

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
March 3, 2010**

The Irving City Council met in work session March 3, 2010. 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 11:00 a.m.

**DISCUSSION TOPIC**

**1 Introduction of City Council Cycle Participants**

Executive Assistant Linda Murray introduced the following City Council cycle participants:

Scott Snyder, ICTN Producer/Director

Christine Dobson, Adult Library Services Supervisor

**2 Review of Regular Agenda**

**1 City Manager's Strategic Plan Update**

City Manager Tommy Gonzalez showed a video regarding how the City of Irving team worked recently in weather conditions that impacted the neighborhoods when a heavy snow fell upon north Texas. It shows the hard work and diligence the staff showed in ensuring that neighborhoods were kept clean and safe.

**5 Resolution -- Approving a Chapter 380 Economic Development Program Agreement with Heritage District, LLC, to Provide Funding for Quarterly Interest Payments to Comerica Bank**

Brenda McDonald, Real Estate and Development Director, indicated that this will be another Economic Development Incentive Agreement. The loan will be repaid at 3.2 percent interest rate. The purpose of this is to provide additional funding to make the interest payment for the Comerica line of credit. Funds advanced by the City will be repaid at the time the Delaware Townhome Project land is taken out of the credit facility.

Three things brought this item to the council:

- Council has authorized 40 million dollars through Comerica that the city did not close on because terms were not favorable.
- Mr. McDougal has spent 14 million dollars of the authorized 24 million dollars on acquiring and demolishing substandard apartment buildings within Heritage Crossing which were not in the original work plan.
- The current state of the economy.

Ms. McDonald also indicated that traditional lending is no longer available; as a result, Mr. McDougal has been meeting with private equity resources and does believe he will have all the funding necessary to begin this development at a certain date.

Councilman Joe Philipp clarified that Mr. McDougal's credit has not been cut off, but that the credit amount authorized has been reached.

Councilwoman Rose Cannaday felt that Mr. McDougal has a proven track record based on developments that have been done in Lubbock and other areas and it was felt that partnering with Mr. McDougal would be a good, viable and sound investment to this community.

Councilwoman Beth Van Duyne wanted to ensure this was a sound business decision and not one of friendship. She requested the figures for how much to date the city has paid out to Mr. McDougal. She also requested a list of all companies that have received a 380 agreement from the City.

Councilman Sam Smith was open to waiting a few months to see if this funding could become available and wait to see if the development could in fact come into Irving.

Councilman Rick Stopfer believes in the redevelopment of south Irving and does believe that moving forward with this funding would be in the best interest of Irving. He felt it took some of the liability of funding off the City of Irving and also felt it was a safe and sound investment. He believes in the opportunity to recoup Irving's dollars and, while it may take a little time, it will come back to the city.

Mayor Gears believes that working with Mr. McDougal will allow for the continuance of redevelopment to Irving, in addition to the redevelopment that has already occurred within Irving. The City and community are seeing extraordinary results that people of the community are appreciative of, and when able to work with a developer who is willing to work with Irving and Irving can recoup some of their investment, then this is a good thing.

Ms. McDonald indicated that \$2.44 of \$8 million dollars has been forwarded in incentives to Mr. McDougal to date. Of that, all but \$128,000.00 is required to be repaid over time with interest.

Councilman Tom Spink was concerned about the state of the economy, and while he doesn't want to see this project not move forward, he does want to ensure that the investments being made are good ones.

**11 Resolution -- Approving Change Order No. 2 to the Contract with Maloney Strategic Communications (MSC) for Advertising Agency Representation**

Maura Gast, Director of the Irving Convention and Visitors Bureau, indicated that this item speaks to additional services requested for the implosion of Texas Stadium as it relates to public relations. Additional services pertaining to media monitoring and providing footage of the implosion will be included as hard costs within this change order on an ongoing basis.

The first change order which occurred in November was for \$89,000.

There are no additional adjustments or change orders anticipated before the implosion occurs.

There will be an assessment that includes a clip report regarding this event. It will be a combined effort between the media monitoring service, Corporate Communications and the Convention and Visitors Bureau to advertise, promote, and provide follow-up public relations to this event.

**19 Ordinance -- Calling the City of Irving, Texas, Special Election for the Purpose of a Home Rule Charter Amendment to be Held on May 8, 2010, Providing Propositions for Signing Contracts, Repealing the Position of Treasurer, for the Issuance of Bonds and Warrants, and for a cap on Retirement Contributions**

In the writing of the Ordinance, Councilwoman Cannaday requested that the difference in language between the ordinance and the summary sheet be made consistent.

It was requested that the petitions that were submitted to the City as it relates to Sec. 32. Sale, Serving or Storage of Alcoholic Beverages and Sec. 52-49(a) as it existed on October 21, 2009 be considered for the Charter Amendment.

This proposed petition adds language that freezes Irving's zoning regulations to be consistent with how they existed on October 21, 2009. The City Attorney indicated that the signatures received in the approximate amount of 91 are not large enough to force this issue to be placed on a Charter Election. The 60/40 requirement as it pertains to alcohol use in restaurants is a zoning issue and there is no issue in the charter relative to the alcohol beverage ratio.

There was discussion as to whether the 60/40 alcohol ratio issue should be placed on the ballot for a Charter Amendment or should it simply be amended within the zoning ordinance. There were split feelings amongst the council regarding this issue.

The wording of this petition is such that it would prohibit the sale of alcohol at the Entertainment Center and Arts Center if it were to go on the Charter Amendment Election and be passed.

The consensus of Council established that it should be dealt with within the Zoning Ordinance and if council wants to re-evaluate this issue it will be brought back at a later work session.

Council recessed at approximately 12:40 p.m.

Council reconvened at approximately 1:25 p.m.

- 23 Ordinance -- Zoning Case #ZC09-0061 - Granting S-P-2 (Generalized Site Plan) for P-O (Professional Office) District and Restaurant Uses - Approximately 2.9 Acres Located at 204 East Airport Freeway - Healthspace JVI, LLC, Applicant - Argonaut Holdings, Inc., Owner (Postponed from the January 14, 2010 City Council Meeting)**

Kenneth Bloom, Chief Planner, noted that the applicant has requested postponement to April 15, 2010.

- 24 Ordinance -- Zoning Case #ZC09-0066 - Granting S-P-1 (Detailed Site Plan) for Grocery Store or S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial) uses - Approximately 1.7 Acres Located at 912 East Irving Boulevard (Southwest Corner of Irving Boulevard and Third Street) - ALDI, Inc., Applicant - SDNarod Enterprises, Owner (Postponed from the February 4, 2010 City Council Meeting)**

This item was postponed at the February 4, 2010 meeting.

This is a detailed site plan for a new 16,657 square foot grocery store. The applicant is requesting two variances: 1) a parking variance of 9 parking spaces, and 2) a variance regarding a loading dock.

The applicant is essentially proposing the same site plan as the previous version, rotated 90 degrees. The loading dock is facing Irving Boulevard, something neither staff nor the adjacent property owner has indicated they could support. Staff suggested the loading dock be reversed and face Third Street to eliminate the concerns of the city about loading docks facing a thoroughfare, but the applicant declined to do so.

Staff recommends Plan C; however, they are open to accepting Plan B, if necessary.

Mayor Gears requested additional input from the adjacent property owners at the regular meeting.

**3 Leadership Plan**

Sheila Hupp, Management Operations Assistant Director, presented a succession plan with the following purpose: 1) To become a sustainable, nimble, organization focused on continuous growth, 2) Provide growth opportunities for existing talent, 3) Prevent loss of institutional knowledge, 4) Operational proficiency, and 5) High performance organization.

The benefits of this include an organization that is focused on: 1) Leadership, 2) Streamlining processes, 3) Cross-Training, and 4) Cost Savings.

The results thus far include: 1) 77 positions vacant, 2) Improved employee retention, 3) Resident satisfaction, and 4) Cost savings efficiencies.

**EXECUTIVE SESSION**

No executive session was held at today's meeting.

The meeting was adjourned at 2:23 p.m.

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Herbert A. Gears, Mayor

ATTEST:

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Shanae Jennings  
Acting City Secretary