



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, January 9, 2018

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**NANCY YINGLING**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 6 - Karen Hunt;Cliff Long;Wes Mays;Marvin Franklin;Mark Hill and Nancy Yingling

**Absent** 2 - Brianna Hinojosa-Flores and Gary Roden

Also present were City Manager Mike Land, Deputy City Manager Traci Leach, Deputy City Manager Noel Bernal, Deputy City Secretary Jean Dwinnell and City Attorney Robert Hager.

The City Council of the City of Coppell met in Regular Called Session on Tuesday, January 9, 2018 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

**1. Call to Order**

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:35 p.m.

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

**Section 551.071, Texas Government Code - Consultation with Attorney**

- a.** Seek Legal Advice from City Attorney and Special Legal Counsel regarding legal relationship of contract employees.

Discussed under Executive Session.

**Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

- b. Discussion regarding real property located south of east Belt Line and east of south Belt Line.

Discussed under Executive Session.

- c. Discussion regarding real property located south of Sandy Lake and west of Freeport Parkway.

Discussed under Executive Session.

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

Mayor Hunt adjourned the Executive Session and convened into the Work Session at 6:05 p.m.

- A. Discussion regarding Freeport Parkway.
- B. Discussion and update regarding the Coppell Arts Center.
- C. Discussion regarding Countywide Fee for School Crossing Guards Request by Dallas County.
- D. Discussion of January Council Retreat, Joint meeting with CISD Board of Trustees, and Fifth Tuesday Work Session.
- E. Discussion of Agenda Items.

Item A was not discussed in Work Session. Items B - D were presented in Work Session.

**Regular Session**

Mayor Hunt recessed the Work Session at 6:30 p.m. due to a drop in quorum. The regular City Council meeting would resume as soon as a quorum is reestablished.

Mayor Hunt reconvened the meeting at 7:35 p.m.

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

Reverend Chris Meads with GracePoint Church gave the invocation.

**5. Pledge of Allegiance**

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

**6. Presentations**

At this time Mayor Hunt introduced Morgan Lorant, recently crowned Miss Coppell. Mayor Hunt advised that Ms. Lorant is currently attending Texas A&M University with plans to become an Oral Surgeon.

- a. Consider approval of a Proclamation declaring the City of Coppell a "Purple Heart City"; and authorizing the Mayor to sign.
- Mayor Hunt read the Proclamation and with the help of Ms. Morgan Lorant, Miss. Coppell, she presented the Proclamation to members of the Military Order of the Purple Heart.**
- The members of the Military Order of the Purple Heart presented a "Purple Heart City" street sign to the Mayor.**
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that the Proclamation declaring the City of Coppell a "Purple Heart City" be approved. The motion passed by an unanimous vote.**
- Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling
- b. Consider approval of a Proclamation naming January 8 - March 4 as "HEB Community Challenge Months"; and authorizing the Mayor to sign.
- Mayor Hunt read the Proclamation and presented it to members of the Living Well in Coppell Committee. Those present were Sally McCurdy, Maureen Corcoran, and Ed Guignon. Mayor Hunt pledged to participate and requested each of the Councilmembers do the same and upload pictures of themselves exercising and eating healthy.**
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling that the Proclamation naming January 8 - March 4, 2018 as "HEB Community Challenge Months" be approved.. The motion passed by an unanimous vote.**
- Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

#### **Citizens' Appearance**

**There was no one present wishing to speak.**

#### **7. DART Rail update**

**Traci Leach, Deputy City Manager, made a presentation on the DART Rail (Cotton Belt Line), complete with a timeline of activity for 2018.**

#### **8. Consent Agenda**

- a. Consider approval of minutes: December 12, 2017.

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

- b. Consider award of a bid from Professional Turf Products, L.P., through Buyboard Contract No. 529-17, for five (5) pieces of mowing/maintenance equipment: two (2) Toro 3100D Reelmaster mowers, Toro 5510 Reelmaster mower, Toro 5800 MultiPro Spray Rig and a Toro 1750 MultiPro Spray Rig, in the combined amount of \$208,442.96, as budgeted, and authorizing the City Manager to issue the necessary purchase orders.

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

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- c. Consider approval of award for annual sidewalk, street & alley pavement repair program; in the total amount of \$1,250,000.00, split between F&F Concrete, LLC & NPL Construction Company; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

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

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- d. Consider appointment of Terry Landwehr as Presiding Municipal Judge, and Kim Nesbitt and Candace Carlsen as Alternate Municipal Judges of the Coppel Municipal Court #1, effective January 1, 2018, for terms of two (2) years; in accordance with Section 4.06(b) of the Home Rule Charter; and authorizing the City Manager to execute contracts, upon approval as to form by the City Attorney.

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

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

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

9. Consider approval an Ordinance for Case No. S-1263-C Biryani Express, (Coppel Crossing Addition, Lot 5, Block 1) a zoning change request from C (Commercial) to S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in 3,466 square foot lease space to be located in Suite 505 of 751

S. Macarthur Blvd, on 1.07 acres of land; and authorizing the Mayor to sign.

**Presentation:** Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.

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

Israel Villarreal, Applicant, 4913 Creek Ridge, Garland, was available for questions.

