



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes City Council

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Tuesday, April 11, 2017

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

**MIKE LAND**  
City Manager

**Present** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

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

The City Council of the City of Coppell met in Regular Called Session on Tuesday, April 11, 2017 at 5:40 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 5:40 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 Bethel Road and west of S. Coppell Road.

**Discussed under Executive Session**

**B.** Discussion regarding economic development prospects south of E.

Belt Line Road and east of S. Belt Line Road.

**Nothing to report.**

- C.** Discussion regarding economic development prospects south of Northpoint and west of Royal.

**Discussed under Executive Session**

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

- D.** Discussion regarding the acquisition of real property west of MacArthur Blvd. and south of S.H. 121.

**Discussed under Executive Session**

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

- E.** City Manager's Evaluation.

**Postponed to the City Council due back on 4/25/2017**

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

**Mayor Hunt adjourned the Executive Session at 7:10 p.m. and convened into the Work Session.**

- A. Discussion regarding the annual HVAC Maintenance Contract.
- B. Discussion regarding Phase II of the Service Center Expansion Project.
- C. Discussion regarding the proposed revisions to the Animal Services Ordinance.
- D. Discussion regarding the Interlocal Agreement with CISD for improvements to Coppell Middle School East.
- E. Discussion regarding City Council Retreat.
- F. Discussion of Agenda Items.

**Presented in Work Session**

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

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

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

**Senior Minister Chris Seidman with The Branch Church gave the Invocation.**

**5. Pledge of Allegiance**

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

6. Swearing in of City Manager.
- Mayor Hunt swore in Mike Land as the City Manager of the City of Coppell.**
7. Presentation of the Texas Municipal Library Directors Association “Achievement of Library Excellence Award” to the Cozby Library and Community Commons.
- Vicki Chiavetta, Director of Library Services, presented the Texas Municipal Library Directors Association “Achievement of Library Excellence Award” to the Library Staff and Board Members of the Cozby Library and Community Commons. This is the 12th award for Coppell.**
8. Consider approval of a proclamation naming April 9-15, 2017 “National Library Week” and authorizing the Mayor to sign.
- Mayor Hunt read the proclamation for the record and presented the same to Vicki Chiavetta and the Cozby Library Staff and Board Members. A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion passed by an unanimous vote.**
9. Annual report by the Friends of the Coppell Public Library.
- Library Board Chair, Janet Koester, gave the Board's annual report to the City Council.**
10. Presentation on the FY 2016 Popular Annual Financial Report.
- Public Information Officer, April Reiling, and Budget Coordinator, Cayce Lay, made a presentation to the City Council on the FY 2016 Popular Annual Financial Report.**
11. **Citizens’ Appearance**
- Mayor Hunt advised that no one signed up to speak.**
12. **Consent Agenda**
- A. Consider approval of the minutes: March 28, 2017.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- B. Consider approval of adoption for the 2015 International Building Codes and amendments; and authorizing the Mayor to sign.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 2017-1463 International Building Code; OR 2017-1464 International Existing Building Code; OR 2017-1465 International Energy Conservation Code; OR 2017-1466 International Fire Code; OR 2017-1467 International Fuel Gas Code; OR 2017-1468 International Mechanical Code; OR 2017-1469 International Plumbing Code; OR 2017-1470 International Property Maintenance Code; and OR 2017-1471 International Residential Code.

- C.** Consider approval of an amendment to an Ordinance of the City of Coppell, Texas amending the International Residential Building Code, Chapter 15, Article 15-8 "Residential Code", Section 15-8-2 by adding a new subsection 57, Appendix K, Sound Transmission and Attenuation Standards, providing a noise attenuation zone; providing an effective date; and authorizing the Mayor to sign any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 2017-1472

- D.** Consider approval of an Ordinance for Case No.: S-1113R-SF-7, Church of the Apostles, a zoning change request from S-1113-SF-7 (Special Use Permit-1113-Single Family-7) to S-1113R-SF-7 (Special Use Permit-1113 Revised-Single Family-7), to attach a revised Detail Site Plan for a 6,700-square-foot building expansion into existing parking on seven (7) acres of property located at 322 South MacArthur Blvd; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-706

- E.** Consider approval of an Ordinance for Case No.: PD-242R2-HC, ALOFT & Future Hotel, to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property located south of Northpoint Drive, east of S.H. 121; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-707

- F.** Consider approval of an Ordinance for CASE NO. PD-289-C, Coppell Middle School West Addition, to allow the conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle; and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved.**

**The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-708

- G.** Consider approval of an Ordinance for CASE NO. PD-221R3R2-HC, Point West, PH 2, to approve a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-709

- H.** Consider approval of an Ordinance for CASE NO. PD-290-LI, BMSC/Naterra No. 2, to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the Coppell 2030 Comprehensive Master Plan, to designate this area as "Industrial Special District;" and authorizing the Mayor to sign.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-710

- I.** Consider approval of awarding a contract to Road Master Striping to perform annual street striping, in the amount of \$130,000.00, as budgeted and available in fund balance and in the Infrastructure Maintenance Fund, through an interlocal cooperative purchase agreement with the City of Midlothian; and authorizing City Manager to sign any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

- J.** Consider approval of Change Order No. 4 to the Denton Tap and Sandy Lake Streetscape Project in the total amount of \$97,176.24 to Pavecon, Ltd. as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Nancy Yingling, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**

**End of Consent Agenda**

- 13. PUBLIC HEARING:**

Consider approval of S-1261-C, Wing Stop, a zoning change request from C (Commercial) to S-1261-C (Special Use Permit-1261-Commercial), to allow a 1,500-square-foot restaurant with approximately 32 seats and pick-up service located at 150 South Denton Tap Road, Suite 105.

