



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, February 26, 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 7 - Karen Hunt;Cliff Long;Wes Mays;Gary Roden;Nancy Yingling;Biju Mathew
and Mark Hill
Absent 1 - Brianna Hinojosa-Smith

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 Coppell met in Regular Session on Tuesday, February 26, 2019 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 5:40 p.m.

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

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

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 6:02 p.m. and convened into the Work Session.

- A. Discussion of Agenda Items.
- B. Discussion regarding the 86th Regular Legislative Agenda.
- C. Presentation on FY 17-18 Comprehensive Annual Financial Report (CAFR).
- D. Discussion regarding Bond Issuance Calendar.
- E. Discussion regarding collocation license agreement for small cell installations.
- F. Discussion regarding Old Town murals.
- G. Discussion regarding a proposed Nature Explore Classroom at the Biodiversity Education Center.

Presented in Work Session

Regular Session

Mayor Hunt recessed the Work Session at 7:26 p.m. and reconvened into the Regular Session at 7:33 p.m.

4. Invocation 7:30 p.m.

Rev. Dr. Tom Palmer with First United Methodist Church 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 honoring the Coppell Girls Cross Country Team for winning the 6A UIL State Championship.

Mayor Hunt read the proclamation into the record and presented the same to Coppell High School Coach Nick Benton and the Coppell Girls' Cross Country Team. A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Citizens' Appearance

Mayor Hunt asked for those who signed up to speak:

1) Julio Casteneda, 821 Bullock St., spoke in regards to stagnant water along the homes at Bullock and Howell.

2) Abel Baez, 833 Bullock St., spoke in regards to standing water along the alleyways behind Bullock Street.

3) Joe Shirley, 582 Villawood Ln., spoke positively of the Vision 2040 process in

comparison to the lack of public hearings surrounding the Arts Center construction process.

8. Annual update on North Central Texas Council of Governments (NCTCOG) Emergency Preparedness Activities.

Fire Captain Brad Simpkins made a presentation to the City Council on the North Central Texas Council of Governments (NCTCOG) Emergency Preparedness Activities.

9. **Consent Agenda**

- A. Consider approval of the minutes: February 12, 2019.

A motion was made by Councilmember Gary Roden, seconded by Mayor Pro Tem Cliff Long, to approve Consent Agenda items A-E. The motion passed by an unanimous vote.

- B. Consider approval of a purchase from Playground Solutions of Texas, through Sourcewell Contract No. 030117-LTS, for Playground Shade Systems at Old Town Square, Allen Road, Hunterwood and Andrew Brown West Parks in the amount of \$181,683.47, as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Gary Roden, seconded by Mayor Pro Tem Cliff Long, to approve Consent Agenda items A-E. The motion passed by an unanimous vote.

- C. Consider approval for the purchase of one replacement dump truck from Houston Freightliner, via the Houston-Galveston Area Council (H-GAC) Contract No. HT06-18, for the Public Works Department; in the amount of \$123,732.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Gary Roden, seconded by Mayor Pro Tem Cliff Long, to approve Consent Agenda items A-E. The motion passed by an unanimous vote.

- D. Consider approval of a Resolution adopting a Chapter 284 Service Pole Collocation Attachment License Agreement Form; providing authorization for use and execution of said agreement by the City Manager; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Mayor Pro Tem Cliff Long, to approve Consent Agenda items A-E. The motion passed by an unanimous vote.

Enactment No: RE 2019-0226.1

- E. Consider approval of a Resolution authorizing the execution and delivery of a continuing disclosure agreement with Trinity River Authority of Texas; and authorizing the Mayor to sign.

A motion was made by Councilmember Gary Roden, seconded by Mayor Pro Tem Cliff Long, to approve Consent Agenda items A-E. The motion passed by an unanimous vote.

