

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
July 8, 2009**

The Irving City Council met in work session July 8, 2009. 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 12:00 PM.

DISCUSSION TOPIC

1 Introduction of City Council Cycle Participants

Executive Assistant Linda Murray introduced the City Council cycle participants, Publication Supervisor Cheryl Loudermilk and Real Estate Specialist Denise Perez.

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

2 Review of Regular Agenda

6 Resolution -- Approving a Chapter 380 Economic Development Program Agreement with McDougal Family Partnership, Ltd., for the Heritage Crossing Project

Mayor Gears requested a presentation on this item.

Real Estate & Development Director Brenda McDonald reviewed the structure of the Chapter 380 agreement.

Councilman Philipp asked how the City assures that market value is being paid and asked for details on the payment schedule.

Director McDonald stated that Mr. McDougal is establishing market value. She advised that she would get the information on the payment schedule.

Councilwoman Van Duyne said that she has requested a status report from Mr. McDougal, and it had not been scheduled.

Mayor Gears requested that Mr. McDougal present this report.

Councilwoman Van Duyne asked numerous questions and expressed her concern about the City's risk in this agreement.

Mayor Gears noted that the developer has a financial risk and the City has less risk as the City owns the property.

Councilman Philipp noted that ICTN recently had an informative segment on the Heritage Crossing development that included Mr. McDougal.

- 7** Resolution -- Approving Addendum No. 3 to the Agreement Between the City of Irving and the Greater Irving-Las Colinas Chamber of Commerce to Provide Economic Development Services for the City of Irving, Texas

Mayor Gears requested a presentation on this item.

Director McDonald described proposed amendments to the Greater Irving-Las Colinas Chamber of Commerce agreement to occupy the Community Services building.

Councilwoman Rose Cannaday asked for details on the finish out design planned for the building as citizens are concerned about losing this meeting room.

Advanced Planning Manager Kevin Kass described the design, noting that a large portion of the funds will go to re-establish phone lines.

Councilwoman Cannaday noted her concern with limiting meeting areas for the public organizations.

Manager Kass confirmed that the local community organizations are encouraged to continue meeting in the building and stated that he will provide Council with the proposed floor plan before the regular meeting.

Mayor Gears requested that staff determine the meeting room capacity and provide this information to the Council.

- 10** Resolution -- Approval of Amendment No. 2 to the Agreement Between the City of Irving and Contours Community Development Corporation for the Development of Four Affordable Homes to Amend the Scope of Services, Increase Funding to \$236,000.00 and Extend the Termination Date to November 1, 2009.

Mayor Gears asked if Contours Community Development Corporation is an Irving-based organization.

Housing & Human Services Manager Vicki Ebner confirmed that they are based in Irving.

Councilman Allan Meagher asked if the City had worked with Contours Community Development Corporation before.

Manager Ebner noted that this is their first project with the non-profit division, however, the Housing Finance Corporation has worked with the for-profit division in the past.

- 11** Resolution -- Approving an Interlocal Agreement Between the City of Irving and the Upper Trinity Regional Water District to Participate in the District's Planning Efforts for Oklahoma Water Rights Acquisition

Intergovernmental Services Director Ramiro Lopez reviewed the interlocal agreement.

Councilman Rick Stopfer advised the Council as to the benefits to the City to enter into this agreement.

17 Resolution -- Renewing Annual Contract with Oasis Landscape Co., for Repair/Installation of Sprinkler Systems, Landscaping, and/or Fences

Councilman Meagher questioned the need to outsource this work when the City has irrigation specialists on staff. He requested staff look at current personnel and the possibility of increasing personnel during the budget discussions versus outsourcing work.

Public Works Director Jim Cline described the need for quick response when fixing damaged irrigation systems on private property due to street projects.

Streets Operations Manager Gerald Daniel described the scope of the contract.

Councilman Philipp suggested the Audit & Finance Committee review all of the City's contracted services bi-annually.

Councilman Lewis Patrick stated that it is better to have contractors working on private property versus City employees.

22 Resolution -- Approving an Increase in the Threshold for Formal Procurement Solicitations to \$50,000.00, and Approving an Increase in the Threshold Required for Formal Council Award of Procurement Solicitation to \$50,000.00

Purchasing Manager Ed Matthews presented the proposed changes to the procurement process as allowed by state law. He noted that the City of Irving is the only benchmark city at the \$25,000 threshold.

The City Council had no questions regarding this policy.

23 Ordinance -- Amending Chapter 16, Article II, Entitled "Purchasing" to Update Language and Clarify Responsibilities

Councilwoman Van Duyne asked for details on the ordinance changes.

Director Lopez described the changes, noting that most changes were updating the administrative language such as the responsible department and titles.

Manager Matthews confirmed that Council will be provided a comparison of the current ordinance and the proposed ordinance.

26 Ordinance -- First Reading - Amending Chapter 33 Entitled "Refuse, Garbage and Weeds" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas Establishing a Disposal Service Charge for Personal Vehicles at the Hunter Ferrell Landfill

Mayor Gears requested a presentation on this item.

Solid Waste Services Director Brenda Haney described the proposed service charge and reviewed the fees charged by other cities across the metroplex.

Councilman Philipp asked where the funds would be allocated.

Director Haney confirmed that the funds collected are considered cost recovery to be applied to disposal services.

Mayor Gears suggested increasing commercial fees or offering residential customers one free trip a month, noting his concern with charging residents to enter the landfill.

Councilman Philipp asked that this item be pulled for further review and requested additional information on departmental fees and costs during the budget review discussions. The Council concurred with this request.

- 29** Ordinance -- Amending the Comprehensive Plan to Change the Recommended Land Use from Commercial to Low-Density Residential and Office Uses - Approximately 10.1 Acres Located at 4208 W. Rochelle Road (South Side of Rochelle, East of State Highway 161) - Barbosa Professional Services, Applicant; Irving Land Company, LLC, Owner
- 30** Ordinance -- Zoning Case #ZC09-0027 - Granting S-P-2 (Generalized Site Plan) for R-6 (Single Family) and P-O (Professional Office) District Uses - Approximately 10.1 Acres Located at 4208 West Rochelle Road - Barbosa Professional Services, Applicant - Irving Land Company, L.L.C., Owner

Chief Planner Kenneth Bloom presented companion items 29 and 30.

Councilwoman Van Duyne questioned the Planning & Zoning Commission's vote.

Planner Bloom noted that the opposing commissioner historically denies residential development in the 65 Ldn noise contour area for the DFW International Airport.

Councilman Philipp questioned the landscaping requirements.

Planner Bloom reviewed the proposed landscaping, noting that 50% of the front yard is required to be landscaped.

Councilman Meagher noted his support of the development as this is a quality single family development.

3 Economic Development Quarterly Update

John Bonnot, Vice President of Economic Development for the Chamber of Commerce presented the economic development quarterly update. His presentation included leasing activity, active economic development projects, business recruitment and marketing, noting the City's focus on retail.

Councilwoman Beth Van Duyne asked if the Chamber had utilized the University of Dallas study that was presented to the Council several years ago.

Mr. Bonnot stated that the previous study was smaller in scope compared to the market study that will be conducted by the Buxton Company. He will be sure that they have the University of Dallas study.

City Manager Tommy Gonzalez noted that City staff and Chamber staff meet monthly as the economic development partnership team and have discussed national recruitment and relocation opportunities. He invited the Council to attend these meetings to get even more information on the City's development initiatives.

The City Council also discussed the Irving Mall. Councilman Smith asked that the study address the mall's tenant mix so that it will be used by a broader base of customers. Mayor Gears noted that Los Lupes Restaurant is relocated to the mall.

Manager Kass described the long term Irving Boulevard Corridor redevelopment initiatives.

4 Irving Boulevard “Quick Wins”

Manager Kass presented the Irving Boulevard Corridor enhancements. His presentation included landscaping improvements, sign removal and private and public investments.

Parks & Building Maintenance Director Chris Michalski described the City’s current policy on abandoned shopping carts, noting that the city is working with the retail owners to reduce occurrences.

City Manager Gonzalez stated that a shopping kart ordinance will be on the next agenda. The Council requested a full report on this item.

Councilman Philipp questioned parking lot paving and maintenance requirements and how they can be improved.

Director McDonald noted that a policy will be presented at the next Planning & Development Committee meeting to improve enforcement.

City Manager Gonzalez noted the proposed enhancements will result in the City’s first “green” corridor.

5 Receive Irving Charter Review Committee Report as Approved on February 9, 2009

City Attorney Charles Anderson presented the Charter Review Committee's recommendations for amendments to the City's Charter to be included on the November 2009 election ballot.

The City Council discussed proposed Charter amendments, which included single-member districts, council's salary, and the “CAP” on retirees’ benefits.

Councilwoman Van Duyne requested that the Charter Review Committee members present their positions at a separate meeting.

Councilman Philipp requested that Bob Heath, Bickerstaff, Heath, Delgado, Acosta, LLP, present to the Council his findings regarding single-member districts data, and asked that a timetable leading up to this election be place in their reading file.

The City Council agreed that additional discussions were needed on this topic and it was determined that the Community Services Committee would conduct a meeting to hear the Charter Review Committee members' opinions.

City Attorney Anderson stated that an Executive Session was not needed.

Mayor Gears adjourned the meeting at 3:45 PM.

Herbert A. Gears, Mayor

ATTEST:

Janice Carroll, TRMC
City Secretary