

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL**  
**MEETING MINUTES**  
**September, 17, 2008**

The Irving City Council met in work session September, 17, 2008. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Herbert Gears	Irving City Council	Mayor	Present	
Beth Van Duyne	Irving City Council	Councilwoman	Absent	
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 12:00 PM.

## **DISCUSSION TOPIC**

Executive Luncheon (11:30 a. m. - 12:00 p. m.)

### **1 Review of Regular Agenda**

The Council reviewed the agenda after the worksession items and the following directions were noted.

#### **1 Ordinance -- Public Hearing and Adoption of the 2008-09 City of Irving Fiscal Year Budget**

Mayor Herbert Gears noted his concern with the Fire Department staffing and the need for the City to meet national safety standards by having four-man crews at every station. He asked Council and staff to look at a way to increase the number of men in a company and also add one more piece of equipment.

Councilman Joe Philipp noted that he had requested Fire response times at the budget retreat and has not received the information. However, he agreed that four-man crews should be considered possibly at mid-year.

Councilwoman Rose Cannaday agreed and noted that the City is growing vertical and if the City does not plan for the future we will not catch up.

Councilman Rick Stopfer stated that perhaps the increase in franchise fees could fund this request.

Councilman Philipp agreed to consider this in the Audit & Finance Committee. The Council agreed to have an implementation plan by mid-December.

Mayor Gears also noted that the current incentive pay program allows for additional pay for either a college degree or fire service certification but not for both. He asked that incentive pay for both be considered.

The Council agreed that this should be implemented.

Thirdly, Mayor Gears asked that staff determine how the firefighters and support staff could be included in the Supplemental Benefit Plan that all other City employees participate in. He noted that this will have no budgetary impact.

The Council agreed with this request.

Councilman Tom Spink noted that establishment of four-man crews would assist the City in obtaining a "one" fire rating on building and home insurance. This will decrease the premiums paid by home owners.

Councilman Patrick asked for the names of cities that currently have an ISO 1 fire rating.

Staff will provide this information.

**14** Resolution -- Authorizing an Increase in the Maximum Amount of the Line of Credit Loan Facility Under the First Amendment to Loan Purchase and Sale Agreement with Comerica Bank

Councilman Philipp requested a presentation on this item.

Real Estate & Development Director Brenda McDonald described the terms of the agreement with Comerica Bank.

Councilman Philipp questioned how the City could recoup the costs.

Director McDonald stated that Mr. McDougal is responsible for paying the loan once leasing agreements are in place and development begins.

Councilman Spink asked about the actual value of the land that Mr. McDougal plans to purchase, noting his concern that the line of credit could exceed the true value of the properties. He also stated that he has received complaints from citizens concerning the lack of progress in the redevelopment.

Director McDonald stated that this increase in the line of credit is to acquire essential parcels for the redevelopment plan, and Mr. McDougal will present a development plan to the Council by the end of the year.

Councilman Philipp questioned how many properties the requested credit increase represents and the monies still available.

Director McDonald stated that this represents twenty-seven properties and a \$92,000 balance.

Councilwoman Rose Cannaday stated that the Heritage Crossing Advisory Committee has reviewed the proposed design guideline for the district and has made suggestions to Mr. McDougal.

Director McDonald confirmed that the committee will discuss revisions to the design guidelines at the next committee meeting which will be on September 22, 2008, at 6:30 P.M.; and then the plans will go to the Planning & Zoning Commission for consideration before coming before the Council.

Delbert McDougal with Heritage District, LLC, described the proposed projects and stated that he will come back with specifications in December.

Councilman Rick Stopfer described the history of the heritage district redevelopment initiative and noted his support for the line of credit so that the projects can move forward. He noted that there is a need to keep this information on land purchases confidential.

Mayor Gears confirmed that this resolution addresses the City's ability to move forward on the South Irving redevelopment.

**20** Resolution -- Awarding a Contract to Summit Concrete, LLC, for the 2007 Sidewalk Improvements Project

Councilman Philipp requested a discussion at a future Public Works Committee meeting regarding sidewalk improvements, sidewalk construction where needed, and if funding is available.

**24** Resolution -- Approving Assignment of Contract of Sale for the Acquisition of Property Located at 1211/1213 and 1215/1217 Senter Road - Heritage District, LLC, Assignor

Councilman Patrick questioned storm sewer bond funds being used for land acquisition.

Real Estate Services Manager Doug Janeway clarified that this property is part of an ongoing creek project on Senter Road, near Senter Park.

**26** Resolution -- Approving Irving Housing Finance Corporation Service Agreement Extension

Councilman Philipp requested a presentation on this item.

Mayor Gears asked if the Housing Finance Corporation Board is required approve the purchase of properties.

Housing & Human Services Executive Director Vivian Ballou confirmed that the HFC Board must approve purchases.

Councilman Philipp expressed his concern with "Fannie Mae" loans included in the scope of projects, suggested the HFC Board be included in the approval of process of reclamation purchases along with Housing & Human Services.

Executive Director Ballou clarified that this resolution extends the contract to complete ongoing projects, such as house closings and confirmed that the HFC Board will meet on October 15, 2008 to discuss future plans of action.

