



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, January 22, 2019

5:30 PM

Council Chambers

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

Present 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Nancy Yingling;Biju Mathew and Mark Hill

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Vicki Chiavetta, City Secretary Christel Pettinos and City Attorney Shelby Percy.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, January 22, 2019 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, 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 5:43 p.m.

Councilmember Brianna Hinojosa-Smith arrived during the Executive Session.

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

Section 551.074, Texas Government Code - Personnel Matters.

A. Discussion regarding Alternate Municipal Judges.

Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B.** Discussion regarding economic development prospects north of Southwestern Boulevard and west of Denton Tap Road.

Discussed under Executive Session

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

- C.** Discussion regarding potential land acquisition south of Parkway Boulevard, west of Denton Tap Road.

Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 6:49 p.m. and convened into the Work Session.

A. Discussion regarding contract for legal services related to Online Sales Tax/Remote Sales Tax.

B. Discussion of implementation of bikes lanes on Moore Road, Riverchase Drive and Fairway Drive.

C. Update regarding video recording and broadcast of work session meetings.

D. Discussion regarding agenda items.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 7:30 p.m. and reconvened into the Regular Session.

4. Invocation 7:30 p.m.

Councilmember Gary Roden gave the Invocation.

5. Pledge of Allegiance

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

- 6.** Consider approval of a Proclamation naming January 31, 2019, as "Sara Fulton Appreciation Day;" and authorizing the Mayor to sign.

Mayor Hunt read into the record and presented the same to Sara Fulton. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Citizens' Appearance

Mayor Hunt advised that no one signed up to speak.

8. Consent Agenda**A.** Consider approval of the minutes: January 8, 2019.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

B. Consider approval for the purchase of one replacement front end loader for the Public Works Department; in the amount of \$174,412.50; as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

C. Consider approval for the acquisition of one new and three replacement vehicles; one vehicle for Building Inspections, one vehicle for Parks and Recreation and one vehicle for Police; in the amount of \$112,890.00; plus a single \$400.00 BuyBoard fee; for a grand total of \$113,290.00; from Caldwell Chevrolet utilizing BuyBoard contract no. 521-16; and one additional vehicle for Police; in the amount of \$44,120.00; from Sam Pack's 5-Star Ford utilizing an inter-local agreement with Tarrant County under contract no. 2019-014; as budgeted; and authorizing the City Manager to sign any necessary documents

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

D. Consider approval of awarding RFP #163 to Nema 3 Electric, Inc.; to provide city wide electrical services for a one-year period beginning February 1, 2019; with options to renew an additional four (4), one-year terms; as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

E. Consider approval of an AMI Service Agreement in the amount of \$57,054.00 with Aqua-Metric for services related to the Advanced Water Meter System Infrastructure, Analytics Software, and Customer Portal as provided for in the project budget; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- F.** Consider approval of an amendment to the professional services agreement with MKEC Engineering, Inc., for additional services which will include construction support services, platting services and additional topographic survey for the Rolling Oaks Memorial Center Expansion Project, in the amount of \$123,100.00, as provided for in the bond proceeds; and authorizing the City Manager to sign all necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- G.** Consider approval to amend Contract ID#2015-0220 with Tyler Technologies to include the purchase and implementation of the Incode Municipal Court Software, in the amount of \$161,198.29; as provided for through Special Revenue Funds; and to include any annually, recurring, maintenance expenditures; and authorizing the City Manager to sign.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- H.** Consider approval of an Ordinance amending the Code of Ordinances by amending Chapter 6, 'Business Regulations,' Article 6-2, 'Peddlers and Solicitors,' by amending Sections 6-2 through 6-2-14; and authorizing the Mayor to sign.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

Enactment No: OR 2019-1507

- I.** Consider approval of an Ordinance amending the Code of Ordinances by repealing Chapter 9, 'General Regulations,' Article 9-3 'Firearms' in its entirety and replacing it with a new Chapter 9, 'General Regulations,' Article 9-3 'Firearms;' and authorizing the Mayor to sign.

Councilmembers Wes Mays and Gary Roden asked for more information on Consent Agenda Item I. Police Chief Danny Barton gave a brief explanation and answered questions of the City Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

Enactment No: OR 2019-1508

- J.** Consider approval of renovations of the main restroom at Fire Station #3

as well as the Captain's restrooms at Fire Station #2 & Fire Station #3 by Custard Construction Services, LLC, TIPS Contact #1012116, in the amount of \$97,925.00, as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

End of Consent Agenda

- 9.** Consider approval of an Ordinance to appoint two Alternate Municipal Judges of the Coppell Municipal Court of Record No. 1 of the City of Coppell; and authorizing the Mayor to sign all necessary documents.

Presentation: Deputy City Manager Traci Leach made a presentation to the City Council.

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

Enactment No: OR 2019-1509

- 10.** Swearing in of Alternate Municipal Judges.

Mayor Hunt administered the oath of office to Alternate Municipal Judges Kimberly Lafferty and Peter Graham.

At this time, Mayor Hunt asked the City Council to entertain Item 12.

- 11.** 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.

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

Gary McCalla, McCalla Design Group, and DK Patel, Whitestone Hospitality, representing the applicant, made a presentation and answered questions of the City Council.

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

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

1. Concept Plan Conditions:

- a. At the time of Detail Site Plan approval for the remaining 11 +/- acres,**

consideration be given to providing additional buffers along the freeway as well as a focal point feature at the intersection of SH 121 and Sandy Lake Road.

b. Detail Site Plans shall meet all development code requirements unless specifically varied at that time.

c. There shall be a coherent architectural theme and Detail Site Plans shall include elevation facades to assure architectural compatibility. Variances to Sec. 12-22-5. Type of exterior construction relating to the color of wall surfaces will be reviewed at the time of Detail Site Plan approval.

d. There shall be a consistent sign package for all attached signs and signs to be compliant with the provisions of the Sign Ordinance.

e. This property shall to be replatted to provide building sites, necessary easements, tree preservation area and Property Owners Association.

f. The following traffic improvements are required to support this development, based on the T.I.A. submitted and shall be at the time of the platting of the property:

i. Provide an eastbound left turn lane with 150 feet of storage on Sandy Lake Road at Royal Lane.

ii. Provide a northbound right turn lane with 425 feet of deceleration including 100-foot taper on SH 121 Northbound Frontage Road at Driveway 2.

iii. Provide a northbound right turn lane with 300 feet of deceleration including 100-foot taper on SH 121 Northbound Frontage Road at Driveway 3.

iv. Modify existing signal at the intersection of Sandy Lake Road and Royal Lane to accommodate for southbound leg and eastbound left turn lane including a new traffic signal pole for the southbound direction and pedestrian signals for all legs.

v. To construct one additional northbound through lane to the development at the intersection of Sandy Lake and Royal Lane.

vi. The addition of a deceleration lane for the right turn into the Royal Lane Driveway.

g. At the time of platting Fire lane shall be stubbed-out at intersections to Phase 2 to allow connection of future buildings.

h. Property Owners Association shall maintain all common areas, including the landscape medians, tree preservation area pedestrian areas, and all enhanced paving surfaces. Property Owners Association documents areas shall be submitted for staff review prior to the filing of the Final Plat.

i. Additional comments will be generated at the time of Detail Engineering review.

2. Detail Plan – Home2-Suites, APPROVAL of a variance to Sec. 12-30-18.(2) c.

Not more than 22 room units per acre, and the deficit in one amenities,

a. Allowance to the variance in the number of colors of masonry and accent materials, subject revisions to the materials the reduction in the stucco areas to be compliant with the 80% masonry requirement.

b. All signs shall be compliant with the Sign Ordinance.

3. Detail Plan – LaQuinta, staff is recommending Approval, subject to:

a. Allowance to the variance in the number of colors of masonry and accent materials.

b. All signs shall be compliant with the Sign Ordinance.

c. Allowing for a one parking space deficit, with 131 parking spaces being provided.

With the added condition that one 40' tall pylon sign shall be permitted on SH 121 at the main driveway, as indicated on the exhibit, with out the City of Coppell logo, however it was suggested that "Coppell" should be incorporated into the name of the project, and that a 60 square foot monument sign, as permitted by the sign ordinance be allowed at Sandy Lake ad the main driveway.

The motion passed by an unanimous vote.

12. Consider approval of a contract for state governmental affairs representation regarding online remote sales tax legislation with HMWK, LLC, John Kroll, Principal; and authorizing the City Manager to sign the necessary documents.

Presentation: City Manager Mike Land made a presentation to the City Council and introduced John Kroll with HMWK, LLC. Mr. Kroll made a brief presentation and answered questions of the City Council.

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

13. Report on the Advanced Water Meter Project.

Kim Tiehen, Assistant Director of Finance, made a presentation to the City Council.

14. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land reported the first meeting in March falls during Spring Break this year. We will be bringing forward the discussion on whether or not the Council wishes to cancel that meeting. The quarterly project update was sent in Tidbits. Out of that report, the Biodiversity Education Center is out for bid and should return in the next 60 days. The Construction Manager at Risk for Rolling Oaks Memorial Center will be on your agenda February 12. Finally, the beams at Freeport Parkway were replaced last week and the award of construction for Parkway Boulevard will be on the March agenda.

15. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

Mayor Hunt announced the Vision 2040 Strategic Plan Presentation will be held on February 11 at 7 p.m. and on February 12 at 10 a.m. at the Cozby Library and Community Commons. Get an overview of the Vision 2040 engagement efforts and a sneak peek of the final report that will be presented to the City Council on February 26. Hear directly from the Vision 2040 consultant and Executive Committee members who have been working on the project. Finally, the Daddy/Daughter Dance will be held on February 10 at 12 p.m. at the Coppell Senior and Community Center. This year the dance will be a 50's Style Sock Hop theme.

16. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

- A) C/FBISD/LISD Liaison - Councilmembers Hill and Hinojosa-Smith
- B) CISD Liaison - Councilmember Hinojosa-Smith
- C) Coppell Seniors - Councilmember Roden
- D) Historical Society - Councilmember Long

A) Councilmember Mark Hill announced 53 LISD students made the All-State Band, Choir and/or Orchestra. The 2018-2019 Teacher of the Year Winners are listed on the LISD website and the upcoming election for LISD School Board is May 4. For CFBISD, the 2nd Annual Stellar Fair will be held on January 24 from 5:30-7:30 p.m. at Ranchview High School. It is for ages PK-12 and is free. Also, Coding Academies are launching in the elementary schools and welding and biomedical certifications are expanding.

B) Councilmember Brianna Hinojosa-Smith reported CISD will also have a School Board election May 4 for Places 1,2 and 3. The last day to file is February 15.

C) Councilmember Gary Roden said the Coppell Seniors are eagerly awaiting the grand re-opening of the parking lot. The monthly pot luck luncheon will be held on February 23 at 11:30 a.m.

D) Mayor Pro Tem Cliff Long reported a 2nd scholarship from the Historical Society was awarded to Brian Chong, a long-time volunteer since his freshman year. Amanda Vanhoozier gave an early flowers presentation recently, and the Board approved the purchase of a flat-screen TV for presentations.

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

The Chamber Gala will be held February 2. See the Coppell Chamber website for details.

18. Necessary Action from Executive Session

Nothing to report.

Adjournment

There being no further business before the City Council, the meeting was adjourned at 9:16 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary