



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

City Council

Tuesday, December 8, 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

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, City Secretary Ashley Owens, and City Attorney Robert Hager. Deputy City Managers Vicki Chiavetta and Traci Leach were in attendance virtually.

The City Council of the City of Coppel met in Regular Session on Tuesday, December 8, 2020 at 5:30 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 5:32 p.m.

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

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

Discussion regarding real property located south of East Belt Line Road and east of South Belt Line Road.

Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 6:08 p.m. and convened into the Work Session at 6:16 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Legislative Priorities.
- C. Update on CARES Business Assistance Grants.
- D. Update on DART construction activities.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 6:41 p.m. and reconvened into the Regular Session at 7:30 p.m.

4. Invocation 7:30 p.m.

Councilmember Gary Roden gave the invocation.

5. Pledge of Allegiance

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

6. Citizens' Appearance

Mayor Hunt advised that no one signed up to speak.

7. Swearing in of Council Place 3.

Mayor Karen Hunt swore in Wes Mays as Councilmember Place 3.

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

Karen Hunt, Mayor
Cliff Long, Place 1
Brianna Hinojosa-Smith, Place 2
Wes Mays, Place 3
Gary Roden, Place 4
Nancy Yingling, Place 5
Biju Mathew, Place 6
Mark Hill, Place 7

Proclamations

8. Consider approval of a Proclamation naming December 8, 2020, as “Nancy Yingling Appreciation Day,” and authorizing the Mayor to sign.

Mayor Karen Hunt read the proclamation into the record and presented the same to Councilmember Nancy Yingling.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.

Presentations

9. Presentation of a Plaque to Nancy Yingling for her years of service to the City of Coppell.

Mayor Hunt presented Councilmember Nancy Yingling a plaque in recognition of her years of service on the Coppell City Council.

Councilmember Yingling thanked family, friends, City Council members and staff.

10. Consent Agenda

At this time, Mayor Karen Hunt recused herself upon filing a Conflict of Interest Affidavit for Consent Agenda Item F.

- A. Consider approval of the minutes: November 10, 2020 and November 17, 2020.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

- B. Consider approval of award for a renewal of city-wide janitorial services contract to Oriental Building Services for a one-year period; beginning November 1, 2020; in the amount of \$392,000.00; as budgeted in the General Fund; and authorizing the City Manager to sign any necessary documents

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

- C. Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-1(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park any vehicle/truck weighing more than 1.5 tons, at all times, on North Lake Drive; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: OR 2020-1547

- D.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Rolling Oaks Memorial Center Fees and Solid Waste Collection Fees; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: RE 2020-1208.1

- E.** Consider approval of an amendment to the City of Coppell Investment Policy.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

- F.** Consider approval of a Resolution designating Frost National Bank as the City Depository for a period of four (4) years and eleven (11) months; and authorizing the Mayor Pro Tem to sign.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-F be approved. The motion passed by an unanimous vote.

Enactment No: RE 2020-1208.2

End of Consent Agenda

- 11.** PUBLIC HEARING:
Consider approval of PD-304-H, Nixon Pence Residential, a zoning change request from H (Historic) to PD-304-H (Planned Development-304 - Historic), to allow for two residential units on 0.442 acres of land located on the west side of S. Coppell Road, approximately 175 feet south of W. Bethel Road, at the request of the property owner ANCH, LLC., being represented by Jorie Brown with Hennessey Engineering Inc.

At this time, Councilmember Cliff Long recused himself upon filing a Conflict of Interest Affidavit for Agenda Item 11.

Presentation: Matt Steer, Development Services Administrator, made a presentation to 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 Gary Roden, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Detailed engineering review to take place with engineering permit submittal. For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control.
2. Submit a copy of the proposed private easements prior to plat recordation.

The motion passed by an unanimous vote.

12. Consider approval of an Ordinance of the City of Coppell amending the Code of Ordinances by amending Chapter 15, "Other Codes Adopted" Article 15-11, "Swimming Pool and Spa Code" to provide for the adoption of the International Swimming Pool and Space Code, 2018 Edition; and authorizing the Mayor to sign.

