



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, November 10, 2020

5:30 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

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the city council need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the city council will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where council is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

Notice is hereby given that the City Council of the City of Coppell, Texas will meet in Regular Called Session at 5:30 p.m. for Work Session, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppell reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of the meeting is to consider the following items:

1. Call to Order
2. Work Session (Open to the Public) 1st Floor Conference Room
 - A. Discussion regarding agenda items.
 - B. Discussion regarding Advanced Scenario Planning contracts.
 - C. Discussion regarding the 2018 International Swimming Pool and Spa Code with local amendments.
 - D. Discussion regarding Fence Regulations in Article 9-2 of the Code of Ordinances.
 - E. Discussion regarding the roof replacement of 265 Parkway.
 - F. Discussion regarding priorities for the Legislative Agenda.
 - G. Discussion regarding Boards & Commissions appointments.

Attachments: [Advanced Scenario Planning Memo.pdf](#)

[ISPSC Code Adoption Memo.pdf](#)

[Ordinance Draft Adopting 2018 Int Swimming Pool and Spa Code.pdf](#)

[Fence Ordinance Revisions Memo.pdf](#)

[Ordinance Draft amending Art 9-2 Fence Regulations.pdf](#)

[265 Roof Replacement Memo.pdf](#)

[Legislative Agenda Memo.pdf](#)

[2021 Legislative Priorities.pdf](#)

Regular Session

3. Invocation 7:30 p.m.
4. Pledge of Allegiance
5. Citizens' Appearance
6. Consent Agenda

- A. Consider approval of the minutes: October 27, 2020.
- Attachments:** [CM 2020-10-27.pdf](#)
- B. Consider approval of an Ordinance for PD-214R9R-C, 151 Coffee, a zoning change request from PD-214R9-C (Planned Development-214 Revision 9-Commercial) to PD-214R9R-C (Planned Development-214 Revision 9 Revised - Commercial) to attach a Detail Site Plan for a 857-square foot building with drive-thru on 0.7 acres of land, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; and authorizing the Mayor to sign.
- Attachments:** [Cover Memo.pdf](#)
[Ordinance - 151 Coffee.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape Plan & Tree Survey.pdf](#)
[Exhibit D - Elevations & Dumpster Enclosure.pdf](#)
[Exhibit E - Sign Plan.pdf](#)
- C. Consider approval of award for the contract to two separate contractors; each performing a share of the ADA sidewalk repairs and annual street and alley pavement repair program; in the amounts of \$540,000.00 to F&F Construction and \$360,000.00 to New World Contracting; for a total of \$900,000.00; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Annual Street and Alley Memo.pdf](#)
[Annual Street, Alley and Sidewalk Bid Tab.pdf](#)
[Contract Award Split Calculations.pdf](#)
[New World Bidder Review Letter.pdf](#)
- D. Consider approval for a second renewal of the contract with Scodeller Construction, Inc. to include crack and joint sealing work along major thoroughfares in the amount of \$100,000.00; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Scodeller Crack Seal Memo.pdf](#)
[Scodeller Spec for Cracks and Joints.pdf](#)
[Scodeller Bid.pdf](#)
- E. Consider approval to utilize the City of Grand Prairie's contract with Nortex Concrete Lifting and Stabilization, Inc., as authorized by Texas Local Government Code, Section 271.102, to perform annual street repair/mud jacking program; in the amount of \$100,000.00; as budgeted in Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Nortex Mudjacking Renewal Memo.pdf](#)
[Pavement Leveling Services - Renewal.pdf](#)

- F. Consider approval to extend the contract term for an additional year with Barco Pump; for On-Call Temporary River Pumping based on the specification associated with the Northlake Untreated Water System; as part of the design solution for an untreated water pumping solution to deliver water from the Elm Fork of the Trinity River into North Lake; in the amount of \$127,524.00; as designated in CIP funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Barco On Call Pumping Northlake Memo.pdf](#)
[Barco Pricing Exhibit.pdf](#)
[Barco On-Call Pump Bid Tab.pdf](#)
[CSP Recommendation - On-Call Pumping.pdf](#)
[Barco Northlake Contract 082418.pdf](#)

- G. Consider to award a bid and enter into a design contract with Westra Consultants, LLC; for the reconstruction of Woodhurst Drive; as budgeted \$96,382.00 from Water Sewer Fund and \$263,118.00 from ¼ Cent Sales Tax Fund; in the total amount of \$359,500.00; and authorizing the City Manager to sign any necessary documents.

Attachments: [Woodhurst Design Memo.pdf](#)
[TAX 2019C Exhibit.pdf](#)
[Woodhurst Drive OPCC- RNR.pdf](#)
[Woodhurst Engineering Contract.pdf](#)
[Woodhurst Exhibit A - Scope.pdf](#)
[Woodhurst Exhibit B - Compensation.pdf](#)

- H. Consider approval to enter into a design contract with Kirkman Engineering; for the reconstruction of a portion of Southwestern Boulevard; from the intersection of Freeport Parkway to the intersection of South Coppell Road; as budgeted \$60,810.00 out of Water/Sewer Fund and \$141,890.00 from ¼ cent Sales Tax Fund; in the total amount of \$202,700.00; and authorizing the City Manager to sign any necessary documents.

Attachments: [Southwestern Design Memo.pdf](#)
[Southwestern TAX 2019B Exhibit.pdf](#)
[Southwestern OPC 201020.pdf](#)
[Southwestern Professional Services Agreement.pdf](#)
[Southwestern - Attachment A - Scope Basic.pdf](#)
[Southwestern - Attachment B - Scope Special.pdf](#)
[Southwestern - Attachment C - Fee Summary.pdf](#)

End of Consent Agenda

7. CONTINUED PUBLIC HEARING:
Consider approval of PD-295R-HC (Sheraton Four Points Hotel) and an Ordinance for PD-295R-HC, a zoning change request from PD-295-HC to PD-295R-HC, to establish a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675-acres of property located on the northeast corner of SH 121 and Northwestern Drive and amending the development regulations in Subsection "D" under Section 1 of Ordinance No. 91500-A-739, as requested by Mike Clark on behalf of Archway 121 Coppell, Ltd.; and authorizing the Mayor to sign.
- Attachments:** [City Council Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape & Mitigation Plan.pdf](#)
[Rendering.pdf](#)
[Elevations.pdf](#)
[Exterior Courtyard.pdf](#)
[Material Board.pdf](#)
[Ordinance.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B - Detail Site Plan.pdf](#)
[Exhibit C - Landscape and Mitigation Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)
8. Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Archway 121 COPPELL LTD Properties; and authorizing the Mayor to sign.
- Attachments:** [Archway Utility Relocation Memo.pdf](#)
[Archway Utility Relocation Agreement.pdf](#)
9. Consider approval of awarding a contract to Custer Construction in the amount of \$122,059.16; for the reconfiguration of the lobby and Community Services counter area at 265 Parkway Boulevard; provided for by CARES Act Funds; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [265 Lobby Reconfiguration Memo.pdf](#)
[265 Lobby Safety Configurations.pdf](#)
[Quote and Scope.pdf](#)
10. Consider approval of award to enter into a contract with The Garland Company for the emergency replacement of the roof at 265 Parkway Boulevard, in the amount of \$300,000.00, as provided from the fund balance of the Infrastructure Maintenance Fund; and authorizing the City

Manager to sign any necessary documents.

Attachments: [265 Roof Replacement Memo.pdf](#)
[265 Emergency Roof Replacement Package.pdf](#)
[265 Roof Replacement Summary of Work.pdf](#)

11. Consider a Resolution of the City of Coppell approving the placement of a plaque commemorating the contribution of Lou Duggan at Coppell BioDiversity Center in the City of Coppell, Texas; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)
[Resolution - Lou Duggan.pdf](#)

12. Consider approval of appointments to the City's Boards and Commissions.

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

14. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

15. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**

- A. Report on Dallas Regional Mobility Coalition - Councilmember Gary Roden
- B. Report on Woven Health Clinic - Mayor Pro Tem Mark Hill
- C. Report on Metrocrest Services - Councilmembers Biju Mathew and Wes Mays

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

17. **Necessary Action from Executive Session**

18. **Adjournment**

Karen Selbo Hunt, Mayor

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 6th day of November, 2020, at _____.

Ashley Owens, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.