



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, June 13, 2017

5:30 PM

Council Chambers

KAREN HUNT
Mayor

NANCY YINGLING
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-FLORES
Place 2

MARVIN FRANKLIN
Place 6

WES MAYS
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Present 7 - Karen Hunt;Cliff Long;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

Absent 1 - Brianna Hinojosa-Flores

Also present were City Manager Mike Land, City Secretary Christel Pettinos and City Attorney Robert Hager.

The City Council of the City of Coppell met in Regular Called Session on Tuesday, June 13, 2017 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 5:41 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects north of Sandy Lake Road and west of N. Coppell Road.

Discussed under Executive Session

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

Mayor Hunt adjourned the Executive Session at 5:52 p.m. and convened into the Work Session.

- A. Discussion regarding Traffic Signal Controllers.
- B. Discussion regarding Council Committee assignments.
- C. Discussion regarding 20NEXT - Community Vision Process.
- D. Discussion regarding the proposed Arts Center.
- E. Discussion regarding Agenda Items.

Presented in Work Session

Regular Session (Open to the Public)

Mayor Hunt adjourned the Work Session at 7:27 p.m. and reconvened into the Regular Session.

4. Invocation 7:30 p.m.

Jeff Spangler, Senior Pastor 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 advised that no one signed up to speak.

7. Update and discussion related to the "Celebrate Coppell" Event at Andy Brown Park.

Brad Reid, Director of Parks and Recreation, gave a final update on Celebrate Coppell. With the event less than three weeks away, Mr. Reid announced the shuttle and parking options, the sponsors and debuted the new amenities. Jessica Carpenter, Assistant Director of Parks and Recreation, updated Council on the scheduled events.

8. Consent Agenda**A. Consider approval of the minutes: May 23, 2017, and May 30, 2017.**

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.

B. Consider entering into a three-year cooperative agreement with Dallas County for participation in the Community Development Block Grant (CDBG) program, and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.

- C.** Consideration of a Resolution regarding the approval of the City of Coppell's cooperation with the cities served by Texas New Mexico Power (TNMP) to review TNMP's application for approval of an adjustment to its Energy Efficiency Cost Recovery Factor; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to legal counsel; and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.

Enactment No: RE 2017-0613.1

- D.** Consider approval of an Ordinance amending Chapter 1, Article 1-10 relating to City Council Agenda Process and Procedures; and authorizing the Mayor to sign.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Gary Roden, that Consent Agenda Items A-D be approved. The motion passed by an unanimous vote.

Enactment No: ORD 2017-1476

End of Consent Agenda

- 9.** PUBLIC HEARING:
Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., and to amend the Future Land Use Plan of the Comprehensive Plan from "Urban Residential Neighborhood" to "Neighborhood Center Retail" on property located along the east side of S. Denton Tap Road, between E. Bethel Road and the DART R.O.W., west of the centerline of the creek, containing approximately 8 acres of land.

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

The property owner, Saad Biaruty, was available for questions of the Council.

Mayor Hunt opened the Public Hearing and asked for those who signed up to speak:

1) David Flesher, 116 Wrenwood Dr., owner of Grow It Designs Landscape, is excited about the new retail development and is in support of the case.

A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling, to close the Public Hearing and approve the Agenda Item subject to the following conditions:

- 1) Additional comments may be generated upon detail engineering review and building permit;
- 2) This property shall be re-platted to provide fire lanes and easements for this development;
- 3) A Tree Removal Permit will be required prior to the removal of any trees; and
- 4) Correction of the landscape calculations.

The motion passed by an unanimous vote.

Enactment No: OR 91500-A-712

10. Consider approval of a professional service contract for audit services of the Fiscal Year 2017, Fiscal Year 2018, and Fiscal Year 2019 and authorizing the City Manager to sign

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

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

11. Consider approval to enter into a contract with IIPL USA, LLC, for the reconstruction of various alleyways; in an amount of \$847,300.00; as budgeted; and authorizing the City Manager to sign any necessary documents.

Presentation: Jamie Brierton, CIP Coordinator, made a presentation to the City Council.

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

12. Consider approval of authorizing Engineering Department to proceed with the design of Parkway Boulevard.

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

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

13. Consider approval of a Resolution supporting the DART Board design and realignment of the Cotton Belt Rail Line to support a southern reconfiguration into Northlake; and to provide for grade separation, quiet zones, sound walls and trails; and authorizing the Mayor to sign.

Presentation: Mike Land, City Manager, made a presentation to the City Council.

A motion was made by Mayor Pro Tem Nancy Yingling, seconded by Councilmember Wes Mays, that this Resolution be approved. The motion passed by unanimous vote.

Enactment No: RE 2017-0613.2

14. Consider approval of a Resolution authorizing Phase 2 of the existing architectural services contract with Corgan Associates, Inc. for Design Development and Construction Documents services for the proposed Coppell Arts Center totaling \$643,750; and authorizing the Mayor to sign.

Presentation: Mike Land, City Manager, made a presentation to the City Council.

A motion was made by Councilmember Marvin Franklin, seconded by Councilmember Wes Mays, that this Resolution be approved. The motion passed by an unanimous vote.

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

City Manager Mike Land complimented Brad Reid on his update of Andy Brown Park East. There are still some items on the punch list to resolve, but they will be tended to after the festivities. Mr. Land will be on vacation beginning June 14th and will return on June 21st. Police Chief Mac Tristan will be acting City Manager.

16. **Mayor and Council Reports**

Report by Mayor Hunt regarding upcoming events.

Mayor Hunt announced the Library has weekly ESL classes. ESL Conversation Club is held on Tuesdays at 10:30 am. Stop by the library to practice your English conversational skills. Bring your tablet, smart phone, or laptop to learn about resources to continue the conversation at home! The group is designed for non-English speakers ages 18 and older. Space is limited, so sign-up is required. Please email cozbyprograms@coppelltx.gov or call 972-304-3658.

The Library is also hosting a hygiene/cleaning supplies drive for Metrocrest Services June 3 - July 25. When we think of donation drives we first think of canned goods during the holiday months, but hygiene items are in high demand all year long. This summer, the Library will be collecting hygiene items like shampoo, toothpaste, deodorant, baby wipes, and laundry detergent for Metrocrest Services. A full list of requested items is available at the Information Desk and on the donation box in the lobby. All donations will go to Metrocrest Services in Farmers Branch. To find out more about Metrocrest and

the aid they give to our community, please visit www.metrocrestservices.org

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

- A. North Central Texas Council of Governments - Councilmember Mays
- B. North Texas Commission - Mayor Pro Tem Yingling and Councilmember Franklin
- C. Historical Society - Councilmember Long

A. Councilmember Mays reported NCTCOG has recently published a Green Infrastructure Guide Book as a resource for municipalities. The 8th Annual Clean Air Action Day will be held on June 23rd. Finally, the General Assembly will be held on June 16th at the Hurst Conference Center.

B. Mayor Pro Tem Yingling reported the North Texas Commission completed their strategic visioning and are taking next steps to put it into action.

C. Councilmember Long reported on Pioneer Days. Many from the Historical Society participated in sharing old maps, graphs and pictures, provided cotton planting demos and churned butter.

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

Nothing to report.

19. Necessary Action from Executive Session

Nothing to report.

Adjournment

There being no further business before the City Council, the meeting was adjourned at 9:27 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary