

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL  
MEETING MINUTES  
November 16, 2011**

The Irving City Council met in work session November 16, 2011 at approximately 1:06 p.m. The following members were present/absent:

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Beth Van Duyne	Irving City Council	Mayor	Present	
Lewis Patrick	Irving City Council	Councilman	Present	
Rick Stopfer	Irving City Council	Councilman	Absent	
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	Present	

**DISCUSSION TOPIC**

**1 Review of Regular Agenda**

- 7 Resolution -- Approving Settlement - Macart, Ltd. d/b/a MacArthur Square Apartments v. City of Irving Construction Board of Appeals, et al.

Tommy Gonzalez, City Manager, noted that this settlement may be discussed in further detail in Executive Session.

- 13 Resolution -- Approving Change Order No. 2 to Weir Bros., Inc., for the Stadium Demolition Project

Mayor Van Duyne confirmed that approval of this change order will return funds to the City for the Stadium demolition project.

INDIVIDUAL CONSIDERATION

- 28 Resolution -- Approving an Assignment of Contract of Sale to the City of Irving for the Acquisition of a Property at 123 W. Third Street and 132 W. Second Street

Doug Janeway, Chief Development Officer, explained the assignment of property process to be used for park land.

ZONING CASES AND COMPANION ITEMS

- 29 Resolution -- Approving Special Sign Permit #S1109-0043 to Allow a 35-Foot Tall, 150 Square Foot Pole Sign with a 96 Square Foot Digital Face - Property Located at 1251 East Airport Freeway - Hancock Sign Company, Applicant - Q Chevrolet, Owner

Ken Bloom, Chief Planner, presented the applicant's request, noting staff recommends approval.

APPOINTMENTS AND REPORTS

- 32 Resolution -- Annual Appointments to Boards, Commissions, and Committees, to Fill Two-Year Terms Expiring November 2013, and Various Unexpired Terms
- Mayor Van Duyne noted that the new Heritage Crossing Communications Committee will be part of the discussion at the special work session scheduled for November 30, 2011.

**2 Discussion: Ethics, Trust, and Transparency**

Dr. Rita Kirk, Executive Director of the American Communication Association, distributed handouts regarding ethical standards as it relates to elected leaders and staff throughout the organization.

Council discussed the current ethics policy and the need for further discussion of any changes the council may want to make. They discussed the opportunity to bring in citizens and staff for their input and look at other policy models for best practices.

Council directed staff to speak to Kimberly Clark and find out who put their policy together and if they can present at the next meeting. Council would like to meet in the next two weeks to discuss an Ethics Policy and the creation of a new one.

Council recessed at 2:20 p.m.

Council reconvened at 3:00 p.m.

**3 Entertainment Center Update**

Steve Croxton, Jefferies & Company Inc., discussed the Las Colinas Group's financial support of \$80 million.

Noe Hinojosa, Estrada Hinojosa & Co., and Lance Etcheverry, JP Morgan Securities, presented the financing considerations for the Entertainment Center project based on the current assumptions. Mr. Etcheverry described the proposed revenues projected through 2041 per the revised PKF and Innovation Group studies.

Council discussed the estimated interest rates for the bond options. It was noted that the PKF study has been revised with a more conservative model to mitigate the risk to the City.

Paul Gooch, Community Services Director, provided an overview of the status of the Entertainment Center project, including the funding models and bonding options. He requested Council provide feedback on how staff should proceed.

Council recessed at approximately 4:48 p.m.

Council reconvened at approximately 5:05 p.m.

Jason Hughes, FirstSouthwest Financial, described the rating agency assessment process and the coverage projections for each funding option.

The consensus of the council was to test the market at \$146 million and then evaluate based on what input is received after they assess the market.

**4 Monthly Dean International Contract Accountability Review**

David Dean, Dean International Inc., presented a review of the company's progress in promotion of transportation and water issues on the city's behalf. Irving's mobility plan includes State Highway 183 expansion, DART Orange Line LRT, Irving Diamond Interchange, and Transit Oriented Development. He described the Irving's Water Plan and the need around the state to develop new water sources due to ongoing drought; including securing water from Oklahoma and other areas.

**EXECUTIVE SESSION**

Council will convene into Executive Session on November 17, 2011 after the meeting.

**5 Legal Advice - Comerica Loan Facility Agreement**

Texas Open Meetings Act § 551.071

Council adjourned at approximately 6:35 p.m.

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Beth Van Duyne, Mayor

ATTEST:

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Shanae Jennings, TRMC  
City Secretary