Enactment No: RE 2019-0226.2

End of Consent Agenda

- 10.** Consider approval of the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2018.
- Presentation: Kim Tiehen, Assistant Director of Finance, introduced John DeBurro, Audit Partner with Weaver, who presented the Comprehensive Annual Financial Report (CAFR) to the City Council.**
- A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.**
- 11.** Receive Vision 2040 Strategic Plan, as delivered by the 2040 Executive Committee.
- Kevin Nevels, 2040 Executive Committee representative, made a presentation to the City Council on the Vision 2040 Strategic Plan.**
- 12.** Consider approval of an Ordinance for 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; and authorizing the Mayor to sign.
- Presentation: Marcie Diamond, Assistant Director of Planning, made a presentation to the City Council.**
- Eric Hawk and associates, representing the applicant, made presentations to the City Council and were available to answer questions.**
- Mayor Hunt announced this was a continued Public Hearing and asked for those who signed up to speak:**
- 1) Kim Wong, 512 Oakcrest Dr., spoke in support of the development.**
 - 2) Amit Sangani, 739 Chateau, spoke in opposition to the development.**
 - 3) Mark Brandenburg, 152 Cottonwood Dr., spoke in favor of the project.**
 - 4) Art Barkley, 5146 Meadow Crest Dr., spoke in favor of the project.**
- 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:**
 - a) City Council approval of Detail Site Plans, including site plans, building**

elevations and landscaping shall be required prior to development in the Concept Plan area.

b) Each lot shall be compliant with the regulations of the Landscape Ordinance.

2) The following variances were approved the for the Detail Plan for Quick Trip, the following shall be permitted:

a) Two 60-square foot, externally lit monument signs, and a project development sign affixed to the decorative wall.

b) One 121 square foot attached QT sign.

c) The red metal canopies, as indicated on the elevations and color renderings, and

d) Two-20 sq. ft. button signs on the gas canopy.

3) Additional Conditions as noted on the attached Outstanding Technical Conditions shall be incorporated as applicable.

Outstanding Technical Conditions

1) Traffic Impact Analysis being submitted prior to subdivision plat – Will be added as a PD Condition.

2) Resolve the discrepancies in the calculations in the Detail Plan and as portrayed in the Concept Plan for the QT Site

3) Where are the monument signs/decorative walls proposed to be located included on the “Development Branding” exhibit, if they are the unlabeled crescent shaped elements on the plan, then they would require several variances to the Sign Ordinance in terms of number of signs, placement and size, etc. Need additional detail as to size, materials, colors, illumination etc.

4) Need additional detail on the patio/decorative paving area to be provided, if for outdoor seating then it needs to be noted and parked for that use – Required at time of Detail Plans (PD Condition)

5) What is the width of the landscaped area between Tracts B & D, it is noted as three different widths.

6) Loading Areas (minimum of 12 feet by 30 feet) will be required for the hotel as well as the office. Required at time of Detail Plans (PD Condition)

7) Fire Lanes need to be labeled Fire Lanes and Mutual Access Easements and shall have a minimum radius of 30 ft. inside and 54 ft. outside.

8) Need to provide additional detail on the proposed 4 story office, including what is the maximum height. Required at time of Detail Plans (PD Condition)

9) Provide clarity if the QT will be equipped with an automatic fire sprinkler system, as required for buildings 5,000 sq. ft. or greater. If so, then a riser room (minimum of 56 sq. ft.) must be included to accommodate fire/life safety systems. The FDC must be located on the building adjacent to the riser room, and the fuel islands shall be visible from POS.

10) Label/ title the Phase 1 exhibit, as such

11) Rectify all discrepancies in size of buildings, landscape calculations, etc.- Required at time of Detail Plans (PD Condition)

12) Revise Concept Plan, Landscape Plan and Tree Survey to be the same scale and orientation. QT plans should also have the same orientation

13) Submit Building Elevations for the QT with materials specified.

14) Correct the parking counts for the QT on the Concept and Phase One Exhibits

15) Concept Utility Plans need to be revised to Required with submission of Detail Plan in within approved Concept Plan (PD Condition).

- a) include all proposed utilities (water, sanitary sewer, and storm sewer) for proposed development (not just for QT),**
- b) include sanitary sewer size,**
- c) make connection between the proposed and existing, and**
- d) add vault with double detector check at the Northwestern connection.**

16) QT Utility Plans need to be revised to Required with submission of Subdivision Plat

- a) include to include size for water main loop and sanitary sewer service**
- b) include the storm sewer system, and**
- c) the proposed fire hydrant south of QT will be required with QT phase.**

The motion passed by an unanimous vote.

