

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
February 8, 2012**

The Irving City Council met in work session February 8, 2012 at approximately 1:08 p.m. The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Beth Van Duyne	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	Present	

DISCUSSION TOPIC

1 The American Heart Association Fit-Friendly Platinum Award Presentation

Clare Kinzy, with the American Heart Association, presented the City with the Fit-Friendly Platinum Award.

2 Review of Regular Agenda

7 Resolution -- Approving the Renewal of the Engineering Services Agreement with Haston Associates for the Annual Compliance Monitoring at the Hunter Ferrell Landfill for a Period of One Year

Brenda Haney, Solid Waste Services Director, described the monitoring and sampling services performed at the landfill.

8 Resolution -- Approving an Economic Incentive Agreement Between the City of Irving, Texas and Michaels Stores Procurement Company, Inc., and Michaels Stores, Inc.

Max Duplant, Chief Financial Officer, described the proposed incentive agreement for Michaels Stores Procurement Company; noting the incentive is dependent on a sales tax ruling by the Comptroller.

10 Resolution -- Approving a Contract with Paradox Compensation Advisors to Provide Compensation Analysis Services

Bret Starr, Budget Administrator, confirmed that the proposed compensation and market analysis will be completed by mid-summer and will be included in future budget discussions.

11 Resolution -- Approving a Memorandum of Understanding with SWRV, LLC, to Conduct a Feasibility Study for Water Reuse in Irving, Texas

Council would like staff to bring this issue back to the Planning & Development Committee for further review. There was a consensus to postpone this item to the February 23, 2012 meeting.

- 17 Resolution -- Approving Addendum No. 2 to the Surveying Services Agreement with Spooner and Associates, Inc., for Annual Surveying and Platting Services
Casey Tate, CIP Director, stated that this contract is citywide, used by multiple departments that need surveying services throughout the year and the costs are built into each project budget.
- 19 Resolution -- Awarding a Contract to Natgun Concrete Tank Services for the Modifications to the 5 Million Gallon Concrete Ground Storage Tank at the Northgate Pump Station
Todd Reck, Water Utilities Director, confirmed that this project will not impact services at this time as the demand is low, and should be complete before demand increases in the summer.
- 24 Resolution -- Awarding a Contract to Car Quest for Auto Parts for Light and Medium Vehicles through the U. S. Communities Cooperative Purchasing Program
- 25 Resolution -- Awarding a Contract to Wingfoot Tire Company for Passenger and Truck Tires through the City of Dallas Interlocal Cooperative Purchasing Agreement
Melissa Baker, Intergovernmental Services Assistant Director, noted items 24 and 25 will be used to provide in-house inventory for Fleet Services for six months before going out to bid for just-in-time inventory.

ZONING CASES AND COMPANION ITEMS

- 33 Ordinance -- Ordinance -- Amending Section 52-75 Definitions of Comprehensive Zoning Ordinance No. 1144 and Amending Section 8-4 of Chapter 8 Building Standards Code of the Code of Civil and Criminal Ordinances of the City of Irving, Texas by Amending the Definition of "Family" (Postponed at the December 8, 2011 City Council Meeting)
Gary Miller, Inspections Director, presented the proposed changes to the definition of "family"; noting that public input was received at the January 12 Council meeting and staff has discussed the proposal with several interested parties.
- 34 Ordinance -- Zoning Case #ZC11-0051 - Granting S-P-1 (Detailed Site Plan) for P-O (Professional Office) and Animal Hospital Uses - Approximately 0.768 Acres Located at 3014 North O'Connor Road - 810 JJK Enterprises, Inc., Applicant/Owner - (Postponed from January 12, 2012)
Ken Bloom, Chief Planner, presented the applicant's request, noting staff recommends approval per the recommendation of the Planning and Zoning Commission. The opposition represents 44.29% of the property within 200 feet. A $\frac{3}{4}$ vote of the City Council is required for this request to be approved.
- 35 Ordinance -- Zoning Case #ZC11-0058 - Granting S-P-1 (Detailed Site Plan) for C-N (Neighborhood Commercial) Uses and Pole Sign - Approximately 1.48

Acres Located at 4095 North Belt Line Road - Fries Restaurant Management, Applicant

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

- 36 Ordinance -- Zoning Case #ZC12-0001 - Granting S-P-2 (Generalized Site Plan) for R-7.5 (Single Family) and Group Housing Uses - Approximately 0.45 Acres Located at 210 Maltby Road - La Buena Vida Foundation, Applicant - Irving Housing Finance Corporation, Owner

Ken Bloom, Chief Planner, noted that the applicant has requested postponement to the March 22 Council meeting.

- 37 Ordinance -- Zoning Case ZC12-0002 - Granting S-P-1 (Detailed Site Plan) for R-AB (Restaurant with Alcoholic Beverage Sale) Uses - Approximately 1.804 Acres Located at 1001 Macarthur Park Drive - Baja Shrimp Properties, LLC, Applicant - Crosstown Investment Company, Inc., Owner

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

3 Performance Improvement Update

Bradley Perrier, Strategic Services Director, presented performance improvement updates that have occurred within the city in the past few years through the implementation of lean six sigma and lean thinking.

4 Capital Improvement Program Update

Casey Tate, Capital Improvement Program Director, presented an update on the various capital improvement projects completed in 2011. He noted 25 projects were completed valued at \$21.3 million; 18 projects under construction valued at \$31.5 million and 10 under design valued at \$20.8 million.

Council recessed at approximately 3:25 p.m.

Council reconvened at approximately 3:39 p.m.

5 Fire Department Update

Mario Molina, Fire Chief, described the results the Fire Department accomplished in 2011. The results included zero fire fatalities, a decrease in property loss, and an increase in both inspections and community education contacts.

6 TIF No. 1 and TIF No. 2

The Council discussed the appointment process for TIF Board No. 1 and the newly established TIF Board No. 2; and whether or not there were specific expertise needed regarding finance or real estate for this type of board. Overall, Council felt that the

board needed to be comprised of various selection criteria and professionals. Max Duplant, Chief Financial Officer, has an initial criteria and will get that to Council. There was also discussion about separating the applications of TIF 1, TIF 2 and the Flood Control groups from the other regular board and commission application.

7 Entertainment Center Update

Paul Gooch, Community Services Director, indicated that Standard and Poor's will no longer be doing a bond rating of the private credit indication process because a breach of confidentiality with a third party has occurred that was a breach of contract with Standard and Poor's. They stated that they will not get involved in political battles and have notified our financial advisors of this new evolvment. Council and staff discussed the options to pursue an indicative rating with a different firm or go to market for a public rating. It was noted that a current, active development agreement is needed to move forward with any rating agency.

Mr. Gooch noted that, per the current development agreement, Las Colinas Group was to have \$80 million in financing secured by February 6, 2012. Staff received a letter from the developer on February 6, 2012, requesting an extension to March 29, 2012, to secure the financing due to company reorganizing requested by the investors. One option suggested by staff is to amend the development agreement with Las Colinas Group to allow the financing extension. The other option is to move forward with the provisions in the current agreement to terminate and state that the developer has six months to provide another developer.

Council and staff discussed the options with regard to the development agreement with Las Colinas Group.

Council and the financial advisors, Chris Janning with First Southwest Financial and Noe Hinojosa with Estrada Hinojosa & Co, discussed the financing structure options and associated risks that were also discussed in the Audit and Finance Committee meeting.

Mayor Van Duyne asked for a legal opinion from the City Attorney addressing the options available to the Council regarding the development agreement with Las Colinas Group. She noted that further discussion will be done in Executive Session after the regular meeting on February 9, 2012.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.087 and Section 551.074 of the Texas Local Government Code at approximately 7:09 p.m.

- 8 Economic Development Negotiations - Review of Convention Center Hotel Development Proposals
Texas Open Meetings Act § 551.087
- 9 Personnel - Chief, Irving Fire Department
Texas Open Meetings Act § 551.074

Council reconvened from executive session at approximately 8:00 p.m.

Council adjourned at 8:00 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary