

**WORK SESSION MEETING OF THE IRVING CITY COUNCIL
MEETING MINUTES
November 6, 2013**

The Irving City Council met in work session November 6, 2013 at approximately 1:05 p.m.
The following members were present/absent:

Attendee Name	Organization	Title	Status	Arrived
Beth Van Duyne	Irving City Council	Mayor	Present	
John C. Danish	Irving City Council	Councilman	Present	
Allan Meagher	Irving City Council	Councilman	Present	
Dennis Webb	Irving City Council	Councilman	Absent	
Joe Putnam	Irving City Council	Councilman	Present	
Rose Cannaday	Irving City Council	Councilwoman	Present	
Brad M. LaMorgese	Irving City Council	Councilman	Present	
Gerald Farris	Irving City Council	Councilman	Present	
Thomas Spink	Irving City Council	Councilman	Present	

DISCUSSION TOPIC

1 Review of Regular Agenda

1 City Operations Update

On the Spot Awards were presented to Clark Canto, Lifeguard and Tom Dickens, Vector Control Technician.

Additionally, Casey Tate, Capital Improvement Program Director, spoke regarding the dedication of the Ruth Paine house/museum and the national and international coverage of the museum.

CONSENT AGENDA

9 Resolution -- Approving an Economic Incentive Agreement Between the City of Irving and Kroger Texas, Inc., in the Estimated Amount of \$205,000 Upon Qualification

Max Duplant, Chief Financial Officer, detailed the incentives proposed for the Kroger expansion on North MacArthur.

John Bonnot, Director of Business Recruitment for the Chamber of Commerce, confirmed that the Kroger will expand from a Signature to a Market Place.

10 Resolution -- Selecting Citigroup Global Markets, Inc., Loop Capital Markets LLC and RBC Capital Markets, LLC, for Underwriting Services Related to the Entertainment Venue Bond Sale

Max Duplant, Chief Financial Officer, described the process for a negotiated bond sale for the Entertainment Venue; this resolution approves the underwriting services. She noted that this was presented at the Audit and Finance Committee in October.

- 11** Resolution -- Approving Amendments to the Group Health Benefit Plan for Employees and Retirees of the City of Irving and Authorizing the Mayor to Execute Any Necessary Documents Related to the Amendment

Steve McCullough, Interim City Manager, will not be speaking to this item due to any conflicts of interests that he may have concerning this item.

- 12** Resolution -- Selecting Halff Associates, Inc., as the Most Highly Qualified Provider for Engineering and Construction Project Assistance Services During the Future TxDOT Corridor Improvement Project for SH 183 and Authorizing Staff to Negotiate an Agreement with Said Provider

- 13** Resolution -- Selecting Halff Associates, Inc., as the Most Highly Qualified Provider for Assistance with the Project Agreement Negotiations with the Future TxDOT Corridor Developer for the SH 183 Improvement Project and Authorizing Staff to Negotiate an Agreement with Said Provider

Casey Tate, Capital Improvement Program Director, described the services provided by Halff Associates, Inc., related to items 12 and 13. He noted that TxDOT has delayed the submission deadline from February to April which may delay the construction timeline.

- 14** Resolution -- Approving a Discretionary Service Agreement Between the City of Irving and Oncor Electric Delivery Company, LLC, in the Amount of \$75,887.76 for the Relocation of Aerial Electric Facilities for the O'Connor Boulevard Utility and Paving Reconstruction Project

Casey Tate, Capital Improvement Program Director, confirmed that this resolution moves utility lines crossing O'Connor to underground.

- 18** Resolution -- Approving Change Order No. 1 to Tiseo Paving Company in the Amount of \$248,927.94 for O'Connor Road Reconstruction - Phase II Project

Casey Tate, Capital Improvement Program Director, detailed the unforeseen work that arose during the reconstruction which has delayed the completion another 60 days.

- 23** Resolution -- Approving and Accepting the Proposal of Chase Equipment Finance Inc., for Lease Purchase Financing of One Tub Grinder in an Amount Not to Exceed \$781,772.00

Max Duplant, Chief Financial Officer, described the proposed financing agreement for the tub grinder, noting that item 24 is the actual purchase of the grinder.

- 24** Resolution -- Approving the Purchase from Vermeer Equipment of Texas in the Amount of \$751,413.00 for a Vermeer TG7000 Tub Grinder through the State of Texas Local Government Statewide Cooperative Purchasing Program Administered by the Texas Association of School Boards (the BuyBoard Program)

Brenda Haney, Solid Waste Services Director, confirmed that the tub grinder

grinds the brush into mulch that is sold at the landfill.

- 29** Resolution -- Approving the Purchase of Unleaded, Diesel, and Bio-Diesel Fuel from Martin Eagle Oil Company, Inc., in the Total Estimated Amount of \$3,200,000.00 Through the City of Fort Worth Interlocal Cooperative Purchasing Agreement

Ramiro Lopez, Public Works Director, confirmed that this is a one-year contract as the city uses around one million gallons of fuel a year.

- 33** Ordinance -- Approving Ad Hoc Annuity Increases at Fifty (50) Percent of the Consumer Price Index for Retirees and Beneficiaries of Retirees of the City of Irving Under the Act Governing the Texas Municipal Retirement System and Establishing Effective Date in the Amount of Approximately \$621,000

Ike Obi, Human Resources Director, described the annuity increase for retirees as approved in the annual budget.

