



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### City Council

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Tuesday, April 24, 2018

5:30 PM

Council Chambers

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**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** 8 - Karen Hunt;Cliff Long;Brianna Hinojosa-Flores;Wes Mays;Gary Roden;Marvin Franklin;Mark Hill and Nancy Yingling

Also present were City Manager Mike Land, Deputy City Managers Traci Leach and Noel Bernal, 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, April 24, 2018 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 the Executive Session at 5:30 p.m.

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

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

**A.** Discussion regarding real property east of South Belt Line Road and south of East Belt Line Road.

Discussed under Executive Session.

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

- B.** Discussion regarding economic development prospects south of Bethel Road and west of Freeport Parkway.
- Discussed under Executive Session.

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

- C.** Evaluation of a public officer, to wit City Manager.
- Discussed under Executive Session.

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

- A. Discussion regarding the Coppell Art Center Business Plan.
- B. Discussion regarding the Star Leaf Pump Station alternatives.
- C. Discussion regarding the Northlake pumping solution.
- D. Discussion regarding the Sandy Lake Lift Station
- E. Discussion regarding the Neighborhood Integrity Program.
- F. Discussion regarding the Board and Commission appointment process.
- G. Discussion regarding Agenda items.

Items A and F were removed from the Work Session Agenda. Items B, C, D, E and G were presented in Work Session.

**Regular Session**

Mayor Hunt adjourned the Work Session at 7:28 p.m. and reconvened into Regular Session at 7:38 p.m.

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

Police Chaplain Steve Gibson gave the Invocation.

**5. Pledge of Allegiance**

The Police Department Color Guard presented the Flags and Mayor Hunt and the City Council led those present in the Pledge of Allegiance.

**6. Proclamations**

Consider approval of a proclamation naming May 2018, "Motorcycle Safety and Awareness Month;" and authorizing the Mayor to sign.

Mayor Hunt read the Proclamation for the record and presented the same to Ms. Connie Thompson, Denton ABATE Coordinator, in honor of "Motorcycle Safety and Awareness Month." 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.**

**Aye:** 7 - Councilmember Cliff Long; Brianna Hinojosa-Flores; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling

## **7. Presentations**

### **A. Swearing-In of the Municipal Court Administrator.**

**Judge Terry Landwehr administered the Oath of Office to Jaime Brew, Municipal Court Administrator.**

### **B. Presentation by the Texas Police Chiefs Association Foundation to the Coppell Police Department in Recognition of their Completion of the Texas Law Enforcement Best Practices Program.**

**Retired Police Chief Marlin Price, representing the Texas Police Chiefs Association Foundation, made a presentation to the Coppell Police Department for recurring completion of the Texas Law Enforcement Best Practices Program. Only 74 Police Departments in Texas have kept up the 168 standards necessary to receive this recognition year-after-year.**

**Police Chief Mac Tristan thanked Chief Price for recognizing the Coppell Police Department with this award, and thanked Sgt. Sammy Lujan for his time and attention to keeping the Coppell Police Department aware of the Texas Law Enforcement Best Practices.**

### **C. Presentation and mid-year update on Metrocrest Services.**

**Mr. Tracy Eubanks, Chief Executive Officer of Metrocrest Services, made a presentation to Council regarding the services provided during 2017. He reviewed the organization's mission, model, and Core Values. Mr. Eubanks reported: 749 residents (266 families) in Coppell were assisted during 2017; 16,120 meals were made for Coppell kids during the summer of 2017; and senior transportation was provided when necessary. He explained that Metrocrest is encouraging seniors to use the expanded SPAN Transportation services when possible.**

**Councilmember Wes Mays, liaison to Metrocrest Services, described his eye-opening experience working with Metrocrest, and the passion shared by the staff and volunteers when helping others.**

**Mayor and Councilmembers thanked Mr. Eubanks for his presentation and the work of Metrocrest Services.**

## **8. Citizens' Appearance**

**Mr. Venky Venkatraman, 415 Gifford Drive, explained that he is a good host and has a 5-star rating for his Airbnb. He encouraged those with complaints to contact Airbnb directly rather than have the City create regulations. He further expressed his dissatisfaction with his experience in the Municipal Court recently.**

**Ms. Jasmine Jones, Miss Texas Outstanding Teen, introduced herself to the Mayor and Council and expressed her excitement for representing the City of Coppell. She explained her platform of, "13 Reasons Why Not," in response to her attempted suicide when she was younger.**

**9. Consent Agenda**

- A.** Consider approval of the minutes: April 10, 2018.

