



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, September 13, 2016

5:30 PM

Council Chambers

KAREN HUNT
Mayor

WES MAYS
Mayor Pro Tem

CLIFF LONG
Place 1

NANCY YINGLING
Place 5

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

GARY RODEN
Place 4

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 Northpoint Drive and west of Royal Lane.

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

- B. Discussion regarding property located south of Bethel Road and west of S. Coppell Road.
- C. Discussion regarding real property along portions south of E. Belt Line Road and east of S. Belt Line Road.

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

- D. Consultation with the City Attorney regarding Cause Number DC-14-05839 filed in 101st Judicial District Court, Dallas County, styled Hackbelt 27 Partners, L.P. v. City of Coppell.

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

- A. Discussion regarding the ADA Transition Plan Findings.
- B. Discussion of Agenda Items.

Attachments: [ADA Transition Plan Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Citizens' Appearance

7. Consent Agenda

- A. Consider approval of the minutes: August 23, 2016 and August 30, 2016.

Attachments: [Minutes 2016-08-23.pdf](#)

[Minutes 2016-08-30.pdf](#)

- B. Consider approval of an Ordinance amending Chapter 9-14, "No Smoking." of the Code of Ordinance to repeal and replace with new regulations regarding Smoking; and authorizing the Mayor to sign.

Attachments: [Smoking Ordinance Memo.pdf](#)

[Ordinance - No Smoking 77510.pdf](#)

- C. Consider approval to award of bid and agreement to Nema 3 Electric, Inc. for the purchase and installation of generator equipment for emergency backup power for the Deforest Lift Station; in the amount of \$151,325.06; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Deforest Generator Memo.pdf](#)

[Deforest Generator Proposal.pdf](#)

- D.** Consider approval of an Ordinance for CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial), to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive, authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Cover Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description .pdf](#)

[Exhibit B - Overall Concept Plan.pdf](#)

[Exhibit C - Concept Plan \(2 pages\).pdf](#)

[Exhibit D - Preliminary Tree Survey.pdf](#)

- E.** Consider approval of an Ordinance for CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465-square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway, authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description .pdf](#)

[Exhibit B - Master Plan.pdf](#)

[Exhibit C - Site Plan.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

[Exhibit E - Elevations \(2 pages\).pdf](#)

- F.** Consider approval of a Resolution approving the terms and conditions of the agreement between the City of Coppell and SPAN, Inc., for the provision of transit services for Senior Citizens and Citizens with Disabilities; in an amount not to exceed \$75,000; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.

Attachments: [SPAN Staff Report.pdf](#)

[Resolution.pdf](#)

[2016-17 SPAN Memorandum of Understanding.pdf](#)

- G.** Consider approval of revisions to the written Fund Balance Policy of the City of Coppell, Texas, to include changes for best practices and fund balance requirements associated with the Water/Sewer Fund.

Attachments: [Memo Fund Balance September 2016.pdf](#)

[Fund Balance Policy - September 2016.pdf](#)

- H. Consider approval of a professional services agreement with Tim Hansen, ASLA, Landscape Architect/Prime Consultant, in the amount of \$98,780.00 as budgeted, to prepare a comprehensive Rolling Oaks Memorial Center cemetery conceptual Master Plan and Phase II expansion plan; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Agreement.pdf](#)

- I. Consider approval for the purchase of desktop computers and laptops from Dell Marketing through the State of Texas DIR Interlocal contract #DIR-SDD-1951, in the amount of \$111,579.50; and authorizing the City Manager to execute all necessary documents.

Attachments: [PC and Laptop Council Memo.pdf](#)

[PC and Laptop Proposal.pdf](#)

- J. Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement, effective October 1, 2016 through September 30, 2017; in the amount of \$3,131.00; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.

Attachments: [DCHHS Memo 2016.pdf](#)

[DCHHS Contract.pdf](#)

- K. Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement for mosquito spraying; effective October 1, 2016 through September 30, 2017; in an amount not to exceed, \$60,000.00; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.

Attachments: [Mosquito Contract Memo 2016.pdf](#)

[Mosquito Contract.pdf](#)

End of Consent Agenda

8. Consider approval of an Ordinance approving and adopting the budget for the City of Coppell, Texas for the Fiscal Year of October 1, 2016 through September 30, 2017, and authorizing the Mayor to sign.

Attachments: [Memo Budget Adoption FY 2016-17.pdf](#)

[Budget Adoption Ordinance 2016-17.pdf](#)

9. Consider ratification of the vote on the FY 2016-17 annual budget which results in more revenues from ad valorem taxes than the previous year.

Attachments: [Memo Property Tax Revenue Increase 2016-17.pdf](#)
[Cover Page 2016-17.pdf](#)

10. Consider approval of an Ordinance of the City of Coppell, Texas levying the ad valorem taxes for the year 2016 at \$.57950 on each One Hundred Dollars (\$100) assessed value of taxable property on which \$.44333 is for operations and maintenance and \$.13617 is for interest and sinking, and authorizing the Mayor to sign.

Attachments: [Memo Tax Rate Adoption FY 2016-17.pdf](#)
[Tax Rate Ordinance 2016-17.pdf](#)

11. PUBLIC HEARING:
Consider approval of CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change request from LI (Light Industrial) to PD-284-LI (Planned Development-284-Light Industrial), to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District".

Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[Letter from Owner.pdf](#)
[Future Land Use Plan Amendment .pdf](#)
[Site Plan\(revised\).pdf](#)
[Tree mitigation \(revised\).pdf](#)
[Landscape Plan \(revised\).pdf](#)
[Elevations Revised \(3 pages\).pdf](#)

12. Consider approval of adopting the FY 2016-2017 Council Goals and Staff Work Plan.

Attachments: [2016-2017 Goals Memo.pdf](#)
[2016-2017 Council Goals.pdf](#)

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

14. **Mayor and Council Reports**

- A. Report by Mayor Hunt regarding Music in the Plaza Series.
- B. Report by Councilmember Long regarding the Historical Society's Meeting.
- C. Report by Mayor Pro Tem Mays regarding the TML Region 13 Annual Meeting.

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

16. Necessary Action from Executive Session**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 9th day of September, 2016, at _____.

Christel Pettinos, 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 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).

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.