesman Drive) -- Laurus Hospitality, Applicant

Senior Planner Kenneth Bloom presented the case and stated that a $\frac{3}{4}$ vote of the full Council is required for approval of this zoning case. Staff recommends approval of this case.

Councilman Dickens asked if someone opposes this case must it be the land owner or can a manager of the property address this issue?

Mr. Bloom stated that ownership or who is ever legally allowed to act on behalf of the owner has the right to oppose.

Councilman Philipp requested: 1) a map of existing hotels within a four mile radius; 2) occupancy data for the Marriott for the past two to three years.

Mr. Bloom stated that the Irving Convention and Visitors Bureau will prepare the information on the occupancy, and he will provide the map.

- 25** Ordinance -- Zoning Case #5674 -- Granting ML-20a (Light Industrial) District Uses -- An Approximately 8.349 Acre Tract Located At 3701 Conflans Road (West Of South Belt Line Road, East Of Esters Road) -- JDJR Engineers & Consultants, Inc., Applicant

Senior Planner Kenneth Bloom presented the case and stated that the Planning and Zoning Commission heard this case on Monday and recommended approval.

Councilman Patrick stated that he does not have a problem with the zoning case, but there will be questions in regards to the drainage and asked if this was in a drainage easement.

Real Estate Services Manager Doug Janeway stated that there is a drainage easement on the property. Mr. Janeway also stated that the City of Irving had submitted a plan to the Corps of Engineers to re-align the creek, and they rejected the plan.

- 26** Resolution -- Postponing To February 22, 2007, The Consideration Of An Ordinance Amending The Comprehensive Plan To Change The Recommended Land Use From Office To Light Commercial And Granting

S-P-2 (Generalized Site Plan) For C-O (Commercial Office) District And Hotel Uses In Zoning Case #5676 -- An Approximately 2.7 Acre Tract Located At 451 Decker Drive -- Apex Hospitality, Applicant

Senior Planner Kenneth Bloom stated that the applicant has requested to postpone this item to the February 22, 2007 City Council meeting.

- 27** Resolution -- Appointing Board Members To The Tax Increment Reinvestment Zone Board For A Two Year Term Expiring January 2009
- 28** Resolution -- Appointing A Board Chair To The Tax Increment Reinvestment Zone Board With A Term Expiring January 2008

These items will be discussed in Executive Session.

29 City Manager's Report

- Water Supply – The water surface elevation of Lake Chapman has continued to rise with the recent rainfall and measures 430.5 feet as of February 5, 2007;
- The city is requesting proposals for the city's health and benefits consulting services;
- Police Officers Graduate – The Police Department had nine officers graduate from the North Texas Council of Government's Police Academy on February 2, 2007, and will now begin their nine weeks of in-service training at the Irving Police Training Center. In addition, eight officers completed their in-service training and will enter their final phase of field training;
- City Hall Power Outage – Irving City Hall will undergo a scheduled power outage from 6 p.m. February 9, 2007 through 4 p.m. on February 11, 2007 for electrical maintenance;
- Neighborhood Enhancement Project – Per City Council's request, Police Chief Larry Boyd, and Planning and Development staff Ed Barry and Kevin Kass are scheduled to attend the Irving School Board's February 19, 2007 Work Session to provide a presentation on the Neighborhood Enhancement Project;
- Town Hall Meetings – will be held in March on the 20th and 28th the first one will be held at Northwest Park Recreation Center located at 2800 Cheyenne Street and the second meeting will be held on March 28th at the Heritage Senior Center located at 200 S. Jefferson Street;
- Councilman Philipp stated that many e-mails have been received regarding the construction at Wingren and Rochelle. Director of Building Inspections Gary Miller stated that the address is 2800 Wingren Road. Mr. Miller stated that the homeowner took out a permit to construct an industrial type garage. Mr. Miller stated that it meets city requirements. Field Operations Manager Lawrence

Crow visited with the homeowner, and he has agreed to put masonry on the building and will reinstall an eight foot fence. Councilman Philipp asked that new requirements be considered for accessory buildings that are built in existing neighborhoods. Director of Planning and Development Ed Barry stated that there are some options that can be explored. City Manager Gonzalez stated that this issue would be reviewed and brought back to the Council for consideration;

- Economic Development and Financial Services Managing Director David Leininger reviewed the State Sales Tax Report – a copy of the report was given to the Mayor and Council;
- Acting City Attorney Charles Anderson stated that Assistant City Attorney Michael Bucek will be leaving the City of Irving and will become the City Attorney in Corinth, Texas. The city has hired Brenda McDonald on a temporary basis to assist and advise on planning and development issues.

30 Mayor's Report

- Mayor Gears stated that he had a meeting yesterday with Rene Castilla who will be the Chair of the Mayor's Human Relations Advisory Council. The following is a list of the members for this committee, not all have completely confirmed, these members will provide feedback regarding issues in the City of Irving: Lynn Walters, Lely White, Colvin Gibson, Tarik Jalil, Ali Luqman, Rachel Moon, Monica Ellington, J. Don George, Chris Wallace, Carol Little, Ora Guy, Roland Medina, Gloria Agyemang, Chief Larry Boyd, and Al Zapanta.

2 **DISCUSSION:** Brand Strategy

City Manager Gonzalez gave an introduction on this item.

Executive Director of Irving Convention and Visitors Bureau Maura Gast reviewed a power point presentation to the Mayor and Council.

The Council requested that certain groups of Irving citizens be interviewed, and asked questions on the interview process.

Councilman Philipp asked for a copy of the article "What Great Brands Do" by Scott Bedbury.

Acting City Attorney Charles Anderson read the Mayor and Council into Executive Session at 1:58 p.m.

EXECUTIVE SESSION

- 27** Resolution -- Appointing Board Members To The Tax Increment Reinvestment Zone Board For A Two Year Term Expiring January 2009
- 28** Resolution -- Appointing A Board Chair To The Tax Increment Reinvestment Zone Board With A Term Expiring January 2008

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 2:11 p.m.

The meeting adjourned at 2:12 p.m.

Herbert A. Gears, Mayor

ATTEST:

Janice Carroll, TRMC
City Secretary