Presentation: Suzanne Arnold, Chief Building Official, made a presentation to the City Council.

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

Enactment No: OR 2020-1548

13. Consider approval of an Ordinance of the City of Coppell amending the Code of Ordinances by amending Chapter 9 "General Regulations", Article 9-2 "Fence Regulations" of the Code of Ordinances to amend Section 9-2-1 definitions and by amending by revising Section 9-2-11 through 9-2-13; and authorizing the Mayor to sign.

Presentation: Suzanne Arnold, Chief Building Official, made a presentation to the City Council.

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

Enactment No: OR 2020-1549

14. PUBLIC HEARING:
Consider approval of an Ordinance designating Varidesk, LLC, Reinvestment Zone No. 111 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.

Presentation: Mindi Hurley, Director of Community Development, made a presentation to 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 Nancy Yingling, seconded by Councilmember Wes Mays, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

Enactment No: OR 2020-1550

15. Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Varidesk, LLC, and authorizing the Mayor to sign.
- Items 15 and 16 were read into the record and considered together.**
- Presentation: Mindi Hurley, Director of Community Development, made a presentation to the City Council.**
- A motion was made by Councilmember Nancy Yingling, seconded by Mayor Pro Tem Mark Hill, to approve Agenda Items 15 and 16. The motion passed by an unanimous vote.**
- Enactment No: RE 2020-1208.3
16. Consider approval of an Economic Development Agreement by and between the City of Coppell and Varidesk, LLC; and authorize the Mayor to sign.
- Please see Item 15.**
17. Consider approval of an Ordinance extending the moratorium against enforcement on Sections 6-15-3 (A), 6-15-4 and 6-15-5 (3) (A) and (B), (J) - (M), (4) and (8), Article 16 "Business Regulations" of Chapter 6-15 "Temporary Signs" for a period of time until June 30, 2021; and authorizing the Mayor to sign.
- Presentation: Mindi Hurley, Director of Community Development, made a presentation to the City Council.**
- A motion was made by Councilmember Biju Mathew, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.**
- Enactment No: OR 2020-1551
18. Consider approval of two (2) consulting contracts for advanced scenario planning with Future iQ, Inc. in the amount of \$45,000; and authorizing the City Manager to sign any necessary documents.
- Item 18 was pulled from the agenda and will be considered at a later date.**
19. Consider approval of a Resolution of the City of Coppell in support of the Dallas Area Rapid Transit Resolution Nos. 200100 and 200086 related to the adoption of the Silver Line Light Rail alignment; providing for authorization to exercise eminent domain to acquire right-of-way within the corporate limits; and authorizing the Mayor to sign.
- Presentation: Traci Leach, Deputy City Manager, made a presentation to the City Council.**
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion**

passed by an unanimous vote.

Enactment No: RE 2020-1208.4

20. Consider approval of the Legislative Agenda for the upcoming 87th Regular Legislative Session.

Presentation: Mike Land, City Manager, made a presentation to the City Council.

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

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

City Manager Mike Land reported on several projects in the City:

Airline Drive Reconstruction- We are in the process of installing the water line and coordinating right of way permits for relocation of franchise utilities in preparation for paving operations to start after the new year. The project completion timeline is still Winter 2021.

Freeport Parkway - All complete with the exception of a little bit of landscape and some pedestrian handrails at the RR Crossing.

Intersection Improvement Project – bids were received and opened; we plan to bring the contract to City Council for consideration on January 12th. The general plan is to complete improvements at one intersection at a time. However, utility relocations could occur along the entire corridor once they begin. We will update Council as appropriate

Design is complete on both the Stream G6 and Denton Creek grade control structure projects, which were both included in the Drainage Improvement Projects included in the last bond sale. We expect to bring those to Council in the next 6-8 weeks for contract award.

22. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

A. For more than 20 years, the Coppell community has come together to Make a Child Smile by donating gifts to deserving children in Coppell ISD. Though many things may have changed this year, the community's dedication to assisting residents in need has not. To help ensure that the spirit of giving continues to flourish, while also protecting the health and safety of residents, the City of Coppell has announced a makeover to this year's Make a Child Smile program. The deadline has been extended through Monday, December 14, visit makeachildsmilecoppell.com to select a virtual ornament that includes a child's gift preferences, clothing sizes, and more. Simply fill in your contact information and submit your request to grant the child's wish! Purchase clothing and/or toys for the child. The program's goal is to provide at least one toy and one article of clothing for each child.

When you are ready to return your gifts, contact Andrea Parker at aparker@coppelltx.gov to schedule an appointment for drop off. Please return all wrapped gifts – in an opaque bag with the family number, gender and age of the child attached to the bag – to the City Manager's Office no later than Monday, December 14. City staff will deliver the gifts prior to Christmas. For more information, call 972-304-7016 or email aparker@coppelltx.gov.

B. Shop Coppell this holiday season for a chance to win a gift card to a Coppell business! Spend \$200 or more at local businesses or restaurants through December 31. Visit coppelltx.gov/buyincoppell for information on how to submit photos of your receipts by 5 p.m. on Wednesday, January 6, 2021 to be entered into the drawing. In addition to a drawing for the Grand Prize – a \$200 gift card to a Coppell business – three drawings will be held for \$100 gift cards. The winners will be notified via email and/or phone to arrange prize pickup. For more information, visit coppelltx.gov/buyincoppell or call 972-304-3678.

C. With many malls and shopping centers shuttering their doors, Santa knows he might not be able to see as many kiddos in person this year, so the Cozby Library and Community Commons has volunteered to be a Letter Drop-off location for Mr. Claus! Santa has set up a holiday mailbox where Coppell children can mail their gift wishes to the North Pole, at the Cozby Library. Santa will also be making an appearance virtually at the Library for a Christmas Q&A where he will respond to children's holiday questions. Kids can drop off their letters in the large holiday mailbox outside the Cozby Library anytime through December 18. Questions for Santa's Q&A session at the library can be dropped off at the Library's front desk through December 11! Santa and Mrs. Claus have agreed to drop by the library to read a story and answer your questions. On December 16, a link to their video will be posted to the Library Facebook and Twitter pages. Submit your question by filling out the form found at coppelltx.gov/holidays or drop your inquiry in Santa box at the library by December 11. For more information, visit coppelltx.gov/holidays.

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

A. Report on North Central Texas Council of Governments - Councilmember Wes Mays

B. Report on North Texas Commission - Councilmember Nancy Yingling

C. Report on Coppell Historical Society - Councilmember Long

A. Councilmember Wes Mays reported that the North Central Texas Council of Governments have adapted well to the online meeting environment in 2020. Agendas and meeting information is now online and available to the public.

B. Councilmember Nancy Yingling reported that the North Texas Commission is preparing for the 87th Legislative Session. On January 10th, NTC will host a webinar featuring all four county judges.

C. Councilmember Cliff Long reported that the Historical Society has not held meetings in 2020. The Historical Society recently held a Zoom meeting to elect new officers for the upcoming year.

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

Nothing to report.

25. **Necessary Action from Executive Session**

City Attorney Robert Hager read the following motion into the record:

Consider a motion to authorize the City Attorney to draft a contract to sell approximately +431 acres of real property at Northlake to the Billingsley interest for a price of \$10,147,650.00+ as previously offered, less the acreage for a DART transit station right of way for the road connection; subject to the Atmos easement; and, reserve a one acre parcel; and authorize the City Manager to execute such agreement; and, to prepare the required assignments of water rights, irrigation rights and contracts associated with the storage tract and dam; and to the City Manager and staff assist the purchase to constitute a drainage district with Dallas County.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Brianna Hinojosa-Smith, to approve the motion. The motion passed by an unanimous vote.

26. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:21 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Ashley Owens, City Secretary