

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
DRAFT MEETING MINUTES
June, 25, 2008**

The Irving City Council met in work session June, 25, 2008. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Herbert Gears	Irving City Council	Mayor	Present	
Beth Van Duyne	Irving City Council	Councilwoman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Lewis Patrick	Irving City Council	Councilman	Present	
Rick Stopfer	Irving City Council	Councilman	Present	
Sam Smith	Irving City Council	Councilman	Present	
Joe Philipp	Irving City Council	Councilman	Present	
Rose Cannaday	Irving City Council	Councilwoman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

Mayor Herbert Gears called the meeting to order at 12:15 PM.

DISCUSSION TOPIC

1 Review of Regular Agenda

2 City Manager's Report

City Manager Tommy Gonzalez introduced Gary Thomas, President/CEO of DART to give an update on the DART line project.

Mr. Thomas presented a status report on the Green Line and the Orange Line, noting that the Orange Line project is in the construction bidding process, bid proposals are due October 6, 2008. The bid is to be awarded in December 2008 or January 2009. Mr. Thomas also noted that DART is looking at the financial impact of rising steel, rebar, fuel and copper costs. He noted that they plan to have the Record of Decision from the state by the end of July.

Councilman Sam Smith asked if DART is forecasting an increase in ridership.

Mr. Thomas confirmed that ridership had increased on the light rail; however ridership on the bus system is down. He noted that DART is expecting a two or three percent increase for the year.

Councilman Joe Philipp requested a presentation on the zoning rewrite project with Clarion Associates of Denver, Colorado, included in the City Manager's Report.

Managing Director David Leininger described the zoning rewrite process, noting that staff had met with several firms and Clarion was determined to be the most qualified. He confirmed that staff will bring the contract to Council on July 25, 2008. Mr. Leininger also suggested including a zoning advisory committee of citizens in the process. He noted that once the contract has been approved, Clarion will begin their assessment which will be completed by the end of the year. This assessment will highlight the possible issues that will be encountered by the rewrite.

Councilman Rick Stopfer suggested including the presentation from the Planning & Development Committee meeting on June 24, 2008 when the contract goes before council in July.

- 7** Resolution -- Approving a Master Development Agreement, Garage Lease Agreement, Guaranty Agreement, and an Economic Development Agreement with LG Colinas Limited Partnership for Development of Water Street

Deputy City Attorney Brenda McDonald clarified that this is approving the resolution in principle and will not be put into action until after the bond sale.

Gables Residential Regional Vice President Tom Bakewell described the Water Street project which included an overview of the site plan for Phase one, to open in fall 2010. He also noted that the developers have applied for the construction permits and the lake reclamation permits. Mr. Blakewell clarified that TIF funds will be used for streets and landscaping and GO bonds will be allocated for the lake reclamation and the boardwalk and plaza construction.

Councilman Philipp questioned the completion guarantee.

Deputy City Attorney McDonald described the two-part guarantee. She noted that this is a \$264 million project with \$56 million coming from public financing – not public funding.

Councilman Smith asked when the interested retailers would be announced.

Mr. Bakewell stated that most retailers will confirm letters of intent once construction begins; however Hotel ZaZa and Capital Grill are now interested in the project.

- 17** Resolution -- Approving Amendment No. 2 to the Agreement with Parker and Marks, P.C. for Delinquent Tax Collection Services

Councilman Philipp asked for a presentation

Chief Financial Officer Max Duplant stated that staff is currently working with the county on a contract for tax collection. However, during the county's software conversion, the implementation has been placed on hold. She noted that this process will lead to cost savings by eliminating duplication of efforts by the City.

- 18** Resolution -- Rejection of Bids for Irving Arts Center Roof Replacement

Councilwoman Cannaday asked why the rejection of bids.

Irving Arts Center Executive Director Richard Huff clarified that this is a cancellation of an old bid and the roof will be repaired during the HVAC installation and that staff is still looking at replacing the entire roof in the future.

- 20** Resolution -- Approving and Accepting the Bid of Glasbau Hahn America LLC for Display Cases for the Irving Arts Center

Councilman Smith requested a presentation on this item.

Irving Arts Center Executive Director Richard Huff described the need for upgrading the equipment in anticipation of future Smithsonian exhibits.

- 25** Resolution -- Awarding Purchase From Pasco Brokerage Inc for Kitchen Equipment for Texas Stadium Through the State of Texas Local Government Statewide Cooperative Purchasing Program Administered by the Texas Association of School Boards (The BuyBoard Program)

- 26** Resolution -- Awarding Purchase From Luber Bros. for Carts, Work Vehicles, Trailers, and Lifts for Texas Stadium Through the State of Texas Local Government Statewide Cooperative Purchasing Program Administered by the Texas Association of School Boards (The BuyBoard Program)

Councilwoman Beth Van Duyne requested a presentation on companion items #25 and #26.

Chief Financial Officer Max Duplant described the annual purchasing process for equipment at Texas Stadium.

Dallas Cowboys representative Ron Underwood clarified the need for the new equipment to meet health codes.

Council and staff discussed the transition agreement between the City and the Dallas Cowboys, signed in 2007 and the option to buy equipment from Irving to be used in the new stadium in Arlington.

Councilwoman Van Duyne requested the exit agreement for all the Councilmembers.

Councilman Philipp asked that Chief Financial Officer Max Duplant look at the transition agreement for the Texas Stadium Corporation.

- 35** Ordinance -- Final Reading -- Amending Chapter 33 Entitled "Refuse, Garbage and Weeds" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas Establishing Fees for the Roll-Off Container Collection Program and the Sale of Mulch at the Hunter Ferrell Landfill

Mayor Herbert Gears requested that this item be presented at the regular meeting.

- 39** Ordinance -- Zoning Case #ZC07-0068 - Granting S-P-2 (Generalized Site Plan) for R-MF-2 (Multifamily) Uses and Approving Multifamily Concept Plan #MF08-0002 - 26.865 Acres on the South Side of Royal Lane Approximately 1800 Feet East of Belt Line Road at the South End of Ridgepoint Drive - Sharon Barbosa Crain, Applicant (Postponed From March 13, 2008, City Council Meeting)

Urban Development Manager Steven Reed presented the item.

Councilwoman Van Duyne stated that Hackberry Creek residents oppose this addition of multi-family housing.

Urban Development Manager Reed described the adjacent properties and stated that staff recommends approval based on the current comprehensive plan, clarifying that the applicant has not requested any variances.

Councilman Philipp noted his concern with the topography and drainage issues.

Urban Development Manager Reed clarified that drainage issues created by the topography will be addressed in the platting stages and confirmed that the land tract west of this site is currently zoned for commercial use.

42 Committee And Liaison Reports/Meetings

Councilwoman Cannaday announced that the newly appointed board for the Irving Flood Control District, Section III met on June 20, 2008 and will meet again on June 30, 2008.

43 Mayor's Report

Mayor Gears asked the councilmembers to review the Housing and Human Services Action Plan for 2008-09 as it will be on the agenda for the next council meeting.

Councilman Philipp commented on the senior housing initiatives and noted the pages for council to review.

Housing and Human Services Board Chairman Phil Smith noted the deadline for submission to HUD is August 15, 2008.

Councilman Stopfer noted that comments on the Salvation Army cut in funding had not yet been heard by Council.

City Manager Gonzalez stated that an overview of the Action Plan will be given to the Council in his Friday reading file and requested the Council to submit their comments to David Leininger and Phil Smith by July 1, 2008 so they may discuss any changes at the July 9, 2008 meeting.

2 2008-2009 Budget Overview

Budget Administrator Bret Starr presented the 2008-09 budget overview which included updates on the regional economy, Irving's budget focus, budget development, the general fund, the cost of city services and personnel costs.

Mayor Gears asked if the City had reached the retirement contribution cap in the Home Rule Charter.

Budget Administrator Starr confirmed that the City is right at the cap.

Mayor Gears asked if a charter election will be needed.

City Manager Gonzalez stated that an election must be looked at in the near future.

Councilman Philipp requested that staff look at the maximum General Obligation Bond issuance to implement programs, as this is second only to public safety.

Councilman Patrick asked that the travel advance be reviewed, as it has not been increased in years.

Councilman Stopfer requested staff continue to promote development and redevelopment.

Mayor Gears stated that if the tax rate does not exceed 0.108 rate, more debt may be assessed. He is not in favor of a large tax increase.

3 Animal Services Update

Managing Director Paul Gooch presented the Animal Services update which included organizational improvements, current tools and a description of staff's reclassification. He noted that General Service's employees are assisting in the shelter on a part-time basis.

4 Mowing Lien Six Sigma Process

This item was not discussed.

EXECUTIVE SESSION

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 3:23 PM.

5 Economic Development Incentives - (1) Waterstreet; (2) Las Colinas Station; (3) Tanger Outlet; and (4) Convention Center Entertainment District

6 Pending Litigation - 1923 Senter Road

7 Personnel Actions

8 Review of Regular Agenda (if required)

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 4:30 PM.

The meeting was adjourned at 4:31 PM

Herbert A. Gears, Mayor

ATTEST:

Janice Carroll, TRMC
City Secretary