



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, April 24, 2018

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 551.072, Texas Government Code - Deliberation regarding Real Property.

- A. Discussion regarding real property east of South Belt Line Road and south of East Belt Line Road.

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B. Discussion regarding economic development prospects south of Bethel Road and west of Freeport Parkway.

**Section 551.074, Texas Government Code - Personnel Matters.**

- C. Evaluation of a public officer, to wit City Manager.

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

- A. Discussion regarding the Coppell Art Center Business Plan.
- B. Discussion regarding the Star Leaf Pump Station alternatives.
- C. Discussion regarding the Northlake pumping solution.
- D. Discussion regarding the Sandy Lake Lift Station
- E. Discussion regarding the Neighborhood Integrity Program.
- F. Discussion regarding the Board and Commission appointment process.
- G. Discussion regarding Agenda items.

**Attachments:** [arts center business plan worksession.pdf](#)

[Starleaf Evaluation Update WKS.pdf](#)

[North Lake Raw Water Alternative - WKS.pdf](#)

[1 Sandy Lake LS memo rev.pdf](#)

[Neighborhood Integrity Study Cover Memo.pdf](#)

[Neighborhood Integrity Study.pdf](#)

[Exhibit A - Map of Renter Occupied by CensusTract 2010.pdf](#)

[Exhibit B - Map the Location of Rental Units.pdf](#)

[Exhibit C - Chart of City Wide Code Cases by Violations.pdf](#)

[Exhibit D - Neighborhood Appraised Values.pdf](#)

[Exhibit E - Demo Permits Overlaid on 11 Study Areas.pdf](#)

[Exhibit F - Neighborhood Appriased Values with Rental Permits Overlayed.pdf](#)

[Exhibit G - Neigborhood Study of the Willowood and Sherwood Park Neighboho](#)

[Exhibit H- 2010 Percentage of Pop Age 65 and Over by Census Tract.pdf](#)

[Exhibit I - HOA Map and NNO locations.pdf](#)

[Board & Commission Memo - Process.pdf](#)

[Board & Commission Interviewers Recommendation form.pdf](#)

**Regular Session**

- 4. Invocation 7:30 p.m.
- 5. Pledge of Allegiance
- 6. Proclamations

Consider approval of a proclamation naming May 2018, "Motorcycle Safety and Awareness Month;" and authorizing the Mayor to sign.

**Attachments:** [Motorcycle Safety and Awareness Month.pdf](#)

**7. Presentations**

**A.** Swearing-In of the Municipal Court Administrator.

**Attachments:** [Court Administrator Oath.pdf](#)

**B.** Presentation by the Texas Police Chiefs Association Foundation to the Coppell Police Department in Recognition of their Completion of the Texas Law Enforcement Best Practices Program.

**Attachments:** [Presentation - TPCA Recognition Program.pdf](#)

**C.** Presentation and mid-year update on Metrocrest Services.

**8. Citizens' Appearance**

**9. Consent Agenda**

**A.** Consider approval of the minutes: April 10, 2018.

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

**B.** Consider approval of an Ordinance for PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on proposed Lot 2B1 and the approval of Concept Plan for proposed Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, and authorizing the Mayor to sign.

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

[Ordinance.pdf](#)

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

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

[Exhibit C -Tree Survey.pdf](#)

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

**C.** Consider approval of the acquisition of a Musco Light Control System to replace the existing light control hardware in various city parks and athletic facilities, in the amount of \$144,000.00, from Musco Sports Lighting LLC., with contract pricing through the Buyboard, Contract No. 512-16, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

[Quote.pdf](#)

- D. Consider approval of the acquisition and installation of a replacement playground, a new playground shade structure and four (4) benches at Magnolia Park in the amount of \$95,806.29 from The Playwell Group Inc., contract pricing through BuyBoard, Contract No. 512-16, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

[Playground Design.pdf](#)

[Quote #10729.pdf](#)

[Quote #4167.pdf](#)

#### End of Consent Agenda

10. Consider approval of a Performance Contracting Agreement with Siemens Industry, Inc. for the performance of the Work and Services related to the Advanced Water Meter System; and authorizing the City Manager to execute any necessary documents.

**Attachments:** [Advanced Meter Project Work Session Memo April 24 2018.pdf](#)

[Coppell TX - Siemens PCA sent to the City 20180420 - FINAL.pdf](#)

[Coppell TX - Siemens ExA Sent to City 20180420 FINAL.pdf](#)

[Coppell TX - Siemens ExB sent to City 20180420 FINAL.pdf](#)

[Coppell TX - Siemens ExC sent to the City 20180420 FINAL.pdf](#)

[Coppell TX ExC - Attachment 1 Baseline Meter Account List.pdf](#)

[Coppell TX ExC - Attachment 2 Baseline Meter Test Data.pdf](#)

[Coppell TX ExC - Attachment 3 Consumption Analysis by Meter Size.pdf](#)

[Coppell TX ExC - Attachment 4 Rate Structures for Water and Sewer Services.r](#)

[Coppell TX ExC - Attachment 5a Product Specifications - Water Meters.pdf](#)

[Coppell TX ExC - Attachment 5b Product Specifications - AMI.PDF](#)

[Coppell TX ExC - Attachment 5c Product Specifications - Meter Warranty.pdf](#)

[Coppell TX ExC - Attachment 6 Water Quality Report.pdf](#)

[sii-btd-pca-exhibit D1-2014.pdf](#)

[sii-btd-pca-exhibit D2 2014.pdf](#)

11. Consider approval of a Resolution authorizing the Coppell Recreation Development Corporation (CRDC) to proceed with the adoption of a Resolution directing publication of Notice of Intent to undertake projects and Notice of Public Hearing; and authorizing the Mayor to sign.

**Attachments:** [Memo. Performing Arts Center for CRDC Consideration-98471.pdf](#)

[CRDC Resolution 2018--City Projects.pdf](#)

12. PUBLIC HEARING:  
Consider approval of PD-133R8-HC, Magnolia Office Park (Savannah

Coppell), being a zoning request from PD-133-HC (Planned Development District-133-Highway Commercial) to PD-133R8-HC (Planned Development District-133 Revision 8-Highway Commercial) to attach a Detail Site Plan to allow six, one-story office buildings to be located on the south side of SH 121, approximately 215 feet west of N. Denton Tap Road, at the request of Suha Ventures LLC, being represented by Matt Moore, Claymoore Engineering.

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

[Site Plan.pdf](#)

[Landscape Plan and Site Details.pdf](#)

[Elevations & Sign and Screening Wall & Enclosures.pdf](#)

13. **City Manager Reports - Project Updates and Future Agendas**
14. **Mayor and Council Reports**
15. **Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.**
  - A. Report on C/FBISD/LISD - Councilmember Mark Hill
  - B. Report on CISD - Councilmember Brianna Hinojosa-Flores
  - C. Report on Coppell Seniors - Councilmember Gary Roden/Mayor Pro Tem Nancy Yingling
16. **Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.**
17. **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 20th day of April, 2018, at \_\_\_\_\_.

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Jean Dwinnell, Deputy 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.