

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
August 31, 2011**

The Irving City Council met in work session August 31, 2011 at approximately 1:20 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Beth Van Duynes	Irving City Council	Mayor	Present	
Lewis Patrick	Irving City Council	Councilman	Present	
Rick Stopfer	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Joe Philipp	Irving City Council	Councilman	Present	
Rose Cannaday	Irving City Council	Councilwoman	Present	
Roy Santoscoy	Irving City Council	Councilman	Present	
Mike Gallaway	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Absent	

DISCUSSION TOPIC

1 Review First Draft of Redistricting Plan

Bob Heath, redistricting counsel with Bickerstaff Heath Delgado Acosta LLP, presented the draft redistricting map and described the changes in the City council district lines due to demographic changes since the 2000 Census.

Mr. Heath suggested council members meet individually with Bickerstaff staff to discuss Council comments.

Council discussed the proposed changes and the boundary lines made naturally by major corridors while not separating neighborhoods.

Council agreed to schedule a separate meeting to discuss Council comments and suggestions.

2 Review of Regular Agenda

CONSENT AGENDA

12 Resolution -- Terminating the Economic Incentive Agreement with DCH Materials, LP

13 Resolution -- Terminating the Economic Incentive Agreement with Lennar Trading Company, L.P.

14 Resolution -- Terminating the Economic Incentive Agreement with 635 Phillips Limited Partnership

Max Duplant, Chief Financial Officer, described the need to terminate these economic incentive agreements pursuant to new state law for items 12, 13, and 14. She noted that the reduction in sales tax due to these terminations has been included in the budget projections.

15 Resolution -- Authorizing the City Attorney's Office to File a Lawsuit(s) to

Require Code Compliance on Property Located at 310-370 Brown Drive, Irving, Texas

- 16 Resolution -- Authorizing the City Attorney's Office to File a Lawsuit to Require Code Compliance on Property Located at 307 and 307-1/2 High School Lane, Irving, Texas

- 17 Resolution -- Authorizing the City Attorney's Office to File a Lawsuit to Require Zoning and Code Compliance on Property Located at 1609 Dale Place, Irving, Texas

Jennifer Richie, Senior Assistant City Attorney, described the lawsuit process for items 15, 16, and 17.

- 25 Resolution -- Declaring Property Surplus and Authorizing the Taking of Bids for the Sale of Lots 1 and 2, Block 1, Original Town of Irving Located at 313 West Irving Boulevard

Doug Janeway, Chief Development Officer, described the process for the City to bid and sell 313 West Irving Boulevard.

- 26 Resolution -- Approving License Agreement with American Tower for a Distributed Antenna System (DAS) at the Irving Convention Center at Las Colinas

Maura Gast, ICVB Executive Director, gave an overview of the license agreement, noting that this will generate additional revenue to Convention Center while providing better cell service to its clients.

- 30 Resolution -- Renewing an Annual Contract with Grant Thornton, LLP, for Professional Auditing Services for the City of Irving for Fiscal Year 2010-11

Max Duplant, Chief Financial Officer, described the auditing procedures required annually.

- 31 Resolution -- Approving and Accepting the Proposal of MED3000, Inc., for Billing and Collection of Emergency Medical Services

Max Duplant, Chief Financial Officer, clarified the estimated revenue increase.

- 32 Resolution -- Renewing an Annual Contract with Texas Municipal League Intergovernmental Risk Pool and McGriff, Seibels and Williams, Inc., for Property and Casualty Insurance Services

Max Duplant, Chief Financial Officer, described the property insurance contract.

- 40 Resolution -- Renewing Annual Contracts with Holt Texas, LTD., dba Holt Cat; Landmark Equipment Co., Inc.; Conley Lott Nichols of Texas, Inc.; and Stewart & Stevenson LLC, to provide Heavy Equipment Maintenance

Ramiro Lopez, Public Works Director, described the estimated maintenance costs for the heavy equipment.

Councilman Gallaway asked for more detail on maintenance and equipment costs.

- 43 Ordinance -- Budget Adjustment #2 to the 2010-11 Fiscal Year Budget

Bret Starr, Budget Administrator, described the requested budget adjustments needed to various funds for the FY 2010-11 budget.

Council discussed bringing more budget adjustments back during the year on a quarterly basis. Along with the quarterly budget adjustments the staff is to also bring changes back prior to the budget retreat, not after the budget retreat.

INDIVIDUAL CONSIDERATION

- 47 Ordinance -- First Reading - Amending Chapter 52 Entitled "Water and Sewer Rates" of the Code of Civil and Criminal Ordinances of the City of Irving, Texas, Providing for New Monthly Water and Sewer Rates

Todd Reck, Water Utilities Director, described the proposed water and sewer rate change options. He presented information to the Council regarding the increase in water main breaks, which is anywhere from 15 to 18 per week. He noted that there is no current need to buy water but Lake Chapman level is dropping; it is currently 9.3 feet low, therefore, the city is evaluating options to float pumps on Lake Chapman while continuing to look to diversify the City's water supply.

Council and staff discussed the rate options.

Council recessed at approximately 3:20 p.m.

Council reconvened at approximately 3:35 p.m.

ZONING CASES AND COMPANION ITEMS

- 48 Resolution -- Approving Special Sign Permit #S1105-0035 to Allow Digital Sign Panels on Both Sides of an Existing Monument Sign Located at 3650 N. O'Connor Road - Waldrum Lighting and Signs, Applicant - Woodhaven Presbyterian Church, Owner

Ken Bloom, Chief Planner, presented the applicant's request for digital signage. Staff recommends approval of this item.

Council suggested staff notify surrounding neighbors for sign permits similar to zoning cases.

- 49 Ordinance -- Zoning Case #ZC11-0032 - Granting S-P-1 (Detailed Site Plan) for C-N (Neighborhood Commercial) and Outside Dining Uses - Approximately 1.0 Acre Located at 10025 North MacArthur Boulevard - Pete Rahimi, Applicant - Ali Hemani Corporation, Owner(Postponed at the August 4, 2011 City Council Meeting)

Ken Bloom, Chief Planner, presented the applicant's request. Staff recommends approval of this item subject to the applicant placing flower planters around the outside seating area.

- 50 Ordinance -- Zoning Case #ZC11-0037 - Granting S-P-2 (Generalized Site Plan) for C-N (Neighborhood Commercial) and Parking Lot Uses - Approximately 2.74 Acres Located at 9905 West Valley Ranch Parkway - HSS Systems, LLC, Applicant - PM Realty Group, Owner

Ken Bloom, Chief Planner, presented the applicant's request. Staff recommends approval of this item per the recommendation of the Planning and Zoning Commission.

APPOINTMENTS AND REPORTS

- 52 Resolution -- Appointments to Boards, Commissions, and Committees, to Fill Unexpired Terms to the Planning and Zoning Commission and Youth Council

Council discussed the appointment recommendations to the Youth Council and the future option to expand the board to nine members.

3 2011-2012 Budget

Bret Starr, Budget Administrator, stated that this item is to follow up on Council budget discussions from the Budget Retreat.

A. Finances- All Revenues and Expenditures- FY 2011-12

Mr. Starr described employee compensation, including benefits and other incentive pay options. He noted that if Council wishes to include salary step increases for FY11-12, staff is recommending adopting the effective tax rate which is above the current recommended tax rate to offset the step increase costs.

B. Strategic Goals

- C. Capital Improvement Program
- D. Hotel Occupancy Tax Revenue, Distribution and Efficiencies

Mr. Starr detailed the HOT fund revenues and expenditures to the ICVB, Arts Center and Museum Fund.

Max Duplant, Chief Financial Officer, noted that several fund allocations and reserves are required based on the approved financing and bond covenants.

Council and staff discussed the Convention Center debt service and the repayment of General Fund proceeds used in the past.

Councilman Santoscoy suggested having a modest interest rate added to the General Fund allocations used for the Convention Center debt to make it equitable to the General Fund.

Mayor Van Duynes requested information on what programs, by law, 2% HOT funds can be used for.

Maura Gast, ICVB Executive Director, provided more detail on the HOT allocations for the Convention Center and ICVB.

E. CDBG Funds

Chris Hooper, Housing & Human Services Director, defined a "disadvantage" area per HUD specifications.

Mayor Van Duynes asked for specific projects and programs proposed to use the CDBG funds.

- F. Development Projects- Entertainment Venue
- G. Development Projects- Heritage District
- H. All Revenues, Expenditures and Capital Projects- Fiscal Year 2011-12

Tommy Gonzalez, City Manager, confirmed his recommendation to Council to not include step increases in the budget but keep other pay programs and succession planning in place.

Councilman Philipp asked for performance evaluations for all professional services contracts.

Council agreed to discuss the effective tax rate and the ICVB budget at the September 21, 2011 work session.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.071 of the Texas Local Government Code at approximately 5:47 p.m.

4 Legal Advice - Ex Parte City of Irving and Entertainment Venue

Council adjourned from executive session at approximately 6:55 p.m.

Council adjourned the work session at approximately 6:55 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary