



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda City Council

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Tuesday, November 10, 2015

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**GARY RODEN**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**NANCY YINGLING**  
Place 5

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**WES MAYS**  
Place 3

**MARK HILL**  
Place 7

**CLAY PHILLIPS**  
City Manager

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 Parkway Boulevard, Coppel, 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 Coppel 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. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects south of Bethel Road and east of S. Coppel Road.

Section 551.071, Texas Government Code - Consultation with City Attorney.

- B. Consultation with City Attorney to seek legal advice concerning franchise utility easements.

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

- A. Discussion regarding the Counties Appraisal Districts' Board of Directors.
- B. Discussion of Board/Commission appointments.
- C. Discussion regarding sign zones.
- D. Discussion regarding water and sewer rates.
- E. Discussion of Agenda Items.

**Regular Session**

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

- 5. Pledge of Allegiance**

- 6.** Presentation of an award to a Coppell Police Department employee for services above and beyond the call of duty.

- 7. Citizens' Appearance**

- 8. Consent Agenda**

- A.** Consider approval of the minutes: October 27, 2015.

- B.** Consider approval of an Ordinance for Case No. PD-250R21-H, Old Town Addition (Main St), Roots Coffee House, a zoning change from PD-250R18-H & PD-250R19-H (Planned Development-250 Revision 18-Historic & Planned Development-250 Revision 19-Historic) to PD-250R21-H (Planned Development-250 Revision 21-Historic), to amend the Concept Plan and Detail Site Plans to allow the development of a retail/restaurant and a 2nd floor residence totaling 7,818 square feet on approximately 0.24 acres of property located at the northeast corner of Main Street and Houston Street at the request of Christian Hemberger, being represented by William Peck, William Peck & Associates, Inc. and authorizing the Mayor to sign.

- C.** Consider approval of an Ordinance for Case No. PD-281-LI, Park West Crossing, Lots 2-5, Block A, a zoning change from LI (Light Industrial) to PD-281-LI (Planned Development-281-Light Industrial), to allow the development of four (4) office/warehouse buildings containing a total of 304,200 square feet on 24.06 acres of property located on the south side of Southwestern Boulevard, approximately 700 feet east of Freeport Parkway at the request of ML Realty Partners, LLC, being represented by B. David Littleton, Halff Associates and authorizing the Mayor to sign.

- D.** Consider renewal of an Interlocal Government Agreement with Dallas County Health and Human Services for mosquito spraying; effective October 1, 2015 through September 30, 2016; in an amount not to exceed, \$50,000.00; as budgeted in general funds; and authorizing the Mayor to sign any necessary documents.
- E.** Consider approval of Texas Multiple Award Schedule (TXMAS) Proposal #TXMAS-5-03FAC020 to Johnson Controls Inc. for the Service Center HVAC Upgrade, Fleet Bay HVAC Upgrade, and Service Center Metasys Controls in the total amount of \$312,164.09; as budgeted in general fund; and authorizing the City Manager to sign any necessary documents.
- F.** Consider approval of a renewal contract with Nortex Concrete Lifting and Stabilization, Inc., to perform annual street repair/mud jacking program, in the amount of \$75,000.00 through an Interlocal agreement with the City of Grand Prairie; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.
- G.** Consider approval of a bid from Deere and Company, in the amount of \$58,329.30, for the purchase of a John Deere 8700A Precision Cut Fairway Mower, as budgeted, and authorizing the City Manager to sign the necessary documents.

**End of Consent Agenda**

- 9.** PUBLIC HEARING:  
Consider approval of Case No. PD-213R4-H, Lost Creek PH II, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R4-H (Planned Development-213 Revision 4-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) residential/retail units on 0.344 acres of property located at the south east corner of S. Coppell Road and Heath Lane at the request of Mark Haas, being represented by Jason Rose, J. Rose Architects.
- 10.** PUBLIC HEARING: Consider approval of an Ordinance designating Acer Lodging, LLC, Reinvestment Zone No. 98 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act, and authorizing the Mayor to sign.
- 11.** Consider approval of a Resolution approving a Tax Abatement Agreement between the City of Coppell and Acer Lodging, LLC, and authorizing the Mayor to sign.
- 12.** Consider approval of an Ordinance abandoning a portion of a drainage and utility easement on Lot 4 Block 1 of Northlake Woodlands Section 1 (526 Rolling Hills) subdivision; and authorizing the Mayor to sign any necessary documents.

13. Consider approval of a renewal contract with F & F Concrete, LLC, to perform annual street and alley repair program, in the amount of \$550,000.00 through an Interlocal agreement with the Town of Flower Mound; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.
14. Consider approval of a Resolution authorizing the City Manager to enter into a contract, with Four Star Excavation, for emergency repairs to the 20" sanitary sewer force main on MacArthur Blvd. approximately 225 feet north of Belt Line Road; not to exceed a total amount of \$100,000.00; and authorizing the Mayor to sign.
15. Consider approval of Change Order #4 to the South Freeport Parkway reconstruction project in the amount of \$58,803.49 with CD Builders, Inc; and authorizing the City Manager to sign any necessary documents.
16. Consider approval to enter into an agreement with Lantek Communications for the installation of Audio/Video equipment for the Cozby Library and Community Commons, through TCPN #R5192-TX-8139, in the amount of \$138,525.94 as budgeted; and authorizing the City Manager to sign any necessary documents.
17. Consider approval to enter into an agreement with NEMA 3 Electric, Inc. for the installation of data, AV and cable wiring for the Cozby Library and Community Commons, in the amount of \$58,225.15 as budgeted; and authorizing the City Manager to sign any necessary documents.
18. Consider approval of an Agreement between the City of Coppell (Owner) and EMJ Corporation (Construction Manager) for the construction of the City of Coppell Life Safety Park, and authorizing the City Manager and CRDC President to sign.
19. Consider approval of a Guaranteed Maximum Price Amendment to the Agreement between the City of Coppell (Owner) and EMJ Corporation (Construction Manager) for the construction of the City of Coppell Life Safety Park, in the amount of \$5,402,869 and authorizing the City Manager and CRDC President to sign.
20. Consider appointments to the City's Boards and Commissions.
21. Consider approval of Resolutions casting votes for the Board of Directors for the Dallas Central Appraisal District and the Denton Central Appraisal District; and authorizing the Mayor to sign.

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

23. **Mayor and Council Reports**

- A. Report by Mayor Hunt on the Make A Child Smile Program.

- B. Report by Mayor Hunt on the Light Parade and Tree Lighting Ceremony.
- C. Report by Mayor Hunt on the 2nd Annual Angel of Hope Ceremony.

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

- A. North Texas Council of Governments - Mays
- B. North Texas Commission - Franklin/Yingling
- C. Historical Society - Long

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

**26. Necessary Action from Executive Session**

**Adjournment**

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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, 2015, at \_\_\_\_\_.

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Jean Dwinell, Deputy City Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

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 makes requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Vivyon V. Bowman, ADA Coordinator or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).