



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, August 11, 2020

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

NANCY YINGLING
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

MIKE LAND
City Manager

Present 7 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Biju Mathew and Mark Hill
Absent 1 - Nancy Yingling

Also present were City Manager Mike Land, City Secretary Christel Pettinos, and City Attorney Robert Hager. Deputy City Managers Vicki Chiavetta and Traci Leach were in attendance virtually.

The City Council of the City of Coppell met in Regular Session on Tuesday, August 11, 2020 at 5:31 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppell in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:38 p.m.

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

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

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

Discussed under Executive Session

3. Work Session (Open to the Public) Council Chambers

Mayor Karen Hunt adjourned the Executive Session at 6:46 p.m. and convened into the Work Session at 6:58 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Boards and Commissions process.
- C. Discussion and update regarding South Belt Line Road reconstruction.
- D. Review the proposed Agreement for Automatic Assistance between the Dallas Fire-Rescue Department and City of Coppell Fire Department to provide Emergency Medical Services to the Cypress Waters Development.

Presented in Work Session

Regular Session

Mayor Hunt adjourned the Work Session at 7:27 p.m. and reconvened into the Regular Session at 7:31 p.m.

4. Invocation 7:30 p.m.

Councilmember Wes Mays 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.

Presentations

7. Update on Coppell Arts Center.

Alex Hargis, Managing Director of the Arts Center, gave a presentation to the City Council on the construction progress and programming of the Coppell Arts Center. Greg Goyne and Todd Storch, Coppell Arts, Cultural & Heritage Foundation Board Members, gave a presentation on what the Foundation is doing to support the Arts Center.

8. Annual report by SPAN Transit Services.

Laura Joy, SPAN Mobility Manager, and Diane Beck incoming manager, gave an annual report to the City Council on SPAN's transportation services. They reported that Coppell will not be invoiced for services this upcoming fiscal year due to funding from the CARES Act. They also announced a veterans pick up location is being considered for all Coppell residents. More information will be published once it is available.

9. Consent Agenda

- A. Consider approval of the minutes: July 28, 2020.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- B. Consider approval of an Ordinance for PD-303-H, RVIS Office Expansion, to approve a Detail Site Plan to allow for an approximate 1,782 square foot expansion and additional parking to an existing 1,548 square foot professional office on 0.65 acres of land located at 412 W Bethel Road; and authorizing the Mayor to sign.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-755

- C. Consider approval to enter into a contract with BGE, Inc.; for the design of improvements to the Village Parkway Pump Station; in the amount of \$244,300.00; as provided for in the 2020 Bond Funds; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- D. Consider approval of the procurement of two replacement vehicles; the first vehicle for Public Works; in the amount of \$33,962.96 plus a single \$600 HGAC fee for a total of \$34,562.96; as budgeted; from Caldwell Country Ford utilizing HGAC contract no. VE11-18; the second vehicle for Code Compliance; in the amount of \$30,235.28 plus a single \$400 BuyBoard fee for a total of \$30,635.28; as budgeted; from Caldwell Country Ford utilizing BuyBoard contract no. 601-19; for a grand total of \$65,198.24; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

- E.** Consider approval to enter into a License Agreement with Haas Rose at Lost Creek LLC; to allow the use of 0.9-feet of the City's 20-foot water easement for the proposed building at Lot 6, Block 1 of Kyra Court; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- F.** Consider approval for the purchase of the Fire Station Alerting System at Fire Station #4 by U.S. Digital Designs, NPPGov Contract #VH11614, in the amount of \$72,306.89 as budgeted, and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- G.** Consider approval for the purchase of access control and video management system equipment at Fire Station #4 by Knight Security Systems for \$76,525.08, as budgeted, and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- H.** Consider approval to purchase laptops and accessories from Dell Marketing LP, DIR contract # DIR TSO-3763 in the amount of \$81,773.43 as budgeted; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- I.** Consider approval to award Bid #Q-0720-01 Emergency Vehicle Equipment and Installation to Defender Supply for an amount not-to-exceed \$340,000.00; as budgeted; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.**
- J.** Consider a Resolution of the City of Coppell authorizing an Interlocal Agreement with the Coppell Independent School District (CISD) for School Resource Officer (SRO) protection services for the school year 2020-2021; and authorizing the Mayor to sign.
- A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The**

motion passed by an unanimous vote.

Enactment No: RE 2020-0811.1

End of Consent Agenda

10.

PUBLIC HEARING:

Consider approval of PD-295R-HC (Sheraton Four Points Hotel), a zoning change request from PD-295-HC to PD-295R-HC, to approve a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675 acres of property located on the northeast corner of SH 121 and Northwestern Drive, as requested by Mike Clark on behalf of Archway 121 Coppell, Ltd.

