



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, June 13, 2017

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

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.

Discussion regarding economic development prospects north of Sandy Lake Road and west of N. Coppel Road.

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

- A. Discussion regarding Traffic Signal Controllers.
- B. Discussion regarding Council Committee assignments.
- C. Discussion regarding 20NEXT - Community Vision Process.
- D. Discussion regarding the proposed Arts Center.
- E. Discussion regarding Agenda Items.

**Attachments:** [Traffic Transp WS Memo.pdf](#)  
[Community Summit 5 Categories Memo.pdf](#)  
[Arts Center Funding Memo.pdf](#)  
[CRDC Cash Flow Planned and Prioritized Projects.pdf](#)  
[Potential Capital Expenditures through 2020.pdf](#)

**Regular Session      (Open to the Public)**

4.      Invocation      7:30 p.m.

5.      Pledge of Allegiance

6.      Citizens' Appearance

7.      Update and discussion related to the "Celebrate Coppel" Event at Andy Brown Park.

**Attachments:** [Memo.pdf](#)

8.      Consent Agenda

A.      Consider approval of the minutes: May 23, 2017, and May 30, 2017.

**Attachments:** [Minutes 2017-05-23.pdf](#)  
[Minutes 2017-05-30 \(WKS\).pdf](#)

B.      Consider entering into a three-year cooperative agreement with Dallas County for participation in the Community Development Block Grant (CDBG) program, and authorizing the Mayor to sign.

**Attachments:** [Dallas County CDBG - memo.pdf](#)  
[Dallas County CDBG - 2018 cooperation agreement.pdf](#)

C.      Consideration of a Resolution regarding the approval of the City of Coppel's cooperation with the cities served by Texas New Mexico Power (TNMP) to review TNMP's application for approval of an adjustment to its Energy Efficiency Cost Recovery Factor; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to legal counsel; and authorizing the Mayor to sign.

**Attachments:** [Resolution Memo.pdf](#)

[TNMP 2018 EECRF Model Resolution.pdf](#)

- D. Consider approval of an Ordinance amending Chapter 1, Article 1-10 relating to City Council Agenda Process and Procedures; and authorizing the Mayor to sign.

**Attachments:** [Administrative Rules Memo.pdf](#)  
[Ordinance.pdf](#)

#### End of Consent Agenda

9. PUBLIC HEARING:  
Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., and to amend the Future Land Use Plan of the Comprehensive Plan from "Urban Residential Neighborhood" to "Neighborhood Center Retail" on property located along the east side of S. Denton Tap Road, between E. Bethel Road and the DART R.O.W., west of the centerline of the creek, containing approximately 8 acres of land.

**Attachments:** [Cover Memo.pdf](#)  
[Staff Report with Land Use Attachment](#)  
[Site Plan.pdf](#)  
[Tree Survey.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations.pdf](#)

10. Consider approval of a professional service contract for audit services of the Fiscal Year 2017, Fiscal Year 2018, and Fiscal Year 2019 and authorizing the City Manager to sign

**Attachments:** [Council Packet Memo for Audit Services - 2017.pdf](#)  
[RFP Evaluation Criteria Memo 2017.pdf](#)  
[RFP Evaluation Criteria 2017 - COMBINED SCORING.pdf](#)  
[Audit Bid-comparison bid price 2017 \(COMBINED\) .pdf](#)

11. Consider approval to enter into a contract with IIPL USA, LLC, for the reconstruction of various alleyways; in an amount of \$847,300.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Alley memo.pdf](#)  
[BID TAB NEIGHBORHOOD ALLEY REPLACEMENT 2016A.pdf](#)  
[IIPL Contract Docs.pdf](#)

12. Consider approval of authorizing Engineering Department to proceed with the design of Parkway Boulevard.  
Attachments: [Parkway Memo.pdf](#)  
[TAX 2014A REV 1.pdf](#)
13. Consider approval of a Resolution supporting the DART Board design and realignment of the Cotton Belt Rail Line to support a southern reconfiguration into Northlake; and to provide for grade separation, quiet zones, sound walls and trails; and authorizing the Mayor to sign.  
Attachments: [Cotton Belt Resolution Memo.pdf](#)  
[Resolution.pdf](#)
14. Consider approval of a Resolution authorizing Phase 2 of the existing architectural services contract with Corgan Associates, Inc. for Design Development and Construction Documents services for the proposed Coppel Arts Center totaling \$643,750; and authorizing the Mayor to sign.  
Attachments: [Arts Center Memo.pdf](#)  
[Resolution.pdf](#)
15. **City Manager Reports - Project Updates and Future Agendas**
16. **Mayor and Council Reports**  
  
Report by Mayor Hunt regarding upcoming events.
17. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**  
  
A. North Central Texas Council of Governments - Councilmember Mays  
B. North Texas Commission - Mayor Pro Tem Yingling and Councilmember Franklin  
C. Historical Society - Councilmember Long
18. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
19. **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 9th day of June, 2017, 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.