



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, February 12, 2019

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**CLIFF LONG**  
Mayor Pro Tem

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**GARY RODEN**  
Place 4

**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 E. 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 551.071, Texas Government Code - Consultation with City Attorney.

- A. Seek legal advice regarding border adjustment, annexation, disannexation and/or release of extra territorial jurisdiction under Chapter 42 and 43 of the Texas Local Government Code with adjacent cities.

**Section 551.071, Texas Government Code - Consultation with City Attorney and Section 551.087, Texas Government Code - Economic Development Negotiations.**

- B. Discussion regarding economic development prospects north of Airline and west of Denton Tap.

**Section 551.071, Texas Government Code - Consultation with City Attorney and Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

- C. Discussion regarding pending litigation styled as City of Coppell v. Western South, LLC.

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

- D. Discussion regarding real property located south of East Belt Line and east of South Belt Line.

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

- A. Discussion of Agenda Items.  
B. Discussion regarding the cancellation of the March 12, 2019 City Council Meeting.  
C. Discussion regarding the Rolling Oaks Memorial Center Cultural Garden.  
D. PIER Project Update.

Attachments: [ROMC Cultural Garden Memo.pdf](#)

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

4. Invocation 7:30 p.m.

5. Pledge of Allegiance

6. Report by Allies in Community.

7. Citizens' Appearance

8. Consent Agenda

- A. Consider approval of the minutes: January 22, 2019.

Attachments: [CM 2019-01-22.pdf](#)

- B. Consider approval of an Ordinance for PD-297-HC to establish a Concept Site Plan for hotel, retail, restaurants and office uses on 16.57 acres and a Detail Site Plan for two Hotels, one being a Residence Hotel on approximately 6 acres located at the northeast corner of SH 121 and Sandy Lake Road and authorizing the Mayor to sign.

Attachments: [Cover Memo.pdf](#)

[Ordinance.pdf](#)

[Exhibits A through O.pdf](#)

- C. Consider award of Bid No. Q-1219-01 from Facilities Solutions Group in the amount of \$107,894, as budgeted, for the enhancement of the tennis court light fixtures at Wagon Wheel Tennis Center, and authorizing the City Manager to execute the necessary documents

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

[Bid Tabulation.pdf](#)

[Facility Solutions BID.pdf](#)

- D. Consider approval of the renewal of an Interlocal Agreement with the City of Carrollton to provide detention services for all detainees of the City of Coppell Police Department at an agreed upon price; and authorizing the Mayor to sign.

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

[ILA Coppell and Carrollton.pdf](#)

#### End of Consent Agenda

9. PUBLIC HEARING:  
Consider approval of PD-295-HC, Archway 121, a zoning change request from HC (Highway Commercial) to PD-295-HC to establish a Concept Site Plan for gas station, hotel, retail, restaurants and office uses on 8.7 acres of property and a Detail Site Plan for a convenience food store with gas pumps on 2.2 acres located at the southeast corner of SH 121 and Freeport Parkway, at the request of Archway 121 Coppell Ltd., being represented by Chase Helm, Winkelmann & Associates, Inc.

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

[Postponement Request.pdf](#)

[Staff Report with attachments.pdf](#)

10. PUBLIC HEARING:  
Consider approval of an Ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending the Chapter 9 of the Code of Ordinances, Article 9-17, "Curfew Hours for Minors," for a period of three (3) years; and authorizing the Mayor to sign.

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

[Curfew Ordinance.pdf](#)

11. PUBLIC HEARING:  
Receive comments regarding the draft of the Vision 2040 Strategic Plan.

**Attachments:** [2040Memo.pdf](#)

12. Discussion regarding the DART Cotton Belt Line.

**Attachments:** [DARTmemo.pdf](#)  
[Exhibit Trail Segments in Coppell.pdf](#)

13. Consider approval of a Resolution amending the Authorized Representatives with the Texas Local Government Investment Pool (TexPool) and authorizing the Mayor to sign.  
**Attachments:** [Memo TexPool Amending Authorized Reps February 2019.pdf](#)  
[TexPool Amend Auth Reps Resolution - February 2019.pdf](#)
14. Consider approval of an Ordinance of the City of Coppell, Texas, amending Ordinance No. 2018-1500, the budget for Fiscal Year October 1, 2018 through September 30, 2019, and authorizing the Mayor to sign.  
**Attachments:** [Memo Budget Amendment February 12, 2019.pdf](#)  
[Budget Amendment February 12, 2019.pdf](#)
15. Consider approval of an Agreement between the City of Coppell (Owner) and W.B. Kibler Construction (Construction Manager) for the construction of Rolling Oaks Memorial Center Phase II Expansion including Preconstruction Services for \$10,000; as provided for in the bond proceeds; and authorizing the City Manager to sign and execute any necessary documents.  
**Attachments:** [Memo.pdf](#)  
[RFP164 ROMC attachment A.pdf](#)  
[CMAR Contract.pdf](#)  
[General Conditions Contract.pdf](#)
16. Consider award of bid and authorize a NCPA contract with Core Construction in the amount of \$85,528.09, as budgeted, for the demolition and replacement of the ornamental iron fence around the perimeter of the Allen Road Park Lake; and authorizing the City Manager to sign and execute any necessary documents.  
**Attachments:** [Memo.pdf](#)  
[CORE Estimate.pdf](#)  
[Warranty-Echelon Plus.pdf](#)
17. Consider approval of a Resolution for supporting an amendment to provide for a ten-year renewal election for sales tax street maintenance authorization; and authorizing the Mayor to sign.  
**Attachments:** [Sales Tax Street Maintenance Memo.pdf](#)  
[MSUTSM Resolution.pdf](#)
18. Consider approval of the cancellation of the March 12, 2019 City Council Meeting due to the date falling during Spring Break.
19. **City Manager Reports - Project Updates and Future Agendas**

**20. Mayor and Council Reports**

Report by the City Council regarding recent and upcoming events.

**21. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.****22. 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 8th day of February, 2019, at \_\_\_\_\_.

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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 Kori Konon, 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.