13.

PUBLIC HEARING:

Consider approval of an ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

Presentation: Rachel Hardeman, Recreation Coordinator, made a presentation to the City Council.

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

A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to close the Public Hearing and approve this agenda item. The motion passed by an unanimous vote.

14.

Consider approval of a Resolution in support of the CBT Segment 3 Transportation Alternatives Set-Aside Program Project for the Cotton Belt Trail; and authorizing the Mayor to sign.

Mayor Hunt read Agenda Items 14 and 15 into the record to be considered together.

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

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill, that Agenda Items 14 and 15 be approved. The motion passed by an unanimous vote.

Enactment No: RE 2019-0226.4

15.

Consider approval of a Resolution in support of a partial segment of CBT 6 Transportation Alternatives Set-Aside Program Project for the Cotton Belt Trail; and authorizing the Mayor to sign.

Mayor Hunt read Agenda Items 14 and 15 into the record to be considered

together.

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

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill, that Agenda Items 14 and 15 be approved. The motion passed by an unanimous vote.

- 16.** Consider approval to enter into a contract with Quality Excavation, LTD; for the reconstruction of Parkway Boulevard from Hartz Road to Lodge Road, and other specific repairs and improvements between Denton Tap and MacArthur Boulevard; in the amount of \$6,515,332.45, plus \$300,000.00 for milestone incentives; for a total of \$6,815,332.45; as provided by ¼ Sales Tax, IMF & CRDC funds; and authorizing the City Manager to execute any necessary documents.

Presentation: Kent Collins, Director of Public Works and Engineering, made a presentation to the City Council explaining that Quality Excavation, LTD., removed themselves from consideration due to inaccurate information provided in the bid packet. The next bidder on the list was Tiseo Paving Co., with a revised amount of \$7,061,912.50, plus \$300,000.00 for milestone incentives; for a total of \$7,361,912.50. as provided for by the 1/4 cent Sales Tax, IMF & CRDC funds. Mr. Collins presented this option for the City Council's consideration.

A motion was made by Councilmember Bijou Mathew, seconded by Mayor Pro Tem Cliff Long, to accept Tiseo Paving Company's amount as presented by Mr. Collins. The motion passed by an unanimous vote.

17. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land announced construction on Freeport Parkway is finally to our benefit. The next City Council meeting will be March 26, 2019.

18. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

Mayor Hunt announced the Spring Music Series will be held on March 8 and March 22 from 7-9pm at the Square in Old Town. Enjoy a night of music in Old Town under the stars! Bring your blanket or chairs and grab a bite to eat from local food trucks. Complimentary popcorn will be available courtesy of Coppell Parks and Recreation.

She also reminded the public that there will be no City Council Meeting on March 12th.

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

A) Dallas Regional Mobility Coalition - Councilmember Gary Roden

- B) Woven Health Clinic - Councilmember Mark Hill
- C) Metrocrest Services - Councilmembers Wes Mays

A) Councilmember Gary Roden reported the DRMC is watching the Legislature and are advocating for the following goals: 1) protect funding; 2) lobby for additional funding; and 3) educate and re-educate that toll lanes are not the same as managed lanes.

B) Councilmember Mark Hill presented the Woven Clinic has expanded some of their programs and services to include a gynocologist on-site once a week and available cooking classes. The Executive Director invites the City Council and staff to visit the new clinic and see it's new features.

C) Councilmember Wes Mays reported on the Point in Time Homeless Count conducted by Metrocrest Services. Coppell reported locating two individuals and will be working with Dallas County to assist.

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

Nothing to report.

21. Necessary Action from Executive Session

Nothing to report.

At this time, Mayor Hunt recessed the Regular Session and reconvened into the Work Session at 10:26 p.m.

Mayor Hunt adjourned the Work Session and reconvened into the Regular Session at 10:46 p.m.

Adjournment

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

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary