



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes City Council

Tuesday, March 24, 2015

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARVIN FRANKLIN
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BOB MAHALIK
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

MARK HILL
Place 7

CLAY PHILLIPS
City Manager

Also present were City Manager Clay Phillips, Deputy City Managers Mario Canizares and Mike Land, City Secretary Christel Pettinos, Deputy City Secretary Jean Dwinnell, and City Attorney Robert Hager.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, March 24, 2015, 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 Executive Session at 5:31 p.m.

Present 8 - Karen Hunt; Cliff Long; Bob Mahalik; Wes Mays; Gary Roden; Marvin Franklin; Mark Hill and Nancy Yingling

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

Mayor Hunt convened Executive Session at 5:40 p.m.

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding property located south of Bethel Road and east of S. Coppel Road.

City Council convened into closed executive session pursuant to Section 551.087 of the Texas Government Code to discuss property south of Bethel

Road and east of S. Coppell Road.

Discussed under Executive Session.

Mayor Hunt adjourned Executive Session at 5:43 p.m.

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

Mayor Hunt convened the Work Session at 5:46 p.m.

A. Report on Old Town Coppell.

B. Update regarding programming at the Biodiversity Education Center.

C. Presentation regarding potential sponsorships of City Special Events.

D. Discussion and presentation regarding Police Department Cameras and License Plate Readers.

E. Discussion regarding City Council retreat.

F. Discussion regarding Council Agenda Items.

Presented in Work Session.

Mayor Hunt adjourned the Work Session at 7:12 p.m.

4. Regular Session

Mayor Hunt reconvened the Regular Session at 7:30 p.m.

5. Invocation 7:30 p.m.

Rev. William W. Eason, Associate Pastor, First United Methodist Church, gave the invocation.

6. Pledge of Allegiance

Mayor Hunt and the City Council led the Pledge of Allegiance.

7. Citizens' Appearance

There was no one present wishing to speak.

8. Consent Agenda

A. Consider approval of the Minutes: February 24, 2015.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

B. Consider approval of the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Main Street Coppell, and authorize the Mayor to execute a Correction Special Warranty Deed and other necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

C. Consider approval of a Resolution cancelling the Election on May 9, 2015, and declaring the Election of Unopposed Candidates for Mayor, Place 2, Place 4, and Place 6 of the City Council of the City of Coppell.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 2015-0324.1

D. Consider approval to purchase Fire Department Emergency Management vehicle 2015 Chevrolet Tahoe through Buy Board Contract #430-13 as budgeted in the FY 2014-2015 General Fund in the amount not to exceed \$60,000.00; and authorizing the City Manager to sign and execute any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

E. Consider approval to purchase Fire Department Battalion Incident Command vehicle through the Tarrant County Contract, State Bid Assistance 071-A1, as budgeted in the FY 2014-2015 General Fund for the amount of \$109,779.00; and authorizing the City Manager to sign and execute any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

F. Consider approval of an Ordinance for Case No. PD-273R-C, Texaco, a zoning change from C (Commercial) to PD-273R-C (Planned Development-273 Revised-Commercial), for a convenience store, drive-thru restaurant and gas pumps on 0.97 acres of property located at 890 S. Denton Tap Road and authorizing the Mayor to sign.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Bob Mahalik, that Agenda Items A-F be approved on the Consent Agenda as amended. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 91500-A-666

End of Consent Agenda

9. Consider approval of an Ordinance authorizing the issuance and sale of City of Coppell, Texas General Obligation Refunding Bonds, Series 2015; levying an annual ad valorem tax and providing for the payment of said bonds; approving an official statement; providing an effective date; enacting other provisions relating to the subject, and authorizing the Mayor to sign.

Finance Director Jennifer Miller explained that the City's debt is analyzed each year to see if there are ways to save. Ms. Miller introduced the City's Financial Advisor, Boyd London. Mr. London reviewed the seven (7) bids received, advised that the interest rate received is 2.0979%, resulting in a savings for the City of over \$2 million, that the City has AAA ratings from both Moody's and Standard & Poors, and advised that the City has been well managed for over a decade with more than 75% of the debt retired during that time.

Discussion ensued regarding Mr. London's predictions for the next couple of years relating to bonds and interest rates and the reason more refunding couldn't have been done with the rates so low.