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

- B.** Consider approval of an Ordinance for PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on proposed Lot 2B1 and the approval of Concept Plan for proposed Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, and authorizing the Mayor to sign.

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

Enactment No: 91500-A-724

- C.** Consider approval of the acquisition of a Musco Light Control System to replace the existing light control hardware in various city parks and athletic facilities, in the amount of \$144,000.00, from Musco Sports Lighting LLC., with contract pricing through the Buyboard, Contract No. 512-16, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- D.** Consider approval of the acquisition and installation of a replacement playground, a new playground shade structure and four (4) benches at Magnolia Park in the amount of \$95,806.29 from The Playwell Group Inc., contract pricing through BuyBoard, Contract No. 512-16, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

**End of Consent Agenda**

- 10.** Consider approval of a Performance Contracting Agreement with Siemens Industry, Inc. for the performance of the Work and Services related to the Advanced Water Meter System; and authorizing the City Manager to execute any necessary documents.
- Presentation:** Kim Tiehen, Assistant Director of Finance, gave a presentation on the Advanced Water Meter System Project.
- A motion was made by Councilmember Marvin Franklin, seconded by Mayor Pro Tem Nancy Yingling, that Agenda Item 10 be approved. The motion passed by an unanimous vote.**
- Aye:** 7 - Councilmember Cliff Long; Brianna Hinojosa-Flores; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling
- 11.** Consider approval of a Resolution authorizing the Coppell Recreation Development Corporation (CRDC) to proceed with the adoption of a Resolution directing publication of Notice of Intent to undertake projects and Notice of Public Hearing; and authorizing the Mayor to sign.
- Presentation:** Robert Hager, City Attorney, gave a presentation on the Coppell Recreation Development Corporation (CRDC) proceeding with the adoption of a Resolution to move forward with approved projects.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Mark Hill, that Agenda Item 11 be approved. The motion passed by an unanimous vote.**
- Aye:** 7 - Councilmember Cliff Long; Brianna Hinojosa-Flores; Councilmember Wes Mays; Councilmember Gary Roden; Councilmember Marvin Franklin; Councilmember Mark Hill and Mayor Pro Tem Nancy Yingling
- Enactment No: 2018-04-24.1
- 12.** **PUBLIC HEARING:**
- Consider approval of PD-133R8-HC, Magnolia Office Park (Savannah Coppell), being a zoning request from PD-133-HC (Planned Development District-133-Highway Commercial) to PD-133R8-HC (Planned Development District-133 Revision 8-Highway Commercial) to attach a Detail Site Plan to allow six, one-story office buildings to be located on the south side of SH 121, approximately 215 feet west of N. Denton Tap Road, at the request of Suha Ventures LLC, being represented by Matt Moore, Claymoore Engineering.
- Mayor Hunt opened the public hearing and read this item into the record.**
- Presentation:** Marcie Diamond, Assistant Planning Director, made a presentation regarding the proposed zoning change request.
- The following residents spoke regarding the desire for an 8' fence along the back of this development and for the relocation of the dumpster proposed for the southwest corner of the development:**

Mark Meyer - 620 Waverly Lane  
Yvette Hightower - 137 Natches Trace  
Mark Henry - 611 Canemount Lane  
Collette Bliobenes - 607 Levee Place  
Ruth Holder - 134 Natches Trace

Discussion ensued regarding the requested conditions.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Wes Mays, to close the public hearing and approve this agenda item subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. All proposed wall signage shall comply with ordinance requirements, be consistent in style and material.
4. The 8' masonry screening wall adjacent to the residential shall be constructed prior to issuance of a building permit.
5. The applicant and staff to explore options to close the gap in the screening wall abutting Magnolia Park.
6. The sewer line across the rear of the property to be private.

The motion passed by a 5-2 vote.

**Aye:** 5 - Councilmember Cliff Long; Brianna Hinojosa-Flores; Councilmember Wes Mays; Councilmember Gary Roden and Mayor Pro Tem Nancy Yingling

**Nay:** 2 - Councilmember Marvin Franklin and Councilmember Mark Hill

### **13. City Manager Reports - Project Updates and Future Agendas**

City Manager Mike Land announced that he met with representatives of DFW Airport earlier in the day and they advised that there would be runway rehabilitation taking place from now through November. There will be a significant increase in traffic on the eastern runway from approximately 140-150 to 300-400 takeoffs/landings during this time of rehabilitation. There is a link on the City's website with further details.

Construction on Belt Line Road will begin on May 11. Freeport Parkway south bound construction continues. Finally, the DART Environmental Impact Study has been released and the City has 45 days to file a response.

### **14. Mayor and Council Reports**

Mayor Hunt announced CozbyCon will be held on May 12th. The Library will be hosting Cosplay Crafternoon on April 28th at 3 p.m. They will provide some supplies to help create the perfect cosplay outfit for CozbyCon. Feel free to bring along anything you may already have to add to your costume. This is for grades 6-12.

The Biodiversity Education Center will be hosting Zooniversity: Meet Amphibians, on April 28th from 11 a.m. – 12:30 p.m. for ages 5+. The address is 367 Freeport Parkway.

Celebrate Old Town's 4th anniversary in style with a Party on the Lawn on May 4th from 7-9 p.m. Grab something to eat from a food truck or check out an Old Town restaurant and enjoy a concert on the lawn! Bring the kids and let them splash in the Main Street Interactive Fountain, or play on the playground. The address is 768 W. Main Street.

Finally, the City of Coppell Municipal election will be held on May 5th. All precincts will vote at Coppell Town Center. Early voting has begun at Town Center and will be on-going through May 1st. You may check the website for hours the polls will be open and other locations for Early Voting.

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

- A. Report on C/FBISD/LISD - Councilmember Mark Hill
- B. Report on CISD - Councilmember Brianna Hinojosa-Flores
- C. Report on Coppell Seniors - Councilmember Gary Roden/Mayor Pro Tem Nancy Yingling

A. Councilmember Mark Hill reported that the Carrollton/Farmers Branch Superintendent, Dr. Bobby Burns, is retiring after serving as Superintendent for ten years. He will be missed and we wish him well. Harmon High School in the Lewisville Independent School District visited Florence, Italy through a new virtual reality tool, GOOGLE Expeditions. Teachers are using this program for interactive lessons in World History and Geography.

B. Councilmember Brianna Hinojosa-Flores reported that voting is currently in progress for the School District Board of Trustees and that open enrollment at New Tech has been extended. The school district has recently named a new Executive Director of Finance and an Assistant Superintendent of Curriculum and Instruction. She encouraged all to review the 2018-2019 School Calendar on the District's website, as school will be starting on August 15th, which may interfere with some summer plans.

C. Mayor Pro Tem Nancy Yingling reported that while she was recently attending one of the Senior's lunches, she was asked why the senior exemptions had been rescinded. She explained that they had not been rescinded. A new brochure for our seniors has been created to keep them informed. She announced the following activities for our seniors: April 25 - April's Potluck and Birthday Celebration, May 7 - Mother's Day Tea, May 15 - Supper Club in Addison, May 21 - Severe Weather Safety Class, May 26 - Old Town Garden Tour, and May 31 - Frisco Rough Rider's Game.

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

Nothing to report.

**17. Necessary Action from Executive Session**

Nothing to report.

**Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:36 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Jean Dwinnell, Deputy City Secretary