**35** Ordinance -- Establishing an Irrevocable Trust to Fund the City's Post-Employment Benefits

**36** Resolution -- Awarding a Contract to Public Agency Retirement Services (PARS) to be the Trust Administrator for the City's Post-Retirement Health Care Plan Trust

Mayor asked if these items had been presented in the Audit & Finance Committee.

Councilman Philipp stated that they had not been discussed in detail and requested a presentation.

Chief Financial Officer Max Duplant described the current City's health insurance and pension plan regarding retirees and the new requirements in place. She defined the irrevocable trust and the possible increasing liability.

Councilman Spink asked who did the actuarial figures.

CFO Duplant stated that GRS, the current firm used for the City's TMRS benefits, provided the actuary study.

Councilman Spink stated his concern with future changes in health care and incorrect figures given.

CFO Duplant confirmed that actuary studies are reviewed every other year to keep the figures up to date.

Councilman Spink suggested reviewing the actuary study annually.

Councilman Philipp noted the following questions needed to be discussed by Council:

1. What are the implications of funding an irrevocable trust versus recording an unfunded liability?
2. How often should the actuary study be conducted?
3. What does the Council want the retirement benefits to be?

Mayor Gears noted his concern with funding the trust at this time as more education of the Council is needed. He requested staff look at other options and retiree health insurance requirements. Mayor Gears also noted that the trust funds would exceed the allowable amount required in the City's charter.

CFO Duplant stated that the problem lies in a quickly growing retiree base while the number of active employees is not increasing.

Mayor Gears stated that Council and staff will need to evaluate the employee premiums for a possible increase or decrease the retiree benefits by adding additional requirements.

Council had a lengthy discussion and deferred the trust items back to the Audit and Finance Committee.

- 42** Ordinance -- Amending the Pet Registration Provisions; Establishing an Optional Three Year Registration Period; Waiving Registration Fees for Animal Owners Over 65, Persons on Social Security Disability, and Police Service

Councilman Patrick requested this item be pulled from Consent Agenda for individual consideration.

- 46** Ordinance -- Zoning Case #ZC08-0029 - Granting S-P-1 (Detailed Site Plan) for Convenience Store and Gasoline Sales Uses - Approximately 0.7425 Acres Located at 1101 West Airport Freeway - Quick-Way Retail Associates II, Ltd., Owner - Winstead PC, Applicant

- 47** Ordinance -- Zoning Case #ZC08-0051 - Granting S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial) Uses - Approximately 0.7185 Acres Located at 1025 W. Airport Freeway - 7-Eleven, Inc., Owner - City of Irving, Applicant

Senior Planner Kenneth Bloom stated that items 46 and 47 are companion items and the applicant has requested postponement to October 16, 2008.

**2** Irving Police Department Mid-Year Update

This item was discussed first.

Before the crime report presentation began, Motorola representatives presented Assistant Chief David Paris with a Greenbelt Certification in the Six Sigma program.

Chief Larry Boyd noted that this Six Sigma program has been used to change the Police Department hiring process; this has resulted in increasing hiring by 120% and now the department is fully staffed with 40 recruits in various phasing of training.

Chief Boyd gave the mid-year crime update, noting a 10% decrease in crime from January 2008 to August 2008. His presentation included an overview of police initiatives, the problem solving team and the Code Enforcement collaboration efforts.

Councilman Sam Smith asked if any other city in the United States could claim similar crime reductions.

Chief Boyd stated that he was not aware of another city boasting similar results but many cities only report annually.

City Manager Tommy Gonzalez noted that Chief Boyd is a member of a regional committee that share crime prevention initiatives, and the City is working with Arlington and Grand Prairie to improve code enforcement initiatives in the next legislative session.

**3** Library Vision Plan

Library Director Patty Landers presented the Library Vision Plan. She described the four proposed full-service libraries; a Northwest Library located on Esters Boulevard, a Senior Center and Library facility to the east, renovations to the Central Library, and expansion of the Valley Ranch Library. Her presentation also included population trends and funding details.

Councilman Sam Smith noted that the Community Services Committee has reviewed the vision plan and supports the initiatives.

**4** Tax Increment Reinvestment Zone Board Composition - at the Request of Mayor Gears

Chief Financial Officer Max Duplant described the current composition of the TIF board.

Assistant City Attorney Karen Brophy clarified the City's options to appoint an Irving resident as the ninth member if Dallas County does not wish to participate.

Councilman Sam Smith suggested contacting Dallas County to get their input.

Mayor Gears asked that the TIF board decide if they want the Council to make the appointment. The Council agreed.

**5** 2009 Council Calendar

City Secretary Janice Carroll and the Council discussed the meeting dates for 2009.

The Council agreed, but stated that they were concerned about only one meeting in November and December.

Mrs. Carroll said that she would check with staff to see if one meeting in those months creates a problem.

### **EXECUTIVE SESSION**

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 4:06 PM

**6** Personnel - City Secretary Review

**7** Real Estate Acquisition and Proposed Disposition Settlement for Property Located North of Interstate Highway 635 and West of MacArthur Boulevard

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 4:50 PM.

The meeting was adjourned at 4:51 PM.

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Herbert A. Gears, Mayor

ATTEST:

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Janice Carroll, TRMC  
City Secretary