



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, April 14, 2020

7:00 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

MIKE LAND
City Manager

Present 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Nancy Yingling;Biju Mathew and Mark Hill

Also present were City Manager Mike Land, Deputy City Manager Vicki Chiavetta and City Secretary Christel Pettinos. Deputy City Manager Traci Leach and City Attorney Robert Hager were in attendance virtually.

The City Council of the City of Coppel met in Regular Session on Tuesday, April 14, 2020 at 7:00 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

1. Call to Order

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppel in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Work Session at 7:00 p.m.

2. Work Session (Open to the Public) Council Chambers

- A. Discussion regarding agenda items.
- B. Discussion regarding DART.

Councilmember Wes Mays asked a question on Consent Agenda Item D. City Attorney Robert Hager briefed the City Council and answered any questions. Deputy City Manager Traci Leach made a presentation to the City Council regarding the DART line improvements. DART Assistant Vice Principal, David Ehrlicher, answered questions of the City Council.

Regular Session

Mayor Karen Hunt adjourned the Work Session at 7:33 p.m. and reconvened into the Regular Session.

3. Invocation 7:30 p.m.

Councilmember Nancy Yingling gave the Invocation.

4. Pledge of Allegiance

Mayor Karen Hunt and the City Council led those present in the Pledge of Allegiance.

5. Citizens' Appearance

Mayor Karen Hunt advised that no one signed up to speak for Citizens' Appearance.

6. Consider approval of a Proclamation naming April 19-25, 2020, as "National Library Week"; and authorizing the Mayor to sign.

Mayor Karen Hunt read the proclamation into the record. A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

Dennis Quinn, Director of Library Services, thanked the City Council and spoke about how the library is providing programs to its patrons in spite of the current situations.

7. Consent Agenda

A. Consider approval of the minutes: March 18 and 24, 2020.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

B. Consider award of a bid through BuyBoard State Contract #601-19 with Longhorn Harley-Davidson, in the amount of \$132,451.88 as budgeted in the Capital Replacement Fund; for the purchase of four (4) 2020 FLHP Harley Davidson Road King Motorcycles for the Coppell Police Department; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Nancy Yingling, seconded by

Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- C. Consider approval of a temporary amendment to the City of Coppell Investment Policy.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- D. Consider approval of Civil Case No. SA-19-CV-1033-OLG Stipulation and Settlement Agreement and Hold Harmless Agreement, and to enter into Final Judgement with the United States of America; and authorizing the City Manager and City Attorney to sign any necessary documents.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- E. Consider approval of a contract with Texas City Services, LLP, for Sales Tax Audit Services; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

End of Consent Agenda

8. PUBLIC HEARING:
Consider approval of PD-213R5-H Lost Creek - Live/Work, Lot 26R, Block 1, a zoning change request from PD-213R4-H (Planned Development-213 Revision 4-Historic), to PD-213R5-H (Planned Development-213 Revision 5-Historic), to revise the Detail Site Plan and approve a wooden fence in lieu of a masonry screening wall between the live/work property and residential property, on 0.344 acres of property located at 564-568 S. Coppell Road, at the request of Haas Rose at Lost Creek, LLC.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council. Jason Rose, applicant, also made a presentation and answered questions of the City Council. As a result of the Planning and Zoning Commission denying this variance request, the applicant's appeal to the City Council requires a super majority vote.

Mayor Karen Hunt opened the Public Hearing and read one response received by email submission into the record. Darlene Blount, a realtor with Crane Realty, spoke in support of the applicant.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this agenda item subject to the following conditions:

1) The existing wooden fence be replaced with a new fence located on the Property Owner Association's property with the nice side of the fence facing the parking lot.

2) Provisions be placed in the Property Owner Agreement to fund the future cleaning and maintenance of this fence in perpetuity. This would include the staining of the fence every two years and general maintenance or replacement of the fence and landscaping when necessary.

3) That the fence be extended to the 15-ft building line and end with a stone column as presented.

Mayor Pro Tem Mark Hill and Councilmembers Cliff Long, Wes Mays, and Gary Roden voted in favor of the motion. Councilmembers Brianna Hinojosa-Smith, Nancy Yinging and Biju Mathew voted in opposition to the motion. The motion failed 4-3 due to the lack of a super majority vote.

9.

PUBLIC HEARING:

Consider approval of PD-301R-HC, Beltline Properties (Dave and Busters), a zoning change request from A (Agriculture) to PD-301R-HC (Planned Development-301R-Highway Commercial), to approve a Conceptual Site Plan for four office buildings and a Detail Site Plan for an approximate 78,400-square-foot office building on 16.72 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council. Megan Silva and associates, representing the applicant, were available for questions of the City Council.

