



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes City Council

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Tuesday, July 10, 2018

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**CLIFF LONG**  
Mayor Pro Tem

**BRIANNA HINOJOSA-FLORES**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**GARY RODEN**  
Place 4

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

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

Also present were City Manager Mike Land, Deputy City Manager Traci Leach, City Secretary Christel Pettinos and City Attorney Alexis Allen.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, July 10, 2018, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

**1. Call to Order**

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:42 p.m.

**2. Executive Session (Closed to the Public) 1st Floor Conference Room**

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

Discussion regarding economic development negotiations south of Bethel Rd. and west of Belt Line Rd.

**Discussed under Executive Session**

**3. Work Session (Open to the Public) 1st Floor Conference Room**

- A. Discussion regarding bike sharing ordinance.
- B. Discussion regarding additional seating options for the Coppell Arts Center.
- C. Discussion regarding late hours ordinance.
- D. Discussion regarding video recording and broadcast of work session meetings.
- E. Discussion regarding agenda items.

**Mayor Hunt adjourned the Executive Session at 6:17 p.m. and convened into the Work Session. Work Session Items A and B were presented, but Items C and D were postponed until the July 24th meeting.**

**Regular Session (Open to the Public)**

**Mayor Hunt adjourned the Work Session at 7:30 p.m. and reconvened into the Regular Session.**

**4. Invocation 7:30 p.m.**

**Fr. Tim Cherry with Church of the Apostles gave the Invocation.**

**5. Pledge of Allegiance**

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

**6. Swearing in of Council Place 6.**

**Judge Terry Landwehr swore in Biju Mathew as Councilmember Place 6.**

**At this time, the makeup of the City Council is as follows:**

**Karen Hunt, Mayor  
Cliff Long, Mayor Pro Tem  
Brianna Hinojosa-Flores, Place 2  
Wes Mays, Place 3  
Gary Roden, Place 4  
Nancy Yingling, Place 5  
Biju Mathew, Place 6  
Mark Hill, Place 7**

**7. Introduction of new Chamber Executive.**

**City Manager Mike Land introduced Ellie Braxton-Leveene, CEO and President of the Coppell Chamber of Commerce.**

**8. Presentation by Allies in Community.**

**Tasnim Benhalim with Diversity Wealth made a presentation to the City Council on Allies in Community.**

9. Presentation on the Vision 2040 Strategic Plan Process.

**Molly Bujanda, Community Programs Manager, made a presentation to the City Council on the Vision 2040 Strategic Plan Process.**

**10. Citizens' Appearance**

**Mayor Hunt asked for those who signed up to speak:**

**1) Don Carroll, 924 Hidden Hollow Ct., spoke in regards to the DART Cotton Belt Line and the residents' concerns with safety, wildlife, additional vehicular noise and aesthetics.**

**2) Kal Yella, 929 Crestview Dr., spoke in regards to the residents' concerns with the DART Cotton Belt Line and requested a physical barrier between the rail track and the homes.**

**3) Anne Puente, 696 Hollow Circle, spoke in regards to the residents' concerns with the DART Cotton Belt Line.**

**11. Consent Agenda**

- A.** Consider approval of the minutes: June 12 and June 26, 2018.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**

- B.** Consider approval to enter into a contract with Scodeller Construction, Inc. for annual crack and joint sealing; in the amount of \$100,000.00; as budgeted in Infrastructure Maintenance Funds FY 2018/19; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**

- C.** Consider approval of an Ordinance for PD-221R3R3-HC, Point West - Sun Holdings, being a zoning request from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R3-HC (Planned Development-221 Revision 3 Revised 3-Highway Commercial) to attach a Detail Site Plan for an 8,526 square foot retail/restaurant building on 1.9 acres of land (Lot 1R-1), and to amend the Concept Plan on Lot 1R-8 (3.6 acres) and attach a Detail Plan for a parking lot on one (1) acre and retain the Concept Plan for a Hotel on the remaining 2.6 acres of property located at the northwest corner of IH-635 and S. Belt Line Road, and authorizing the Mayor to sign.

**A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-726

- D.** Consider approval of the resignation of Ryan Burroughs from the Economic Development Committee and Biju Mathew from the Coppell Recreation Development Corporation.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**
- E.** Consider approval of the resignation of Marvin Franklin from the Coppell Recreation and Development Corporation and accept the appointment of Cliff Long to fill the unexpired term.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**
- F.** Consider approval of the Bidding and Construction Phase Services (Phases 4 and 5), as detailed in the approved professional services agreement with Corgan Associates, Inc., totaling \$245,250, for architectural and engineering services related to the Coppell Arts Center; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**
- G.** Consider approval to enter into a design contract with Alan Plummer Associates; for the preliminary design analysis for the Sandy Lake lift station; in the amount of \$161,467.00; as budgeted in the Water/Sewer fund; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, that Consent Agenda Items A-G be approved. The motion passed by an unanimous vote.**

#### **End of Consent Agenda**

- 12.** PUBLIC HEARING:
- Consider approval of PD-292R-SF-12, Coppell Middle School East, being a zoning request from PD-292-SF-12 (Planned Development 292-SF-12) to PD-292R-SF-12 (Planned Development 292 Revised-SF-12) to allow the construction of a 7,800-square foot classroom addition, 13,800-square foot gym addition and a 2,500-square foot cafeteria expansion (under the existing roof) on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr., Director of Facilities, CISD.
- Presentation: Marcie Diamond, Assistant Director of Planning, made a**

presentation to the City Council.

Louis Macias, representing the applicant, answered questions of the City Council.

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

A motion was made by Councilmember Mark Hill, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved subject to the following conditions:

- 1) Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans, and building permit; and
- 2) This property shall be platted prior to a C.O. for any of the expansion areas.

The motion passed by an unanimous vote.

13. Consider approval of award of a professional services agreement with Brown Reynolds Watford (BRW) Architects, Inc., not to exceed the amount of \$1,359,755, to provide architectural and engineering services related to the design, construction documents and construction administration for the addition of Fire Station 4, relocation of Fire Station 1, Resource Storage Facility, and authorizing the City Manager to execute necessary documents.

**Presentation:** Fire Chief Kevin Richardson made a presentation to the City Council.

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

14. Discussion regarding the DART Cotton Belt Line.

Deputy City Manager Traci Leach made a presentation to the City Council. John Rhone, Vice President of Capital Design and Construction with Dallas Area Rapid Transit, answered questions of the City Council.

15. **City Manager Reports - Project Updates and Future Agendas**

City Manager Mike Land updated the City Council on projects around the city. Dirt removal begins next week in Old Town. The Hunterwood Park erosion control project will begin in September and take approximately six months to complete. Work on Freeport continues with the eastern half of the bridge demolished and the pavement being removed on the east side. Regarding future agendas, there will be a Budget Workshop on July 30th and a 5th Tuesday Work Session on July 31st.

16. **Mayor and Council Reports**

Report by City Council regarding recent activities.

Mayor Hunt reported fabulous feedback was received on Celebrate Coppel. Councilmembers said the Parade down Parkway was well-attended with plenty of items to hand out.

The Crime Control and Prevention District and Budget Workshop will be held on Thursday, July 12th at 6:00 p.m. in the 2nd Floor Conference Room of Town Center. Additional Budget Workshops will be held on July 19th and July 30th.

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

Nothing to report.

18. **Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:28 p.m.

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Karen Selbo Hunt, Mayor

**ATTEST:**

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Christel Pettinos, City Secretary