The possibility of a repeating COLA in the future was briefly discussed and will be brought to the Audit and Finance Committee.

- 35** Ordinance -- Amending Chapter 41 Entitled "Water and Sewer Systems" of The Code of Civil and Criminal Ordinances of the City of Irving, Texas, by Providing for Rain and Freeze Sensors

Todd Reck, Water Utilities Director, confirmed that the city is recommending moving to Stage 3 water conservation which allows for once a week watering due to low levels at Lake Chapman.

INDIVIDUAL CONSIDERATION

- 38** Ordinance -- Adjusting Common Boundaries Between the City of Irving and the City of Grand Prairie Relating to Property Along Rock Island Road (Tract A)

- 39** Ordinance -- Adjusting Common Boundaries Between the City of Irving and the City of Grand Prairie Relating to Property Along Rock Island Road (Tract B)

Dan Vedral, Traffic & Transportation Director, confirmed the boundary adjustments for items 38-39 will ensure that Rock Island Road from the Dry Branch bridge (which is west of Belt Line Road) to Valley View Lane/Roy Orr Road is entirely within the city limits of Grand Prairie.

- 40** Ordinance -- Amending the Irving Policy Statement on Local Economic Development and Business Stimulation Incentives to Incorporate the Sign Enhancement Incentive Program

Kevin Kass, Redevelopment and TIF Administrator, described the Sign Enhancement Incentive Program for Irving Boulevard/Second Street.

- 41** Resolution -- Approving an Agreement Between the City of Irving and Stepping Stone Asset Management, Inc., DBA Office Products Warehouse, for the Downtown Post Office Services in the Amount of \$26,000.00

Doug Janeway, Chief Development Officer, described the agreement to maintain post office services in the downtown area.

Council and staff discussed the need for a post office in the downtown area, noting this agreement is for one year and not a permanent solution.

- 42** Resolution -- Approving an Agreement Between the City of Irving and the North Texas Municipal Water District in the Amount of \$747,351.56 to Participate in the Chapman Lake Water Access Project (Maintenance Dredging Project)

Todd Reck, Water Utilities Director, noted that the Chapman Lake Water Access Project will allow the city to access more water from the lake when needed.

ZONING CASES AND COMPANION ITEMS

- 44** Ordinance -- Zoning Case #ZC13-0043 - Granting FWY (Freeway) Uses - Approximately 17.9 Acres Located at 4201 Polaris Drive - Bradford Commercial Real Estate, Applicant - Lokker Development LLC, Owner

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

APPOINTMENTS AND REPORTS

- 46** Resolution -- Casting City of Irving's Vote for the Fourth Member of the Board of Directors of the Dallas Central Appraisal District

It was noted that in September, the Council nominated Loren Byers as a candidate for this position.

- 47** Resolution -- Appointment to the Dallas Area Rapid Transit Board of Directors to a Term Expiring July 2015

It was noted that Council will discuss this appointment in Executive Session.

- 48** Resolution -- Annual Appointments to Boards, Commissions, and Committees, to Fill Two-Year Terms and Various Unexpired Terms

Councilman Farris confirmed that interviews were conducted on October 24, 28 and 29.

Charles Anderson, City Attorney, stated that sovereign board appointments may be discussed in Executive Session but the advisory board appointments must be discussed in open session.

Council recessed at approximately 3:02 p.m.

Council reconvened at approximately 3:15 p.m.

2 Quarterly Update from Irving Economic Development Partnership

Chris Wallace, President/CEO of the Greater Irving-Las Colinas Chamber of Commerce, presented the quarterly update on economic development throughout the city. Notable results included the Texas Wild Tennis Tournament.

3 Development and Permitting Update

Gary Miller, Inspections Director, provided an update on the permits issued in the last year, noting an increase in single family home construction and an increase in taxable value.

4 Public Safety Committee Update

Police Chief Boyd and Interim Fire Chief Conley presented the update from the Public Safety Committee Chair. They reviewed the following: purpose, stipulations, objectives, committee members and guiding standards of the Committee.

5 Las Colinas Urban Center Master Plan 2013

Steve Reed, Assistant Director of Development Services, described the Las Colinas Urban Center Master Plan. The plan for future developments in the area include retail, a more walkable infrastructure, and programming around the lake.

6 Update on Convention Center Hotel-Mortenson Development

This item was discussed immediately following the Review of the Regular Agenda.

Max Duplant, Chief Financial Officer, gave an overview of the financing progress for the Convention Center Hotel. She also detailed the estimated timeline for bond issuance with the ground breaking in May 2014.

Tom Lander, Vice President of Development for Mortenson, discussed the flag franchise agreement.

Randy Topal with First Southwest, detailed the proposed bond structure.

EXECUTIVE SESSION

Council convened into executive session pursuant to Section 551.074 of the Texas Local Government Code at approximately 4:50 p.m.

- 1 Personnel - Staffing Review with Interim City Manager
Open Meetings Act § 551.074

Council reconvened from executive session at approximately 6:10 p.m.

Council adjourned the work session at 6:10 p.m.

Beth Van Duyne, Mayor

ATTEST:

Shanae Jennings, TRMC
City Secretary