Mayor Karen Hunt opened the Public Hearing and advised that no one signed up to speak.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1) There may be additional comments during the Detail Engineering review.

2) A plat will be required.

3) A deceleration lane be constructed on S. Belt Line Road with this project.

4) The façade and overall style of the four buildings shall have a consistent theme PD Conditions:

a) To allow the north elevation to have 51% glazing, 59% on the east & 53% on the west.

b) All signage shall comply with City regulations

c) Plans for the Open Space shall require staff approval

d) The focal point area shall require staff approval and shall be in place prior to the issuance of a CO for the building.

e) A Detailed Site Plan shall be required for the development of future lots.

The motion passed by an unanimous vote.

10.

PUBLIC HEARING:

Discuss and receive input regarding proposed amendments to Land Use Assumption; Capital Improvement Plans; and Water, Wastewater and Roadway Impact Fees, in accordance with Chapter 395 of the Local Government Code.

Presentation: Kumar Gali, Assistant Director of Engineering, made a presentation to the City Council. The purpose of the Public Hearing is to provide input and meet the requirements of the statute. There is no other action requested of City Council.

Mayor Karen Hunt opened the Public Hearing and advised no one signed up to speak.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing. The motion passed by an unanimous vote.

11.

Consider approval to enter into an Interlocal Cooperation Contract with the University of Texas at Arlington; for the inspection and analysis of 150,000 feet of sanitary sewer system; in the amount of \$895,150.00; as provided for in 2018 Bond Issue; and authorizing the Mayor to sign any necessary documents.

Presentation: Mike Garza, Assistant Director of Public Works, made a presentation to the City Council.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved. The motion passed by an unanimous vote.

12. City Manager Reports - Project Updates and Future Agendas

Report by the City Manager on Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

Report by the City Manager regarding COVID-19 virus.

City Manager Mike Land reported the following project updates:

- 1) Texas Sterling will be setting the beams this weekend on Freeport Parkway.**
- 2) Once the Freeport lanes are open, the bidding process will be begin on Airline Drive.**
- 3) Panel replacement is being conducted along Denton Tap and will take approximately 4-6 weeks.**
- 4) The doors have been installed at the Farmers' Market.**
- 5) The CHS Connector Trail should be completed by the end of May weather permitting.**
- 6) The Art Center construction project has slowed down, but should be**

completed by early June.

Mr. Land and Fire Chief Kevin Richardson gave the City Council an update on the measures, protocols and procedures that the City and public safety have taken over the last 30 days in relation to COVID-19. Mindi Hurley, Community Development Director, has been working extensively with the businesses to provide as much support as the City can. Mr. Land also discussed Rule 3.334 and how the proactive steps the City has taken to reduce operations and costs surrounding the potential impact to the sales tax base has prepared the City for the financial repercussions resulting from the pandemic.

13. Mayor and Council Reports

A. Report by Mayor Hunt on Buy In Coppell and initiatives to support local businesses.

B. Report by Mayor Hunt on Metrocrest and other social service providers in Coppell.

A. Mayor Karen Hunt reported on Buy In Coppell and initiatives to support local businesses. Now more than ever, our local businesses need your help! When you shop at our small businesses, our community benefits, our businesses benefit, and our economy benefits. Coppell has a variety of small retailers that offer one-of-a-kind products that you can't find anywhere else. Support your community and shop local, whether that's online, over the phone, through an app or via curbside pickup! When you shop local, be vocal! Snap a picture with your purchase, delivery or meal and upload it to social media with the hashtag #BeVocalShopLocal! Then tag the City of Coppell and let us know all about your experience! The City is doing everything they can to support our local businesses during this challenging time.

B. Mayor Hunt then spoke about Coppell's social service providers. Metrocrest Services reported a 376% increase last week than from this time a year ago in food assistance. Rent assistance has doubled than from a year ago. If citizens are able, please donate what you can to help.

14. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.

Mayor Karen Hunt also announced the following:

1) For the fourth consecutive year, City of Coppell Fleet Services has been named one of the 100 best fleets in the Americas! The program recognizes top performing public fleet operations in North and South America that evaluates a number of criteria including accountability, use of technology and information, and collaboration. If you want to learn more, you can find the news release on our website at coppelltx.gov.

2) Please remember to complete your 2020 Census. It's quick and easy. This time you can complete it online, by phone or by mail. Go to 2020census.gov to learn more.

15. Necessary Action from Executive Session

There was no Executive Session, therefore there was nothing to report.

16. Adjournment

There being no further business before the City Council, the meeting was adjourned at 10:07 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary