



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes City Council

---

Tuesday, April 22, 2014

5:30 PM

Council Chambers

---

**KAREN HUNT**  
Mayor

**BILLY FAUGHT**  
Mayor Pro Tem

**TIM BRANCHEAU**  
Place 1

**BOB MAHALIK**  
Place 2

**WES MAYS**  
Place 3

**GARY RODEN**  
Place 4

**MARVIN FRANKLIN**  
Place 6

**AARON DUNCAN**  
Place 7

**CLAY PHILLIPS**  
City Manager

Also present were City Manager Clay Phillips, City Secretary Christel Pettinos and City Attorney David Dodd.

The City Council of the City of Coppell met in Regular Called Session on Tuesday, April 22, 2014, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

**1. Call to Order**

**Present** 8 - Karen Hunt; Billy Faught; Tim Brancheau; Bob Mahalik; Wes Mays; Gary Roden; Marvin Franklin and Aaron Duncan

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

Mayor Hunt called the meeting to order, determined that a quorum was present and convened into Executive Session at 5:40 p.m.

**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

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

- B. Seek legal consultation regarding pending litigation.

**Discussed under Executive Session**

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

**Mayor Hunt adjourned the Executive Session at 6:00 p.m. and convened into the Work Session.**

3. A. Discussion regarding the Building Remodel of the Police Department.  
B. Discussion regarding Retail Recruitment Strategy.  
C. Discussion regarding Fund Balance Guideline for Economic Development.  
D. Update on the Old Town Marketing Plan.  
E. Discussion of Agenda Items.

**Presented in Work Session**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 7:14 p.m. and reconvened into the Regular Session at 7:30 p.m.**

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

**Gary Cook, Associate Pastor with GracePoint Church, gave the Invocation.**

5. **Pledge of Allegiance**

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

6. Consider approval of a proclamation naming April 22, 2014, as Sam Houston Campsite Oak Appreciation Day in the City of Coppell; and authorizing the Mayor to sign.

**Mayor Hunt read the proclamation for the record and presented the same to Pete Wilson, member of the Historical Society.**

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

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

7. Consider approval of a proclamation naming the month of May 2014, as Lupus Awareness Month in Coppell; and authorizing the Mayor to sign.

There were no representatives to receive the proclamation, therefore, Mayor Hunt pulled this item and will have it mailed to the organization.

8. Consider approval of a proclamation naming May 2, 2014, as Wilson Elementary Day in Coppell; and authorizing the Mayor to sign.

Mayor Hunt read the proclamation and presented the same to Wilson Elementary Administrators, Principal Chris Nester and Assistant Principal Angela Maden.

A motion was made by Mayor Pro Tem Billy Faught, seconded by Councilmember Gary Roden, that this Agenda Item be approved. The motion passed by an unanimous vote.

Aye: 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

9. Report by the Library Board.

Read and Filed

Wednesday Foster, Chair, gave the board's semi-annual report.

10. Citizens' Appearance

Mayor Hunt advised that no one signed up to speak.

11. Consent Agenda

- A. Consider approval of minutes: April 8, 2014.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.

- B. Consider approval of a Resolution approving an Interlocal Agreement between the City of Coppell, the City of Carrollton, the Town of Addison, the City of Farmers Branch and the North Texas Emergency Communications Center, Inc., relating to payment of rent and other obligations in the Lease Agreement for the NTECC Communications Center; and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.

Aye: 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

Enactment No: 2014-0422.1

- C.** Consider approval of a Lease Agreement between the City of Coppell and the Wilson Family for land located at the southeast corner of Bethel Road and S. Coppell Road, and authorizing the City Manager to sign.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.**
- D.** Consider approval of an Ordinance of the City of Coppell amending Chapter 3, Section 3-1-12 of the Code of Ordinances by amending the daily Water Conservation and Drought Contingency Plans; and authorizing the Mayor to sign.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.**
- Enactment No: 2014-1376
- E.** Consider approval of Change Order 1 in the amount of \$23,496.00 to Smith Pump Company, Inc.; for the procurement of water pumps for the Village Parkway Pump Station; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.**
- F.** Consider approval of a Development Agreement between the City of Coppell and Main Street Coppell 2, Ltd., providing funding in the amount of \$87,608.00 for city improvements; and authorizing the City Manager to sign all necessary documents.
- Postponed and due back to the City Council on 5/13/2014.**
- G.** Consider approval of entering into a contract with GEE Consultants, Inc. for Materials Engineering and Testing for the reconstruction of Freeport Parkway from Ruby Rd. to West Sandy Lake Rd; in the amount of \$100,953.00; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik, that Consent Agenda Items A-E and G be approved. The motion passed by an unanimous vote.**

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

- 12.** Consider approval of a Resolution approving the Bylaws and Restated Certificate of Formation with New Amendments for the Coppell Recreation Development Corporation; and authorizing the Mayor to sign.

**Presentation: Brad Reid, Director of Parks and Recreation, made a presentation to Council.**

**A motion was made by Councilmember Tim Brancheau, seconded by Councilmember Gary Roden, that this Agenda Item be approved as written by the Bond Counsel. The motion passed by an unanimous vote.**

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

Enactment No: 2014-0422.2

- 13.** Consider approval of an agreement with Hidell Associates Architects for design services related to the expansion and renovation of the William T. Cozby Public Library in the amount of 9.5% of the construction and furnishings cost not to exceed \$477,185.00, and authorizing the City Manager to sign.

**Presentation: Vicki Chiavetta, Director of Library Services, made a presentation to Council.**

**A motion was made by Councilmember Bob Mahalik, seconded by Mayor Pro Tem Billy Faught, that this Agenda Item be approved. The motion passed by an unanimous vote.**

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

- 14.** Consider approval of a Development Agreement between the City of Coppell and the Billingsley Company, providing funding in the amount of \$347,503.83 for roadway and related improvements to Chartwell Drive within the City of Coppell; and authorizing the City Manager to sign any necessary documents.

**Presentation: Keith Marvin, Assistant Director of Public Works, made a presentation to Council.**

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

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

- 15.** Consider approval to award a TXMAS Agreement to Johnson Controls in the amount of \$405,289.00 for HVAC upgrades to the Justice Center facility located at 130 Town Center Boulevard; and authorizing the City Manager to sign any necessary documents.

**Agenda Item 16 was heard next. See Item 16 for motion.**

**Presentation: Ken Griffin, Director of Engineering and Public Works, made a presentation to Council.**

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

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

- 16.** Consider award of bid and approve an Agreement with Core Construction in the amount of \$676,476.00 for the construction and remodeling of the Police Department facility located at 130 Town Center Boulevard; and authorizing the City Manager to sign and execute any necessary documents.

**Presentation: Police Chief Mac Tristan made a presentation to Council.**

**A motion was made by Mayor Pro Tem Billy Faught, seconded by Councilmember Tim Brancheau, that this Agenda Item be approved. The motion passed by an unanimous vote.**

**Aye:** 7 - Mayor Pro Tem Billy Faught; Councilmember Tim Brancheau; Councilmember Bob Mahalik; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin and Councilmember Aaron Duncan

### **City Manager Reports**

- 17.** Project Updates and Future Agendas.

City Manager Clay Phillips gave an update on the Sandy Lake Road Project. It continues to move along with concrete pours and lane transistions. Regarding future agendas, Mr. Phillips reminded City Council that there will be a Council Workshop on Tuesday, April 29th. Ken Griffin, Director of Engineering, will present a report on the street improvement status and Albert Gaultier, CIO, will present the IT strategic plan. There will also be discussion about non-profit funding.

- 18. Mayor and Council Reports**

- A. Report by Mayor Hunt regarding upcoming Spring events.
- B. Report by Councilmember Mays regarding the Biodiversity Center Opening.

Mayor Hunt reported on the upcoming spring events: Old Town Celebration and Festival will be held May 2nd & 3rd. On Friday, the event will be from 7pm – 10pm, with a live performance by the band, Emerald City, and food from local restaurants – Simmer, Coppell Deli, Twisted Root. On Saturday, the event will be from 8am- 2pm, with the Farmers Market, bounce houses, face painting, music, craft vendors, and more.

Councilmember Mays and Mayor Hunt reported on the Grand Opening of the

Biodiversity Center. The Friends of Coppel Nature Park hosted a Celebration Dinner on April 12th which showcased the facility. Then on April 22nd, a Ribbon Cutting was held with U.S. Representative Kenny Marchant and Beccy Ratliff representing State Representative Bennett Ratliff. Many said the facility was beautiful with a great mission.

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

Nothing to report.

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

Mayor Hunt reminded the community about other upcoming events: Relay for Life will be held on April 26th at Wagon Wheel Park. The Run to Fund will be held on May 3rd at 8am at CHS. It benefits the Coppel Education Foundation. Later that evening is the Chamber Gala with a Roaring 20's theme. Finally, Election Day is May 10th.

21. Necessary Action from Executive Session

Nothing to report.

#### Adjournment

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

---

Karen Selbo Hunt, Mayor

ATTEST:

---

Christel Pettinos, City Secretary