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

Michael Hershman, 5420 LBJ Freeway, Suite 570, Dallas, representing the applicant, was available for questions.

Mayor Hunt opened the Public Hearing and advised that no one signed up to speak.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

- 1) The hours of operation shall not exceed Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m.
- 2) An external grease trap will be required, a minimum of 1,000 gallons.
- 3) There will be additional comments at the time of Building Permit.

The motion passed by an unanimous vote.

14. Consider approval of awarding a Texas Multiple Award Schedule contract to SDB Contracting Services, Inc., in the amount of \$1,919,096.41, as budgeted for Phase II of the City of Coppell Service Center Expansion project; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Jamie Brierton, CIP Coordinator, made a presentation to the 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.

15. Consider approval of awarding the Annual HVAC Maintenance Contract to TDIndustries, Inc. through the National IPA Agreement #R150501-TX-3426, in the amount of \$890,200.00 for a three-year period beginning May 1, 2017, as budgeted in general fund; and authorizing the City Manager to sign any necessary documents.

**Presentation:** Christa Christian, Facilities Manager, 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.

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

City Manager Mike Land reported that the Finance Department was awarded the GFOA Distinguished Budget Presentation Award for the FY 15-16 Budget. This is the 8th year for Coppell. The 5-Year Plan Town Hall Meeting will be held on April 17th at 7p.m. in the Council Chambers. Andy Brown West trails have opened. The soccer and softball fields remain closed. Andy Brown East will open on June 1st with the Celebration scheduled for July 1st. Finally, DART will be holding Public Meetings in the next 30 days.

**17. Mayor and Council Reports**

- A. Report by Mayor Hunt on upcoming Spring Events.
- B. Report by Councilmember Long on the Historical Society.
- C. Report by Councilmember Yingling on the swearing in of Police Officers Eric Louderback and Jeanie Duncan.

A) Mayor Hunt announced a grant opportunity benefitting Coppell Nature Park. Help Coppell win \$20,000 in grant funding for improvements at Coppell Nature Park by nominating the City of Coppell every day during the month of April! As part of the 'Meet Me at the Park' program, grant funding is provided to help improve local parks through projects that connect kids with nature, inspire healthy living and increase access to sports. The write-in community with the most votes will receive the grant funding, so we need everyone to vote each day in April! The write-in community with the most nominations will win the grant. The grant is sponsored by the National Recreation and Park Association, as well as The Walt Disney Company. More information can be found at [coppelltx.gov](http://coppelltx.gov).

Eggstravaganza will be held on April 15th from 10am – 12pm at Wagon Wheel Park. Bring the kids to EGGstravaganza for a fun-filled Spring celebration! There will be more than 20,000 eggs up for grabs. Arrive early and enjoy lots of fun activities including photos with the bunny, face painting, bounce houses and balloon artists. Egg hunts begin promptly at 10:30 am for kids ages 6 and younger, and at 11:00 am for kids ages 7-10. Pack a picnic basket and enjoy brunch in the park before or after the hunt!

Easter in the Garden will be held on April 15 from 10am – 12pm in The Zack Thompson Foundation Children's Garden. The public is invited to help plant flowers in The Zack Thompson Foundation Children's Garden inside Rolling Oaks Memorial Center for Easter in the Garden. You are encouraged to bring a bedding plant such as petunias, impatiens or begonias. Planting shovels will be provided. Guests are also welcome to bring an Easter basket with eggs to place throughout the garden. Light refreshments will be served at this casual come and go event.

The 7th Annual CozbyCon will be at the Library on Saturday, May 2 from 12-4. All ages are invited to make crafts, shop from a variety of vendors, play games, view CozbyCon art contest entries, and enter for a chance to win door prizes. There will also be facepainting, food trucks, and lots more!

Coppell teens interested in volunteering at the library this summer can submit applications anytime between April 8 and April 23. Applications are available

on the library's activities page and at the Information Desk in the Library.

B) Councilmember Long reported the Historical Society and a local Girl Scout Troop conducted a walk in Old Town prior to their regular meeting on Saturday. Preliminary work on the interior of the Infeldt House is being done.

C) Councilmember Yingling attended the swearing in of two Coppell Police Officers. Officer Eric Louderback comes to us from Lake Dallas Police Department and Officer Jeanie Duncan comes to us from the Dallas Police Department.

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

At this time, Mayor Hunt recessed the Regular Session at 8:57 p.m. and reconvened into the Work Session.

19. **Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

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Karen Selbo Hunt, Mayor

**ATTEST:**

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Christel Pettinos, City Secretary