



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, February 28, 2017

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

Also present were City Manager Clay Phillips, Deputy City Managers Mario Canizares and Mike Land, City Secretary Christel Pettinos and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, February 28, 2017 at 5:48 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

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 and west of Royal.
- B. Discussion regarding economic development prospects south of S.H.121 and west of Denton Tap.

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

- C. Deliberate the purchase, exchange, lease, or value of real property located south of E. Belt Line Road and east of S. Belt Line Road.

Section 551.074, Texas Government Code - Personnel Matters.

D. City Manager's Evaluation.

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

- A. Presentation on FY15-16 Comprehensive Annual Financial Report (CAFR).
- B. Discussion regarding FY16-17 Goals and Objectives.
- C. Discussion related to additional proposed changes to the recreational fee structure.
- D. Fire Department ISO review.
- E. Discussion regarding proposed changes to the "Water and Sewer Regulations."
- F. Discussion regarding Agenda Items.

Attachments: [Memo Goals Update.pdf](#)
[16-17 Council Goals.pdf](#)
[Recreational Fee Memo.pdf](#)
[MemoISOwork.pdf](#)

Regular Session (Open to the Public)

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Presentation of an award to The CORE from Jeff Ellis and Associates as the recipient of the 2016 Platinum International Aquatic Safety Award.

Attachments: [Memo.pdf](#)

7. Citizens' Appearance

8. Consent Agenda

A. Consider approval of the minutes: February 14, 2017.

Attachments: [Minutes.pdf](#)

B. Consideration of an Interlocal Cooperation Agreement between the City of Coppell and the North Texas Emergency Communication Center (NTECC) for borrowed employee services.

Attachments: [NTECC memo.pdf](#)
[Coppell NTECC ILA For Shared IT Employee.pdf](#)

C. Consider award of a bid and procurement of two (2) mowers from Professional Turf Products, L.P., in the amount of \$91,713.71, as budgeted, utilizing Buyboard Contract No. 447-14; and authorizing the

City Manager to sign any necessary documents.

Attachments: [Memo.pdf](#)

[Quote.pdf](#)

- D.** Consider approval of a Mowing and Landscape Maintenance Services contract to All Around Landscape and Construction (AALC), in an amount not to exceed \$300,000.00, for maintenance of selected rights-of-way, medians, rough areas and other particular park areas and municipal grounds, as budgeted, and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Bid Packet.pdf](#)

[Bid tab.pdf](#)

- E.** Consider approval of an amendment to the Code of Ordinances, by repealing Chapter 9, "General Regulations", Article 9-11 "Parks and Recreation Code" in its entirety and replacing with a new Article 9-11, "Parks and Recreation Code"; providing amended Section 9-11-3, "General Regulations"; providing amended Section 9-11-4, "Vehicular Regulations"; providing amended Section 9-11-5, "Enforcement"; providing amended Section 9-11-8, "Special Permits" and by reserving Section 9-11-11 for future use; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Ordinance.pdf](#)

- F.** Consider approval of a Resolution granting an approximate 15'-wide utility easement along the north right-of-way of Olympus Boulevard to Oncor Electric Delivery Company, LLC; and authorizing the Mayor to sign any necessary documents.

Attachments: [Oncor Easement Memo.pdf](#)

[Oncor Easement Exhibit.pdf](#)

[Oncor Easement and Right of Way .pdf](#)

[Oncor Easement Resolution.pdf](#)

- G.** Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Recreational Fees and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Master Fee Resolution.pdf](#)

End of Consent Agenda

- 9.** Consider approval of the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2016.

Attachments: [Memo CAFR FY 2015-16.pdf](#)

10. Consider approval of an Ordinance of the City of Coppell, Texas, approving an amendment to Ordinance No. 2016-1446, the budget for the Fiscal Year October 1, 2016 through September 30, 2017, and authorizing the Mayor to sign.
Attachments: [Memo Budget Amendment.pdf](#)
[Budget Amendment Ordinance.pdf](#)
11. Consider approval of a Resolution expressing official intent to reimburse expenses associated with constructing, installing and equipping improvements, additions and extensions to the City's water and sewer system and for constructing, improving and equipping municipal exhibition and museum facilities, including a new Arts Center, prior to the issuance of bonds, and authorizing the Mayor to sign.
Attachments: [Memo Reimbursement Resolution.pdf](#)
[Reimbursement Resolution.pdf](#)
12. Consider approval of an Ordinance of the City Council of the City of Coppell, Texas, by amending the Code of Ordinances, as heretofore amended, by amending Chapter 3 "City Departments", Article 3-3. "Water and Sewer Regulations", Section 3-3-2 "Payment of Bills" by amending subsection 3-3-2(E), to authorize the City Manager or Designee to consider adjustment to a customer's water bill following repair of a leak, providing a severability clause; and providing an effective date.
Attachments: [Memo to amend ordinance.pdf](#)
[Ordinance.pdf](#)
13. PUBLIC HEARING:
Consider approval of CASE NO. PD-289-C, Coppell Middle School West Addition, a zoning change request from C (Commercial) to PD-289-C, (Planned Development-289-Commercial), to allow the conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle.
Attachments: [Cover Memo.pdf](#)
[Staff Report.pdf](#)
[MEMO MS West Resubmittal Requirements - Portable Buildings & Demo.pdf](#)
[Temporary Construction Fence Logistic Plan.pdf](#)
[Overall Site Plan \(CS 1.0\).pdf](#)
[Enlarged Site Plan 'A' \(CS 1.0A\).pdf](#)
[Enlarged Site Plan 'B' \(CS 1.0B\).pdf](#)
[Traffic Management Plan \(CS 1.0C\).pdf](#)
[Elevations \(2 Pages\).pdf](#)
14. PUBLIC HEARING:
Consider approval of CASE NO. PD-221R3R2-HC, Point West, PH 2, a

zoning change request from PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial) to PD-221R3R2-HC (Planned Development-221 Revision 3 Revision 2-Highway Commercial), to attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road.

Attachments: [Cover Memo.pdf](#)

[Staff Report.pdf](#)

[Approved Concept Site Plan .pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan \(4 pages\).pdf](#)

[Site Details.pdf](#)

[Elevations \(4 pages\).pdf](#)

15.

PUBLIC HEARING:

Consider approval of CASE NO. PD-290-LI, BMSC/Naterra No. 2, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-290-LI (Planned Development-290-Light Industrial), to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the Coppell 2030 Comprehensive Master Plan, to designate this area as "Industrial Special District".

Attachments: [Cover Memo.pdf](#)

[Staff Report.pdf](#)

[Land Use Amendment .pdf](#)

[Color Renderings \(2 pages\).pdf](#)

[Site Plan.pdf](#)

[Tree Survey \(4 pages\) .pdf](#)

[Landscape Plan \(2 pages\).pdf](#)

[Building Elevations.pdf](#)

[Color Rendering with Retaining Wall.pdf](#)

16.

Consider approval to enter into a contract with Tyler Technologies for the replacement of the City's current Time and Attendance software with Executime (ATTIC Project, a sub project of the PIER Project) for the total amount of \$165,610 and authorizing the City Manager to sign any necessary documents.

Attachments: [Tyler Technologies - Memorandum.pdf](#)

[Tyler Technologies - License & Services Agreement.pdf](#)

17.

Consider approval to enter into a contract with Online Business Systems for the project management of the Time and Attendance System

replacement (ATICC Project, a sub-project of the PIER Project) and the Utility Billing sub-project for the total amount of \$47,600 and authorizing the City Manager to sign any necessary documents.

Attachments: [Online Business Systems - Memorandum.pdf](#)

[Online Business Systems - Project Management Services Agreement.pdf](#)

18. City Manager Reports - Project Updates and Future Agendas

19. Mayor and Council Reports

- A. Report by Mayor Hunt regarding upcoming Spring events.
- B. Report by Mayor Hunt regarding the Community Health and Wellness Expo.

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

- A. North Texas Commission - Councilmembers Franklin and Yingling
- B. Historical Society - Councilmember Long

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

22. Necessary Action from Executive Session

Adjournment

Karen Selbo Hunt, Mayor

ATTEST:

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.