

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
October, 1, 2008**

The Irving City Council met in work session October, 1, 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	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

The Council reviewed the agenda and the following directions were noted.

**32** Ordinance -- Authorizing the Issuance and Sale of City of Irving, Texas Convention and Entertainment Venue Hotel Occupancy Tax Revenue Bonds, Series 2008, Providing for the Award of the Sale Thereof in Accordance with Specified Parameters Authorizing the Execution and Delivery of a Purchase Contract Relating to Said Bonds; Providing the Security Therefore; and Prescribing Other Matters with Respect Thereto

First Southwest Senior Vice President Chris Janning updated the Council on the findings from the PKF study and how the current market is projected to influence the bond sales. He also noted that Brimer tax funds will be used to complete the convention center as interest rates have increased.

The Council discussed the importance of funding the convention center, the entertainment venue, and the funding options for both.

Councilman Joe Philipp noted the need to partner with a hotel for the property to ensure the success of the convention center.

Estrada Hinojosa & Company, Inc., Managing Director Jorge Garza described the preliminary plan of finance, which includes the bond issuance plan and bond sale timeline, noting that the bond sales are projected to begin October 22, 2008. His presentation also outlined the sources and uses of the funds collected with the initial and accelerated bonds.

Council discussed the PKF study and the proposed funding timeline.

Councilwoman Beth Van Duyne suggested evaluating the economy over the next year and then explore the option for public/private partnerships for the entertainment venue if needed.

Mayor Herbert Gears confirmed that the Convention & Visitors Bureau is marketing the convention center to stand alone without a hotel or entertainment venue on site, although other facilities would benefit the convention center.

Councilman Philipp requested a copy of the PKF study.

- 33** Ordinance -- Amending Chapter 8 of the Code of Civil and Criminal Ordinances of The City of Irving, Texas, by Amending Minimum Standards and Methods of Enforcement for Residential and Commercial Buildings; Codifying Assessment Procedures for Multi-Family Dwelling Communities; Amending Multi-Family Dwelling Community Licensing Requirements; Requiring Registration by Multi-Family Managers; Adopting Standards for Securing Vacant Buildings; Adopting Crime Prevention Standards for Multi-Family Dwelling Communities; Authorizing the Fire Chief, Police Chief, and Building Official to Order Evacuation of Unsafe Structures; Amending and Readopting the 2003 International Building Code and the 2003 International Residential Code; Readopting the 2003 International Plumbing Code, 2003 International Fuel Gas Code, 2003 International Energy Conservation Code, 2003 International Mechanical Code, and 2005 National Electrical Code; Renaming Chapter 8 to "Irving Building Standards Code"; and Repealing Chapters 8A-8D.

Planning & Inspections Director Gary Miller presented the consolidated Chapter 8 ordinance and highlighted the changes, noting that anything already permitted or under construction will not be affected by the changes.

Council discussed the changes related to multi-family housing and the risk rating process.

Councilman Philipp questioned the City's ability to repair properties.

Real Estate & Development Director Brenda McDonald clarified that the repair option is a tool for emergency situations only and is part of the Building & Standards Commission's orders, which if enforced would result in a lien on the property. She described the risk assessment process which makes the risk ratings less subjective and the collaboration with City staff and the local apartment association to address Level 4 rated complexes.

Police Chief Larry Boyd described the Crime Free Multi-Family Housing Program that is included in the ordinance revision, noting that the requirement of criminal background checks on all leasers is a significant change.

Council discussed the costs associated with criminal background checks.

Assistant Chief Steve Ramsey confirmed that the background check costs were minimal and usually included in the leaser's application or processing fee.

Councilman Sam Smith questioned the Crime Free Multi-Family Housing certification process.

Chief Boyd clarified that although the crime free classes would become mandatory under the proposed ordinance; the certification is more extensive and voluntary.

Mayor Gears asked if the City had the resources to enroll all apartment complexes in the program.

Chief Boyd confirmed that enrollment would take eight to ten months and would include education programming as well.

Council discussed the crime statistics related to the four levels of ratings for apartment complexes.

Mayor Gears asked how the ordinance would be enforced.

Code Enforcement Director Teresa Adrian stated that notice of violations would be issued which could lead to citations if the issue is not corrected.

Councilman Rick Stopfer questioned the apartment manager registration requirement.

Director Adrian stated that registration is necessary in case of emergencies on the property.

Councilman Philipp asked Chief Boyd if these initiatives in the ordinance are needed.

Chief Boyd confirmed that the tools proposed in the Chapter 8 ordinance are essential to continued crime rate reductions.

## **EXECUTIVE SESSION**

City Attorney Charles Anderson read the Mayor and Council into Executive Session at 3:15 PM.

- 4** Lawsuit - City of Irving v. Benavides
- 5** Consultation with Attorney - Settlement Proposal Regarding Tudor Estates LLC
- 6** Proposed Settlement - Pacific Manor, Inc. V. City of Irving and Gary Miller, Director of Inspections Department Cause No. 07-08386; Pacific Manor, Inc. V. City of Irving Building and Standards Commission Cause No. 07-07384; Pacific Manor, Inc. V. City of Irving Building and Standards Commission Cause No. 08-00095

Mayor Gears announced that the Council will now reconvene in Open Session. The time was 4:25 PM.

- 2** Update on Fire Prevention Education Program - "Risk Watch"

Fire Chief Mario Molina presented the "Risk Watch" school-based safety education program that is now being implemented in the Irving Independent School District. He said they planned to expand into the other school districts in the near future, and private schools as well.

- 3** Board & Commission Appointment Process

City Secretary Janice Carroll presented an overview of the boards and commissions appointment process.

Councilman Stopfer suggested appointing the Irving Convention & Visitors Bureau Board in January so not to interfere with end of year budgetary processes.

Mrs. Carroll suggested an informal reception for all the board and commission applicants so they may speak with the staff support to get more information on the duties and responsibilities of each board. This would also let the Council members that would like to attend get to know the applicants before the interview process began.

The Council expressed interesting in this proposed event.

The meeting was adjourned at 4:55 PM

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Herbert A. Gears, Mayor

ATTEST:

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Janice Carroll, TRMC  
City Secretary