



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, December 12, 2017

5:30 PM

Council Chambers

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 551.072, Texas Government Code - Deliberation regarding Real Property.

- A. Discussion regarding property located east of S. Belt Line Road and south of E. Belt Line Rd.
- B. Discussion regarding property located south of Bethel Road and west of

Denton Tap Road.

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

- A. Discussion regarding "Signage Related to Bicycle-Users."
- B. Discussion of Agenda Items.

Regular Session (Open to the Public)

4. BOARD & COMMISSION RECEPTION IN ATRIUM FROM 6:30 P.M. TO 7:30 P.M.

5. Invocation 7:30 p.m.

6. Pledge of Allegiance

7. Consider approval of the appointment of Venky Venkatraman for a two-year term to the Conduct Review Board.

8. Swearing in of newly appointed Board/Commission/Committee members.

9. Presentation by Lisa Rigby, Director of Metrocrest Community Clinic.

10. Citizens' Appearance

11. Consent Agenda

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

Attachments: [CM 2017-11-14.pdf](#)

B. Consider approving the acquisition of one replacement piece of street maintenance equipment for the Infrastructure Maintenance Division of the Public Works Department; in the amount of \$59,535.00; from Shiloh Equipment Co.; utilizing contract pricing through Buyboard no. 515-16; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Equipment Procurement \(Shiloh\) Memo.pdf](#)
[Shilo Quote.pdf](#)

C. Consider approval of the acquisition of three replacement vehicles for Parks (1), Life Safety Park (1) and Animal Services (1) and the acquisition of two new vehicles for Public Works - Water Quality (1) and Tennis Center (1); in the amount of \$188,151.00; from Silsbee Ford utilizing contract pricing through Buyboard no. 521-16; and Houston Galveston Area Council (HGAC) VE11-15; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Vehicle Procurement \(Silsbee\) Memo.pdf](#)
[Silsbee Quote Explorer\(LightBar\).pdf](#)

[Silsbee Quote Explorer.pdf](#)

[Silsbee Quote Transit.pdf](#)

- D. Consider approving the acquisition of two replacement vehicles for Parks and the acquisition of three new vehicles for Public Works - Engineering (2), Public Works - Fleet Services (1) in the amount of \$197,955.00; from Caldwell Chevrolet; utilizing contract pricing through Buyboard no. 521-16; as budgeted; and authorizing the City Manager to sign any necessary documents.

Attachments: [Vehicle Procurement \(Caldwell\) Memo.pdf](#)

[Caldwell Quote 2500.pdf](#)

[Caldwell Quote Bolt.pdf](#)

[Caldwell Quote Colorado.pdf](#)

[Caldwell Quote Tahoe.pdf](#)

- E. Consider approval of an agreement with Nortex Concrete Lift & Stabilization, Inc., based on a unit price, in an amount not to exceed \$100,000.00 for roadway concrete leveling (mudjacking); based on the City of Grand Prairie bid contract; as authorized by the Texas Local Government Code; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

Attachments: [Nortex Memo.pdf](#)

[Renewal Letter.pdf](#)

- F. Consider approval of an Engineering Services Contract with Fugro Roadware, Inc. to provide professional engineering services for the Pavement Condition Survey and Pavement Management Services; in the amount of \$104,945.00; as budgeted in Infrastructure Maintenance Funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [Fugro Memo.pdf](#)

[Engagement Letter Fugro.pdf](#)

[Fugro Proposal.pdf](#)

[Request for Services Fugro.pdf](#)

- G. Consider approval of a National Intergovernmental Purchasing Alliance Proposal #NIPA R150151-TX-15486 for HVAC renovations to Fire Station 3; located at 133 Parkway Boulevard; in the amount of \$174,250.00; and authorizing the City Manager to sign any necessary documents.

Attachments: [HVAC Memo.pdf](#)

[Exhibit.pdf](#)

[Exhibit 2.pdf](#)

[TDI HVAC Proposal.pdf](#)

- H. Consider approval of an Interlocal Agreement between the City of Coppel

and the City of Richardson to establish a cooperative purchasing program for goods and services; and authorizing the Mayor to sign.

Attachments: [Memo for ILA Richardson.pdf](#)

[City of Richardson ILA 2017 .pdf](#)

- I. Consider approval of an Ordinance amending the Code of Ordinances by amending Chapter 3, Article 3-2, Section 3-3-2, by adding the provision of disabled person water/sewer rate discount; and authorizing the Mayor to sign.

Attachments: [Disabled Person WS Discount Memo 2017.pdf](#)

[Ordinance.pdf](#)

- J. Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Water Rates, Sewer Rates and Solid Waste Collection Fees and authorizing the Mayor to sign.

Attachments: [Memo Fee Resolution December 2017.pdf](#)

[Master Fee Resolution 12-12-17.pdf](#)

- K. Consider approval of a Resolution approving the First Amendment to Tax Abatement Agreement between the City of Coppell and Plaza Lodging, LLC, and authorizing the Mayor to sign.

Attachments: [Plaza Lodging First Amendment to Tax Abatement - Memo.pdf](#)

[Plaza Lodging First Amendment to Tax Abatement Agreement - Resolution.pdf](#)

[Plaza Lodging First Amendment to Tax Abatement Agreement - Agreement.pdf](#)

- L. Consider approval of a Resolution approving the First Amendment to Civic Center Agreement between the City of Coppell and Plaza Lodging, LLC, and authorizing the Mayor and City Manager to sign.

Attachments: [Plaza Lodging First Amendment to Civic Center - Memo.pdf](#)

[Plaza Lodging First Amendment to Civic Center Agreement - Resolution.pdf](#)

[Plaza Lodging First Amendment to Civic Center Agreement - Agreement.pdf](#)

- M. Consider approval of a Resolution approving the First Amendment to Tax Abatement Agreement between the City of Coppell and Bio World Merchandising, Inc., and authorizing the Mayor to sign.

Attachments: [Bioworld Merchandising First Amendment to Tax Abatement - Memo.pdf](#)

[Bioworld Merchandising First Amendment to Tax Abatement - Resolution.pdf](#)

[Bioworld Merchandising First Amendment to Tax Abatement - Agreement.pdf](#)

- N. Consider approval of a Resolution approving the Second Amendment to Tax Abatement Agreement between the City of Coppell and Kristi A. Zatyko, and authorizing the Mayor to sign.

Attachments: [517 Bethel Second Amendment to Tax Abatement - Memo.pdf](#)

[517 Bethel Second Amendment to Tax Abatement - Resolution.pdf](#)

[517 Bethel Second Amendment to Tax Abatement - Agreement.pdf](#)

- O.** Consider approval of a Resolution approving the Second Amendment to Tax Abatement Agreement between the City of Coppell and T&J Harris Land Development, LLC, and authorizing the Mayor to sign.
Attachments: [525 Bethel Second Amendment to Tax Abatement - Memo.pdf](#)
[525 Bethel Second Amendment to Tax Abatement - Resolution.pdf](#)
[525 Bethel Second Amendment to Tax Abatement - Agreement.pdf](#)
- P.** Consider approval of a Resolution approving the Second Amendment to Tax Abatement Agreement between the City of Coppell and Founders' Crossing LLC, and authorizing the Mayor to sign.
Attachments: [531 Bethel Second Amendment to Tax Abatement - Memo.pdf](#)
[531 Bethel Second Amendment to Tax Abatement - Resolution.pdf](#)
[531 Bethel Second Amendment to Tax Abatement - Agreement.pdf](#)
- Q.** Consider approval a Resolution approving Amended and Restated Tax Abatement Agreement between the City of Coppell and Prologis, L.P., and authorizing the Mayor to sign.
Attachments: [Prologis Amended and Restated Tax Abatement Building 6 - Memo.pdf](#)
[Prologis Amended and Restated Tax Abatement for Bldg 6 - Resolution.pdf](#)
[Prologis Amended and Restated Tax Abatement for Bldg 6 - Agreement.pdf](#)
- R.** Consider approval of an Ordinance for Case No. S-1262-LI, Driversselect, (Four Seasons Addition, Lot 1), a zoning change from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane; and authorizing the Mayor to sign.
Attachments: [Driversselect Ordinance Cover Memo.pdf](#)
[Ordinance.pdf](#)
[Exhibit A - Legal Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Floor Plan.pdf](#)
[Exhibit E - Sign Plan.pdf](#)

End of Consent Agenda

- 12.** Consider approval authorizing a purchase order for replacement Cardiac Monitor/Defibrillators and Equipment from Physio Control Inc. for the Fire Department, in the amount not to exceed \$ 438,906.28 as approved in the 2017-2018 budget; and authorizing the City Manager to sign all necessary documents.
Attachments: [Cover Memo.pdf](#)

[Sole source letter.pdf](#)

[Lifepak 15 Equipment Quote.pdf](#)

[LP15 Brochure.pdf](#)

13. Consider approval of an Ordinance amending Chapter 8 “Traffic Regulations” Article 8-5, “General Traffic Regulations”, of the Code of Ordinance, by adopting a new section 8-5-6, “Signage Related to Bicycle-Users” designating various streets within the City of Coppel where bicyclists shall have the right to utilize the full lane of the roadway; and authorizing the Mayor to sign any necessary documents.

Attachments: [Bicycle Signage Memo.pdf](#)

[Bicycle Travel Signage.pdf](#)

[Transportation Code.pdf](#)

[Safe Passing in Texas.pdf](#)

[Bicycle Signage ORD.pdf](#)

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

15. **Mayor and Council Reports**

- A. Reports by the City Council on recent activities.
- B. Report by Councilmember Franklin on the National League of Cities Conference in Charlotte, NC.
- C. Report by Councilmember Franklin on the 2nd Annual Candlelight Remembrance Ceremony.

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

- A. North Central Texas Council of Governments - Mayor Pro Tem Nancy Yingling
- B. North Texas Commission - Councilmember Marvin Franklin
- C. Historical Society - Councilmember Cliff Long

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

18. **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 8th day of December, 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.