A motion was made by Mayor Pro Tem Marvin Franklin, seconded by Councilmember Gary Roden, to approve Ordinance No. 2015-1410, and authorizing the Mayor to sign. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: 2015-1410

10. PUBLIC HEARING:
Consider approval of Case No. PD-272R-LI, Prologis Park @ Callejo, a zoning change request from PD-272-LI (Planned

Development-272-Light Industrial) to PD-272R-LI (Planned Development-272 Revised-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121.

Mayor Hunt opened the Public Hearing.

Director of Planning Gary Sieb made presentations regarding Agenda Items 10, 11, and 12. He reviewed the building and landscaping plans, reviewed both the Preliminary and Final Plats, and advised there were no outstanding conditions on either of the Plats.

There was no one present wishing to speak.

Discussion ensued regarding parking and the additional five (5') building height request.

The Developer was present to answer questions of the Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill to close the public hearing and approve Case No. PD-272R-LI Prologis Park @ Callejo, a zoning change request from PD-272-LI (Planned Development-272-Light Industrial) to PD-272R-LI (Planned Development-272 Revised-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

11.

Consider approval of the Prologis Park @ Callejo, Revised Preliminary Plat, to revise the preliminary plat to increase the number of lots from eight (8) lots to nine (9) on 116.64 acres of land located north of Sandy Lake Road and south of SH 121 and providing for the extension of Freeport Parkway.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill to approve the Prologis Park @ Callejo, Revised Preliminary Plat, to revise the preliminary plat to increase the number of lots from eight (8) lots to nine (9) on 116.64 acres of land located north of Sandy Lake Road and south of SH 121 and providing for the extension of Freeport Parkway. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

12. Consider approval of the Prologis Park @ Callejo, Final Plat, to establish nine (9) lots, dedicate fire lane and easements for Lot 4, and to provide for the extension of Freeport Parkway on 116.64 acres of land located north of Sandy Lake Road, and south of SH 121.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill to approve the Prologis Park @ Callejo, Final Plat, to establish nine (9) lots, dedicate fire lane and easements for Lot 4, and to provide for the extension of Freeport Parkway on 116.64 acres of land located north of Sandy Lake Road, and south of SH 121. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

13. PUBLIC HEARING:

Consider approval of Case No. PD-108R12-H, Coppell Life Safety Park, a zoning change request from PD-108R8-H (Planned Development-108 Revision 8-Historic) to PD-108R12-H (Planned Development-108 Revision 12-Historic), to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road.

Mayor Hunt opened the public hearings for Agenda Items 13 and 14.

Director of Planning Gary Sieb made presentations regarding Agenda Items 13 and 14. He reviewed the zoning case and the replat for the Life Safety Park at 820 S. Coppell Road. Mr. Sieb advised that all conditions had been met and recommended approval.

There was no one present to speak.

Councilmember Bob Mahalik expressed his excitement for the Park and made a motion, seconded by Councilmember Nancy Yingling to close the public hearing and approve the zoning change request from PD-108R8-H (planned Development-108 Revision 8- Historic) to PD-108R12-H (Planned Development-108 Revision 12- Historic), to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

14. PUBLIC HEARING:

Consider approval of the Coppell Service Center (Life Safety Park), Lot 2R, Block 1, Replat, being a replat of Lot 2, Block 1, of the Coppell Service Center Addition to establish fire lanes and easements to allow the development of educational buildings and a Life Safety Park on 2.03 acres of located at 820 S. Coppell Road.

A motion was made by Councilmember Bob Mahalik, seconded by Councilmember Nancy Yingling to approve the Coppell Service Center (Life

Safety Park), Lot 2R, Block 1, Replat, being a replat of Lot 2, Block 1, of the Coppell Service Center Addition to establish fire lanes and easements to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

15.

PUBLIC HEARING:

Consider approval of Case No. PD-278-R, Coppell Heights Addition, a zoning change request from R (Retail) to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road.

Mayor Hunt opened the public hearings for Agenda Items 15 and 16.

Planning Director Gary Sieb made a presentation regarding the zoning change request, advised that the shared monument sign would be removed and that the property had previously been owned by one person and now has two owners. Mr. Sieb recommended approval with conditions as recommended by the Planning and Zoning Commission.

The Applicant was present to answer questions of the Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden to close the public hearing and approve the zoning change request from R (Retail) to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road with conditions. The motion passed by a 6-1 vote.

Aye: 6 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Mark Hill and Councilmember Nancy Yingling

Nay: 1 - Councilmember Marvin Franklin

16.

PUBLIC HEARING:

Consider approval of the Coppell Heights Addition, Lots 9C1 & 9C2, Block A, Replat, to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, private utilities and access on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden to close the public hearing and approve the Coppell Heights Addition, Lots 9C1 & 9C2, Block A, Replat, to allow the

subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, private utilities and access on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road with conditions. The motion passed by a 6-1 vote.

Aye: 6 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Mark Hill and Councilmember Nancy Yingling

Nay: 1 - Councilmember Marvin Franklin

17.

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.

Mayor Hunt opened the public hearing.

Recreation Programs Manager Sherry Belmont gave an update on the programs offered and the standards of care given by the Recreation staff.

There was no one present wishing to speak.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Bob Mahalik to close the public hearing and approve Ordinance No. 2015-1411, 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. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

Enactment No: ORD 2015-1411

18.

Consider approval to award a bid and enter into a contract with Tiseo Paving Company, in an amount of \$4,826,657.36, for the construction of North Freeport Parkway from West Sandy Lake Rd to SH 121, providing a \$350,000 early completion incentive clause, for a total award of \$5,176,657.36; as budgeted; and authorizing the City Manager to sign any necessary documents.

Assistant Director of Engineering Mike Garza made a presentation to Council regarding the proposed bid award. He advised that the original bid was to complete the project in 205 days, but that Tiseo would receive incentive dollars if the project is completed 50 days early.

Discussion ensued regarding possible concerns with Tiseo being awarded this bid since they have worked on the Sandy Lake Road project for so long.

A motion was made by Councilmember Nancy Yingling, seconded by Councilmember Cliff Long to approve the bid award and enter into a contract with Tiseo Paving Company, in an amount of \$4,826,657.36, for the construction of North Freeport Parkway from West Sandy Lake Road to SH

121, providing a \$350,000 early completion incentive clause, for a total award of \$5,176,657.36, as budgeted and authorizing the City Manager to sign any necessary documents. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

19.

Consider approval to purchase Vigilant Solutions Stationary LPR Package in the amount of \$129,987.54 for the acquisition of two stationary license plate reader platforms with accompanying hardware, software, and training; and authorizing the City Manager to sign and execute any necessary documents.

Assistant Chief Jim Cook made a presentation regarding the purchase of Vigilant Solutions Stationary License Plate Reader Package in the amount of \$129,987.54.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Nancy Yingling to approve the purchase of Vigilant Solutions Stationary LPR Package in the amount of \$129,987.54 for the acquisition of two stationary license plate reader platforms with accompanying hardware, software, and training; as budgeted, and authorizing the City Manager to sign and execute any necessary documents. The motion passed by a unanimous vote.

Aye: 7 - Councilmember Cliff Long; Councilmember Bob Mahalik; Councilmember Wes Mays; Mayor Pro Tem Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Councilmember Nancy Yingling

20. City Manager Reports - Project Updates and Future Agendas

City Manager Clay Phillips advised that a couple of citizens had expressed concerns with the plans for the new pedestrian bridge. He explained that the project is well underway and it is too late to make changes. Mr. Phillips announced there would be a Food Truck event for the City's volunteers on April 30th and a Council Work Session on March 31st to discuss the following: 1) para transit; 2) IT Infrastructure; 3) Comprehensive Land Use Plan amendments; 4) the 84th Legislative Session; and 5) the upcoming Council Retreat.

21. Mayor and Council Reports

Mayor Hunt announced the following upcoming events: 1) Food Truck Frenzy on March 28th in Old Town Coppell from 6-9 p.m.; 2) the Eggstravaganza on April 4th at Wagon Wheel Park beginning at 10:30 a.m.; and 3) Earthfest on April 11th at City Hall Plaza.

Councilmember Yingling announced that invitations had been received for "Easter in the Garden," which takes place at the same time as the City's Eggstravaganza event.

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

Mayor Pro Tem Marvin Franklin announced that on March 19th a breakfast was held for the Metrocrest Keyholders. He announced that several City representatives had attended and that discussion was held regarding the partnership of the City to assist with the needs of seniors. Mayor Pro Tem Franklin also read a "Thank You" note from a Coppell citizen.

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

Council Member Cliff Long announced that the Historical Society rescheduled the Archeological dig planned for March 21st due to weather and then learned that the property where the dig was to be held had been sold. He advised there would be no dig this Spring, but would be rescheduled for the Fall.

24. Necessary Action from Executive Session

There was no action to be taken.

Adjournment

Mayor Hunt announced that there was no further business before the City Council and adjourned the meeting at 8:42 p.m.

Karen Selbo Hunt, Mayor

Christel Pettinos, City Secretary