



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes City Council

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Tuesday, September 13, 2016

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**WES MAYS**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**NANCY YINGLING**  
Place 5

**BRIANNA HINOJOSA-FLORES**  
Place 2

**MARVIN FRANKLIN**  
Place 6

**GARY RODEN**  
Place 4

**MARK HILL**  
Place 7

**CLAY PHILLIPS**  
City Manager

**Present** 7 - Karen Hunt;Cliff Long;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill  
and Nancy Yingling

**Absent** 1 - Brianna Hinojosa-Flores

**Also present were City Manager Clay Phillips, Deputy City Managers Mario Canizares and Mike Land, City Secretary Christel Pettinos and City Attorney David Berman.**

**The City Council of the City of Coppell met in Regular Called Session on Tuesday, September 13, 2016, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.**

**1. Call to Order**

**Mayor Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:39 p.m.**

**2. Executive Session (Closed to the Public) 1st Floor Conference Room**

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

**A. Discussion regarding economic development prospects south of Northpoint Drive and west of Royal Lane.**

**Discussed under Executive Session**

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

- B.** Discussion regarding property located south of Bethel Road and west of S. Coppell Road.  
**Discussed under Executive Session**
- C.** Discussion regarding real property along portions south of E. Belt Line Road and east of S. Belt Line Road.  
**Discussed under Executive Session**

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

- D.** Consultation with the City Attorney regarding Cause Number DC-14-05839 filed in 101st Judicial District Court, Dallas County, styled Hackbelt 27 Partners, L.P. v. City of Coppell.  
**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session at 7:00 p.m. and convened into the Work Session at 7:04 p.m.**

- A. Discussion regarding the ADA Transition Plan Findings.  
B. Discussion of Agenda Items.

**Presented in Work Session**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:38 p.m. and reconvened into the Regular Session at 7:44 p.m.**

**4. Invocation 7:30 p.m.**

**Laci Garza, Children's Ministry Director with GracePoint Church, gave the Invocation.**

**5. Pledge of Allegiance**

**Mayor Hunt and the City Council led those present in the Pledge of Allegiance.**

**6. Citizens' Appearance**

**Mayor Hunt asked for those who signed up to speak:**

- 1) Larry Stanford, 319 Willow Springs Dr., spoke in regards to the numerous road construction projects and the appearance of continuous disrepair.**

**7. Consent Agenda**

- A.** Consider approval of the minutes: August 23, 2016 and August 30, 2016.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**
- B.** Consider approval of an Ordinance amending Chapter 9-14, "No Smoking." of the Code of Ordinance to repeal and replace with new regulations regarding Smoking; and authorizing the Mayor to sign.
- Consent Agenda Items B and F were pulled to be considered separately.**
- Luay Rahil, Environmental Health Officer, answered questions of the City Council.**
- A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, that this Ordinance be approved. The motion passed 4-2 with Councilmembers Marvin Franklin and Mark Hill voting against the item.**
- Enactment No: ORD 2016-1445
- C.** Consider approval to award of bid and agreement to Nema 3 Electric, Inc. for the purchase and installation of generator equipment for emergency backup power for the Deforest Lift Station; in the amount of \$151,325.06; as budgeted; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**
- D.** Consider approval of an Ordinance for CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial), to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive, authorizing the Mayor to sign.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**
- Enactment No: 91500-A-701

- E.** Consider approval of an Ordinance for CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465-square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway, authorizing the Mayor to sign.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**
- Enactment No: 91500-A-702
- F.** Consider approval of a Resolution approving the terms and conditions of the agreement between the City of Coppell and SPAN, Inc., for the provision of transit services for Senior Citizens and Citizens with Disabilities; in an amount not to exceed \$75,000; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.
- Consent Agenda Items B and F were pulled to be considered separately.**
- Deputy City Manager Mario Canizares presented to the City Council.**
- A motion was made by Mayor Pro Tem Wes Mays, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved subject to the following conditions:**
- To accept the typographical corrections as approved in the contract previously:**
- 1) Section 6.09, "\$2 million liability insurance coverage;" and**
  - 2) Section 6.09 Paragraph C, should read "as otherwise accepted by the City."**
- The motion passed by an unanimous vote.**
- G.** Consider approval of revisions to the written Fund Balance Policy of the City of Coppell, Texas, to include changes for best practices and fund balance requirements associated with the Water/Sewer Fund.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**
- H.** Consider approval of a professional services agreement with Tim Hansen, ASLA, Landscape Architect/Prime Consultant, in the amount of \$98,780.00 as budgeted, to prepare a comprehensive Rolling Oaks Memorial Center cemetery conceptual Master Plan and Phase II expansion plan; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the**

**Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**

- I.** Consider approval for the purchase of desktop computers and laptops from Dell Marketing through the State of Texas DIR Interlocal contract #DIR-SDD-1951, in the amount of \$111,579.50; and authorizing the City Manager to execute all necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**

- J.** Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement, effective October 1, 2016 through September 30, 2017; in the amount of \$3,131.00; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**

- K.** Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement for mosquito spraying; effective October 1, 2016 through September 30, 2017; in an amount not to exceed, \$60,000.00; pending the adoption of the FY 2016-17 budget; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Wes Mays, that Agenda Items A, C, D, E and G - K be approved on the Consent Agenda. Consent Agenda Items B and F were pulled for further questions. The motion passed by an unanimous vote.**

#### **End of Consent Agenda**

- 8.** Consider approval of an Ordinance approving and adopting the budget for the City of Coppel, Texas for the Fiscal Year of October 1, 2016 through September 30, 2017, and authorizing the Mayor to sign.

