



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, August 11, 2020

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

MIKE LAND
City Manager

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the city council need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the city council will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where council is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

Notice is hereby given that the City Council of the City of Coppell, 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, Coppell, 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.

As authorized by Section 551.127, of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppell 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.

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

3. Work Session (Open to the Public) Council Chambers
 - A. Discussion regarding agenda items.
 - B. Discussion regarding Boards and Commissions process.
 - C. Discussion and update regarding South Belt Line Road reconstruction.
 - D. Review the proposed Agreement for Automatic Assistance between the Dallas Fire-Rescue Department and City of Coppell Fire Department to provide Emergency Medical Services to the Cypress Waters Development.

Attachments: [20-21 B&C Process Memo for Council.pdf](#)

[Belt Line Update Memo.pdf](#)

[Belt Line Rd Reconstruction Exhibit.pdf](#)

Regular Session

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

6. Citizens' Appearance**Presentations**

7. Update on Coppell Arts Center.

Attachments: [Memo.pdf](#)

8. Annual report by SPAN Transit Services.

9. Consent Agenda

- A. Consider approval of the minutes: July 28, 2020.

Attachments: [CM 2020-07-28.pdf](#)

- B. Consider approval of an Ordinance for PD-303-H, RVIS Office Expansion, to approve a Detail Site Plan to allow for an approximate 1,782 square foot expansion and additional parking to an existing 1,548 square foot professional office on 0.65 acres of land located at 412 W Bethel Road; and authorizing the Mayor to sign.

Attachments: [City Council Ordinance Memo.pdf](#)

[Ordinance.pdf](#)

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

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

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

[Exhibit D - Elevations.pdf](#)

- C. Consider approval to enter into a contract with BGE, Inc.; for the design of improvements to the Village Parkway Pump Station; in the amount of \$244,300.00; as provided for in the 2020 Bond Funds; and authorizing the City Manager to sign any necessary documents.

Attachments: [VP Redundancy Memo.pdf](#)

[VP Redundancy Attachment A.pdf](#)

[VP Redundancy Attachment B.pdf](#)

- D. Consider approval of the procurement of two replacement vehicles; the first vehicle for Public Works; in the amount of \$33,962.96 plus a single \$600 HGAC fee for a total of \$34,562.96; as budgeted; from Caldwell Country Ford utilizing HGAC contract no. VE11-18; the second vehicle for Code Compliance; in the amount of \$30,235.28 plus a single \$400 BuyBoard fee for a total of \$30,635.28; as budgeted; from Caldwell Country Ford utilizing BuyBoard contract no. 601-19; for a grand total of \$65,198.24; and authorizing the City Manager to sign any necessary documents.

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

[Buyboard- 2021 Ford Ranger Supercab.pdf](#)

[HGAC- 2021 Ford F150 XLT X1E Supercab.pdf](#)

- E.** Consider approval to enter into a License Agreement with Haas Rose at Lost Creek LLC; to allow the use of 0.9-feet of the City's 20-foot water easement for the proposed building at Lot 6, Block 1 of Kyra Court; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Kyra Ct Water Easement License Agreement Memo.pdf](#)
[Memo Exhibit A.pdf](#)
[Kyra Ct License Agreement - Coppell and Haas Rose.pdf](#)
[License Agreement - Exhibit A.pdf](#)
[License Agreement - Exhibit B.pdf](#)
- F.** Consider approval for the purchase of the Fire Station Alerting System at Fire Station #4 by U.S. Digital Designs, NPPGov Contract #VH11614, in the amount of \$72,306.89 as budgeted, and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Staff Memo - US Digital Designs.pdf](#)
[G2 USDD Station Alerting plan.pdf](#)
[G2 USDD Station Alerting quote.pdf](#)
- G.** Consider approval for the purchase of access control and video management system equipment at Fire Station #4 by Knight Security Systems for \$76,525.08, as budgeted, and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Staff Memo - Access Control & Video Management.pdf](#)
[Proposal for Coppell Fire Station #4 Access and Video.pdf](#)
- H.** Consider approval to purchase laptops and accessories from Dell Marketing LP, DIR contract # DIR TSO-3763 in the amount of \$81,773.43 as budgeted; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Memo - Dell PC Refresh 2020.pdf](#)
[DELL Quote.pdf](#)
- I.** Consider approval to award Bid #Q-0720-01 Emergency Vehicle Equipment and Installation to Defender Supply for an amount not-to-exceed \$340,000.00; as budgeted; and authorizing the City Manager to sign any necessary documents.
- Attachments:** [Defender Supply Memo.pdf](#)
[Line Item Detail Responses Exhibit.pdf](#)
- J.** Consider a Resolution of the City of Coppell authorizing an Interlocal Agreement with the Coppell Independent School District (CISD) for School Resource Officer (SRO) protection services for the school year 2020-2021; and authorizing the Mayor to sign.

Attachments: [CISD ILA Memo.pdf](#)
[Resolution - ILA with CISD for SRO services.pdf](#)
[Interlocal Agreement between CISD and City.pdf](#)

End of Consent Agenda

10. PUBLIC HEARING:
Consider approval of PD-295R-HC (Sheraton Four Points Hotel), a zoning change request from PD-295-HC to PD-295R-HC, to approve a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675 acres of property located on the northeast corner of SH 121 and Northwestern Drive, as requested by Mike Clark on behalf of Archway 121 Coppell, Ltd.

Attachments: [City Council Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape & Mitigation Plan.pdf](#)
[Rendering.pdf](#)
[Elevations.pdf](#)
[Exterior Courtyard.pdf](#)
[Material Board.pdf](#)

11. PUBLIC HEARING:
Consider approval of PD-133R4R-HC (Deliman's Grill), a zoning change request from PD-133R4-HC to PD-133R4R-HC, to approve a Detail Site Plan to allow for a digital drive-thru menu board with speaker to an existing restaurant drive-thru on 0.88 acres of land located on the west side of Denton Tap Road approximately 640 feet south of SH 121, as requested by Tyler Washburn on behalf of Deliman's Grill.

Attachments: [City Council Memo.pdf](#)
[PZ Staff Report.pdf](#)
[Narrative.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Menu Board Plan.pdf](#)
[Southern Building Elevation.pdf](#)
[Letters of Support.pdf](#)

12. Consider approval of an Ordinance authorizing the issuance and sale of Combination Tax and Limited Surplus Revenue Certificates of Obligations, Series 2020 in the maximum amount of \$28,565,000 for street projects, drainage projects, construction, renovation, equipment, and purchase of land for public safety facilities for the fire department, and water and sewer

projects; approving various documents related to such certificates of obligation; and authorizing the Mayor to sign.

Attachments: [CO Series 2020 Memo to Council.pdf](#)
[Coppell CO 2020--draft ordinance.pdf](#)
[Rating Action.pdf](#)
[Coppell - Moody's Credit Opinion.pdf](#)
[City of Coppell S&P Rating Rationale.pdf](#)

13. Consider approval of an Agreement for Automatic Assistance between the City of Dallas and the City of Coppell Fire Department to provide first responder Emergency Medical Services for the Cypress Waters Development; and authorizing the City Manager to sign.

Attachments: [Staff memo CFD DFR Auto Aid Cypress Waters.pdf](#)
[Cypress Waters Automatic Aid Agreement-Final.pdf](#)
[Cypress Waters Memorandum of Understanding.pdf](#)

14. Consider approval for award to enter into a construction contract with McMahon Contractors, L.P.; in the amount of \$4,754,084.65; as budgeted in the ¼ cent Infrastructure Maintenance Fund; for the reconstruction of Airline Drive from Freeport Parkway to South Beltline Road; and authorizing the City Manager to sign any necessary documents.

Attachments: [Airline Construction Award Memo.pdf](#)
[Airline Construction Exhibit.pdf](#)
[Airline Bidder Review Letter & Bid Tab.pdf](#)
[Airline Construction - McMahon Contracting.pdf](#)

15. Consider approval for award to enter into a contract with Kleinfelder, Inc.; in the amount of \$91,105.00; as budgeted in the ¼ cent Infrastructure Maintenance Fund; for the geotechnical materials testing during the reconstruction of Airline Drive from Freeport Parkway to South Beltline Road; and authorizing the City Manager to sign any necessary documents.

Attachments: [Airline Drive Geotech Memo.pdf](#)
[Airline Drive Geotech Exhibit.pdf](#)
[Airline Drive Geotech Proposal.pdf](#)

16. Consider approval amending Resolution No. 2020-0324.1 postponing the General Municipal Election from May 2, 2020 to November 3, 2020; to authorize the execution of amended contracts between the City of Coppell and Dallas and Denton County Election Departments; to amend the Notice of Election to provide for extended early voting dates and runoff period as provided by state law; to provide for the Coppell Arts Center as an additional polling location for Dallas County; and authorizing the Mayor to sign.

Considerar la aprobación enmendando la Resolución 2020-0324.1

posponiendo las elecciones generales al 3 de noviembre de 2020; autorizar la ejecución de cualquier enmienda para el contrato de elección conjunta para la elección del 3 de noviembre del 2020 con los condados de dallas y denton; estipular horas extendidas durante la votación adicional; proporcionar el Coppell Arts Center lugar adicionales de votación para votación anticipada y votación del día de elección designado en el condado de dallas; y autorizando al alcalde a firmar

Attachments: [Election Memo.pdf](#)

[Resolution for November 3rd Election.pdf](#)

[Denton County Contract.pdf](#)

[Dallas County Joint Election Services Contract.pdf](#)

17. City Manager Reports - Project Updates and Future Agendas

18. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

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

20. Necessary Action from Executive Session

21. 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 7th day of August, 2020, at _____.

Ashley Owens, 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 make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, 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.