A motion was made by Councilmember Mark Hill, seconded by Mayor Pro Tem Nancy Yingling, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. There may be additional comments during the review of a building permit.
2. Any expansion of the use will trigger the requirement for a fire sprinkler system.

The motion passed by an unanimous vote.

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

**10.**

Consider approval of an Ordinance for Case No. S-1262R-LI, Driversselect (Fellowship of Las Colinas Addition, Lot 2R1, Block 1), a zoning change from LI (Light Industrial) to S-1262R-LI (Special Use Permit-1262 Revised) to allow for vehicle parking and staging on the existing parking lot in conjunction with S-1262-LI on approximately 7.67 acres of land located west of the terminus of Gateview Blvd; and authorizing the Mayor to sign.

**Presentation:** Marcie Diamond, Assistant Director of Planning, made a presentation to the City Council.

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

Steve Hall, Applicant, was available for questions.

A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. This is an ancillary use to the internet-based vehicle sales established in S-1262-LI. In the event that 100 S. Royal is no longer used for this use, then this SUP shall be rescinded.
2. All landscape must be in a healthy, growing condition as indicated on the Landscape Plan and if any trees are dead or missing, new ones shall be installed. The placement of the 8' tall black metal fences shall not negatively

impact the existing and proposed trees and landscaping.

**3. Gates that traverse the fire lane easements shall be equipped with automatic gates with GTT Opticom receivers and manual Knox padlock overrides.**

**4. There may be additional comments at the time of permitting.**

**The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- 11.** Consider award of a bid and approval of a contract with Texas Sterling Construction Company, for a base value of \$15,819,808.64; plus \$700,000.00 incentive bonus; for a total contract amount of \$16,519,808.64; for the reconstruction of Freeport Parkway from Bethel Road to IH-635/Dividend; and authorizing the City Manager to sign necessary documents.

**Presentation:** Kent Collins, Assistant Director of Engineering, made a presentation to the City Council.

**Council discussed the details of the bid.**

**A motion was made by Councilmember Mark Hill that this Agenda Item be approved with an amendment stating the contractor would not request any change orders on the project. The motion failed for lack of a second.**

**A second motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, that this Agenda Item be approved as presented.**

**The vote on the motion was as follows:**

**Ayes:** Councilmembers Cliff Long, Marvin Franklin and Mayor Pro Tem Nancy Yingling

**Nays:** Councilmembers Wes Mays and Mark Hill

**The motion failed for lack of four affirmative votes.**

**Further discussion was held regarding the steps staff has added to their process before bidding a project to lessen the number of change orders requested by contractors.**

**A new motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Mark Hill that this Agenda Item be approved. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

- 12.** Consider approval of a contract with Kleinfelder, Inc. to provide materials

engineering and testing services on the Freeport Parkway (IH-635/Dividend to Bethel Road) Reconstruction project; with a contract value of \$236,705.00; and authorizing the City Manager to sign necessary documents.

**Presentation:** Kent Collins, Assistant Director of Engineering, made a presentation to the City Council.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Cliff Long, to approve this Agenda Item. The motion passed by an unanimous vote.**

**Aye:** 5 - Councilmember Cliff Long; Councilmember Wes Mays; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

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

City Manager Mike Land announced there will be a presentation by Terry Goswick with NTECC at the Council meeting on January 23rd. Good Morning Texas will be taping in Old Town Coppell on January 11th at 8:15 a.m.

### **14. Mayor and Council Reports**

Mayor Hunt announced the Community Health and Wellness Expo will take place at The CORE on January 27th. The free event will take place from 9:00 a.m. - noon. There will be free health screenings, demonstrations, fitness challenges, a bounce house and fun for the whole family. A 5K and 1-mile run, presented by Pink Soles in Motion, will take place at Andy Brown East at 8:00 a.m. Registration can be done at [www.psim.shutterfly.com/5k](http://www.psim.shutterfly.com/5k). The Community Health and Wellnes Expo is presented to you by the City of Coppell, Coppell ISD and the Coppell Chamber of Commerce.

Mayor Hunt also reminded folks that the Coppell Farmers Market is open the 2nd and 4th Saturdays between 8:00 a.m. and noon in Old Town Coppell.

Finally, Mayor Hunt advised many events can be found by visiting the City's webpage at [coppelltx.gov](http://coppelltx.gov) and looking for the January Event Guide.

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

There were none.

### **16. Necessary Action from Executive Session**

There was no action to be taken.

Mayor Hunt recessed the regular Council meeting and reconvened the Work Session at 9:51 p.m.

Mayor Hunt adjourned the Work Session and reconvened the regular Council meeting at 11:08 p.m.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 11:08 p.m.

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**Karen Selbo Hunt, Mayor**

**ATTEST:**

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**Jean Dwinnell, Deputy City Secretary**