



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### City Council

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Tuesday, March 26, 2019

5:30 PM

Council Chambers

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**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** 6 - Karen Hunt;Cliff Long;Wes Mays;Nancy Yingling;Biju Mathew and Mark Hill

**Absent** 2 - Brianna Hinojosa-Smith and Gary Roden

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Vicki Chiavetta, Deputy City Secretary Ashley Owens and City Attorney Bob Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, March 26, 2019 at 5:30 p.m. in the City Council Chambers of Town Center, 255 E. Parkway Boulevard, Coppel, Texas.

**1. Call to Order**

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

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

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

**A. Discussion regarding the evaluation process for the City Manager.**

**Discussed under Executive Session**

**Section 551.071, Texas Government Code - Consultation with City Attorney and  
Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

- B.** Discussion regarding pending litigation styled as City of Coppell v. Western A. South, LLC.

**Discussed under Executive Session**

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

- C.** Discussion regarding real property located south of East Belt Line and east of South Belt Line.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session at 6:35 p.m. and convened into the Work Session.**

- A) Discussion of agenda items.
- B) Discussion regarding Vision 2040 Strategic Plan.
- C) Update regarding Arts Center Business Strategy.
- D) Discussion regarding a change order for the Arts Center.
- E) Website and mobile app update.

**Presented in Work Session**

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

**Mayor Hunt adjourned the Work Session at 7:37 p.m. and reconvened into the Regular Session.**

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

**Pastor Jeff Spangler with Generate Life 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 announced no one signed up to speak.**

**7. Consent Agenda**

**Mayor Hunt announced that Consent Agenda Item B has been pulled from the agenda and is postponed to the April 9, 2019 City Council Meeting.**

- A.** Consider approval of the minutes: February 26, 2019.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

- B.** Consider approval of an agreement between Cypress Waters Property Association and City of Coppell to sell untreated water from Northlake for irrigation purposes only; and authorizing the City Manager to sign said agreement.

**Consent Agenda Item B has been pulled from the agenda and is postponed to the April 9, 2019 City Council Meeting.**

- C.** Consider approval for the BuyBoard purchase of one replacement Spider Lift for the Facilities division of Public Works; in the amount of \$105,741.02; as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

- D.** Consider approval for the purchase of one replacement vehicle for the Public Works Department; from Caldwell Country Chevrolet; utilizing contract pricing through BuyBoard No. 521-16; in the amount of \$51,720.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

- E.** Consider approval to enter into a design contract with Criado & Associates, Inc.; in the amount of \$193,107.00; as budgeted; for full residential street reconstruction of Cambria Drive and Wise Way; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an**

amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.

- F.** 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.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-739

- G.** Consider award of RFP #165 from Allied Outdoor Solutions in the amount of \$209,259.00; as budgeted; for the replacement of the outdoor pool deck at The CORE; and authorizing the City Manager to execute any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

- H.** Consider approval of Coppell Recreation Development Corporation appointment of Officers.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

- I.** Consider approval of a Resolution in support of HB 2461 and SB 1658 relating to the territory and fees imposed by certain emergency communication districts; and authorizing the Mayor to sign.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an**

**amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2019-0326.1

- J.** Consider approval of a Resolution to recommend an amendment to SB 2 and HB 2 relating to ad valorem taxation providing for the calling of an election to exceed the rollback rate from 78 days to 46 days; and authorizing the Mayor to sign.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling, to amend Item J of the Consent Agenda to remove specific references to sections of HB 2 and SB 2 and to seek an amendment to Section 26.08 of the Tax Code concerning the calling and notice of a rollback election to September 15th and notice to be provided in Section 3.05(d) of the Election Code and that Consent Agenda Items A, C-J be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2019-0326.2

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

- 8.** Consider approval of an Ordinance amending Chapter 12, Article 28A, "H" Historic District, Section 12-28A-5, Standards of Construction and, Section 12-28A-7, Signage Requirements; to provide for approval of signage by the Director of Community Development and to allow the display of Mural Signs and provide regulation thereof in the Historic District; providing a repealing clause; providing a severability clause; providing a penalty clause; and providing an effective date; and authorizing the Mayor to sign.

**Mayor Hunt announced that Item 8 on the Regular Agenda will be pulled and postponed to the April 23, 2019 City Council meeting.**

- 9.** Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-1(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park a vehicle at any times on a portion of various streets within the Eastlake Subdivision; and authorizing the Mayor to sign.

**Presentation: Public Works Director Kent Collins 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 2019-1513

- 10.** Consider approval of an amendment to the Tyler Technologies agreement, dated November 15, 2017, to add the Asset Maintenance

and Performance software in the amount of \$155,740.00; and authorizing the City Manager to sign any necessary documents.

**Mayor Hunt read Agenda Items 10 and 11 into the record to be considered together.**

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

**A motion was made by Councilmember Mark Hill, seconded by Councilmember Wes Mays, that Agenda Items 10 and 11 be approved. The motion passed by an unanimous vote.**

- 11.** Consider approval of an amendment to the Online Business Systems agreement, dated August 1, 2017, to add an additional 8 months of ERP Implementation - Project Management Services in the amount of \$184,000.00; and authorizing the City Manager to sign any necessary documents.

**See Item 10.**

- 12.** Consider award of Bid #Q-0219-01 from William H. Company in the amount of \$214,000.00, available in the CRDC Special Revenue Account and CIP Funds, for the construction of the Nature Explore Classroom at the Biodiversity Education Center and authorizing the City Manager to execute any necessary documents

**Presentation: Community Programs Manager Molly Bujanda made a presentation to the City Council.**

**The owner of William H. Company, William Cole, 4612 Slayton Road, Cleburne, Texas, was present to answer questions from City Council.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.**

- 13.** Consider approval of Change Order #2 for the construction of the Coppell Arts Center, in the amount of \$478,000.00, for the addition of an owner's contingency into the Guaranteed Maximum Price and authorizing the City Manager to sign.

**Presentation: Arts Center Managing Director Alex Hargis 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.**

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

**City Manager Mike Land reported that the eastern half of Freeport Parkway is being paved and currently expected to last about 12 weeks.**

Construction on Parkway Boulevard has started this week and contractors will be working block by block to help with traffic control.

Mr. Land reported that the funeral service for Firefighter Michael Williams will be held on Thursday, March 28th at 11 A.M. at Fellowship Church in Grapevine.

**15. Mayor and Council Reports**

Report by the City Council regarding recent and upcoming events.

Join Coppel Animal Services at the Biodiversity Education Center, 367 Freeport Parkway, from 6:30 – 7:30 pm on Thursday, March 28 for Wild Neighbors: Solving Urban Wildlife Problems. Find out what to do if you see wild creatures, as well as facts and falsehoods about urban wildlife. The class will be led by Marcus Stephens, Professional Wildlife Control Operator, North Texas Regional Manager of 911 Wildlife and former Game Warden.

On April 2nd, beginning at 7 p.m. in Council Chambers there will be a Town Hall Meeting to discuss the budget process. Staff will be on hand to discuss current and upcoming projects and to answer your questions. The agenda for the meeting will be made available prior to the meeting.

April Pools Day will be on April 6th from 1 to 5 p.m. at The CORE. Grab your swimsuit and join us for an afternoon of pool fun. Enjoy free open swim in the indoor pool, popsicles, games, balloon animals and door prizes. Everyone is welcome!

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

- A. Report on North Texas Commission - Councilmember Nancy Yingling
- B. Report on North Central Texas Council of Governments - Councilmember Wes Mays
- C. Report on Metrocrest Services - Councilmember Wes Mays

A) Councilmember Nancy Yingling reported that the North Texas Commission will be hosting North Texas Unites! event in Austin. The Leadership North Texas applications for Class 11 are open until June 7th. NTC is celebrating the 10 year anniversary of the Leadership North Texas classes on May 17th.

B) Councilmember Wes Mays reported that the North Central Texas Commission of Governments will be expanding their driverless vehicle service by asking their employees to test the vehicles by traveling to local destinations in the areas around their office.

C) Councilmember Wes Mays reported that the Metrocrest Keyholder Breakfast will be held on March 28th, and there are still raffle tickets for the 7-day trip to Mexico available for purchase. Councilmember Mays announced that the Metrocrest Services Board introduced their newest member, Mr. Marvin Franklin. Congratulations to Mr. Franklin!

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

Nothing to report.

18. **Necessary Action from Executive Session**

Councilmember Wes Mays made a motion, seconded by Councilmember Mark Hill, to authorize the City Manager and City Attorney to take the necessary procedural actions to deposit the sum of \$341,290.00 for acquisition of 1.567 acres of real property located along Northpoint Drive, as defined in the eminent domain proceeding, styled as City of Coppell v. Western A. South, LLC, filed in County Court #1 of Dallas County. The motion passed by an unanimous vote.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 8:30 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Ashley Owens, Deputy City Secretary