**Presentation: Jennifer Miller, Director of Finance, made a presentation to City Council.**

**A motion was made by Mayor Pro Tem Wes Mays, seconded by Councilmember Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.**

Enactment No: ORD 2016-1446

- 9.** Consider ratification of the vote on the FY 2016-17 annual budget which results in more revenues from ad valorem taxes than the previous year.

**Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.**

**A motion was made by Mayor Pro Tem Wes Mays, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.**

**10.**

Consider approval of an Ordinance of the City of Coppell, Texas levying the ad valorem taxes for the year 2016 at \$.57950 on each One Hundred Dollars (\$100) assessed value of taxable property on which \$.44333 is for operations and maintenance and \$.13617 is for interest and sinking, and authorizing the Mayor to sign.

**Presentation: Jennifer Miller, Director of Finance, made a presentation to the City Council.**

**Councilmember Gary Roden moved that the property tax rate be increased by the adoption of a tax rate of \$.57950, which is effectively a 4.13% increase in the tax rate. Councilmember Marvin Franklin seconded the motion. The motion passed by an unanimous vote.**

Enactment No: ORD 2016-1447

**11.**

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change request from LI (Light Industrial) to PD-284-LI (Planned Development-284-Light Industrial), to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District".

**Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation to the City Council.**

**A motion was made by Mayor Pro Tem Wes Mays, seconded by Councilmember Mark Hill, to close the Public Hearing and approve the Agenda Item subject to the following conditions:**

**1) Minor Plat approval will be required prior to the issuance of a building permit;**

**2) The design of the monument and attached signs shall comply with the regulations of the Sign Ordinance;**

**3) Note that if the tree to be retained along north property line does not survive construction it will need to be mitigated;**

**4) The existing structure be permitted to be retained for up to 120 days after issuance of a Certificate of Occupancy, once the structure is removed it will be replaced with landscaped front yard and monument sign;**

**5) Hours of operation shall generally be 7:00 a.m. to 7:00 p.m., but in no event**

shall there be any deliveries (to the rear) of the building between 7:00 p.m. and 7:00 a.m. and/or on the weekend or on major holidays;

6) Parking spaces shall be limited to amount and location indicated on the site plan. No parking on rear east side of proposed building;

7) Amending this item to read: No Class 7 or 8 Commercial Vehicles shall be allowed on the property;

8) This property shall only be used for office, warehouse, and light assembly, no manufacturing shall be permitted;

9) Sirens or loud truck alarms (except for those required for safety) shall not be permitted; and

10) Lighting - use the lowest amount of wattage necessary to maintain security in the rear of the building but to avoid light shining on to neighboring houses.

The motion passed by an unanimous vote.

**12. Consider approval of adopting the FY 2016-2017 Council Goals and Staff Work Plan.**

**Presentation:** City Manager Clay Phillips made a presentation to the City Council.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that this Agenda Item be approved. The motion passed by an unanimous vote.

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

With regards to the statements made during the Citizens' Appearance, City Manager Clay Phillips responded that staff has kept the City Council up-to-date on all the projects throughout the community. The Bethel Road projects has had issue upon issue, but is moving along. The Denton Tap project has had multiple contractors working simultaneously. While it has been inconvenient, it is progressing. The Library will open in November, the Life Safety Park will open in January and Andy Brown Park is taking shape quickly.

Next, Mr. Phillips announced his retirement effective March 31, 2017. He shared his affection for the community, the City Council and the staff, and plans to stay focused to the end in order to continue to make Coppel the community of choice. Mayor Hunt responded that Mr. Phillips has been in public service since 1981 and in Coppel since 1991. She appreciates all that he has done for the community and appreciates the ample notice to prepare and follow the succession plan.

**14. Mayor and Council Reports**

- A. Report by Mayor Hunt regarding Music in the Plaza Series.
- B. Report by Councilmember Long regarding the Historical Society's Meeting.
- C. Report by Mayor Pro Tem Mays regarding the TML Region 13

Annual Meeting.

A. Mayor Hunt reported on Music in the Plaza scheduled for Saturday, September 17th and September 24th, from 7pm to 9pm. On September 17th, the band will be Warehouse, a Dave Matthews Tribute band. On September 24th, the band will be Vintage Vibes, playing rock & roll, swing, jazz, and more. Food trucks will be at both events.

B. Councilmember Long reported that the Historical Society met on Saturday, September 10th, to listen to Lloyd Webb, co-chairman for the Denton County Historical Commission, speak about the Chisolm Trail. Councilmember Long also reported that the Historical Society has placed markers throughout the city. One in particular is located by the little garden at the Square in Old Town. It has a picture of the original school house.

C. Mayor Pro Tem Mays reminded the City Council that the TML Region 13 Annual Meeting will be held on Friday, September 16th, at 6pm, at the Pizza Hut Global Headquarters.

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

Nothing to report.

16. **Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned.

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Karen Selbo Hunt, Mayor

ATTEST:

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Christel Pettinos, City Secretary