Presentation: Mary Paron-Boswell, Senior Planner, announced the applicant has requested that this Public Hearing be continued until the September 8th City Council meeting.

Mayor Karen Hunt opened the Public Hearing.

A motion was made by Councilmember Gary Roden, seconded by Councilmember Cliff Long, to continue the Public Hearing until the September 8th City Council meeting. The motion passed by an unanimous vote.

11.

PUBLIC HEARING:

Consider approval of PD-133R4R-HC (Deliman's Grill), a zoning change request from PD-133R4-HC to PD-133R4R-HC, to approve a Detail Site Plan to allow for a digital drive-thru menu board with speaker to an existing restaurant drive-thru on 0.88 acres of land located on the west side of Denton Tap Road approximately 640 feet south of SH 121, as requested by Tyler Washburn on behalf of Deliman's Grill.

Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.

Jay Khorrami, applicant, was available for questions of the City Council.

Mayor Karen Hunt opened the Public Hearing and advised that no one signed up to speak.

A motion was made by Mayor Pro Tem Mark Hill, 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 at the time of Building Permit.**
- 2. Hours of operation remain from 6:00 a.m. to 10:00 p.m., Sunday through Saturday.**
- 3. The volume of the speaker shall not exceed 70 dB at 3-ft.**
- 4. The speaker and microphone to face south, away from the adjacent homes.**

The motion passed by an unanimous vote.

12. Consider approval of an Ordinance authorizing the issuance and sale of Combination Tax and Limited Surplus Revenue Certificates of Obligations, Series 2020 in the maximum amount of \$28,565,000 for street projects, drainage projects, construction, renovation, equipment, and purchase of land for public safety facilities for the fire department, and water and sewer projects; approving various documents related to such certificates of obligation; and authorizing the Mayor to sign.

Presentation: Kim Tiehen, Assistant Director of Finance, introduced Boyd London, Financial Advisor with Hilltop Securities, and Chris Settle, Bond Counsel, who made a presentation to the City Council.

A motion was made by Councilmember Cliff Long, seconded by Councilmember Brianna Hinojosa-Smith, to adopt an Ordinance authorizing the issuance and sale of the City of Coppel Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2020 in the amount of \$26,390,000 and approving all matters related thereto. The motion passed by an unanimous vote.

13. Consider approval of an Agreement for Automatic Assistance between the City of Dallas and the City of Coppel Fire Department to provide first responder Emergency Medical Services for the Cypress Waters Development; and authorizing the City Manager to sign.

Presentation: Fire Chief Kevin Richardson 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.

14. Consider approval for award to enter into a construction contract with McMahon Contractors, L.P.; in the amount of \$4,754,084.65; as budgeted in the ¼ cent Infrastructure Maintenance Fund; for the reconstruction of Airline Drive from Freeport Parkway to South Beltline Road; and authorizing the City Manager to sign any necessary documents.

Council Agenda Items 14 and 15 were considered simultaneously.

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

A motion was made by Councilmember Biju Mathew, seconded by Mayor Pro Tem Mark Hill, that these Agenda Items be approved. The motions passed by an unanimous vote.

15. Consider approval for award to enter into a contract with Kleinfelder, Inc.; in the amount of \$91,105.00; as budgeted in the ¼ cent Infrastructure Maintenance Fund; for the geotechnical materials testing during the reconstruction of Airline Drive from Freeport Parkway to South Beltline Road; and authorizing the City Manager to sign any necessary

documents.

Council Agenda Items 14 and 15 were considered simultaneously.

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

A motion was made by Councilmember Biju Mathew, seconded by Mayor Pro Tem Mark Hill, that these Agenda Items be approved. The motions passed by an unanimous vote.

- 16.** Consider approval amending Resolution No. 2020-0324.1 postponing the General Municipal Election from May 2, 2020 to November 3, 2020; to authorize the execution of amended contracts between the City of Coppell and Dallas and Denton County Election Departments; to amend the Notice of Election to provide for extended early voting dates and runoff period as provided by state law; to provide for the Coppell Arts Center as an additional polling location for Dallas County; and authorizing the Mayor to sign.

Considerar la aprobación enmendando la Resolución 2020-0324.1 posponiendo las elecciones generales al 3 de noviembre de 2020; autorizar la ejecución de cualquier enmienda para el contrato de elección conjunta para la elección del 3 de noviembre del 2020 con los condados de dallas y denton; estipular horas extendidas durante la votación adicional; proporcionar el Coppell Arts Center lugar adicionales de votación para votación anticipada y votación del día de elección designado en el condado de dallas; y autorizando al alcalde a firmar

Presentation: Christel Pettinos, City Secretary, made a presentation to the City Council.

A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: RE 2020-0811.2

17. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land reported the HVAC replacement at Town Center is underway and should be completed by the end of September. Regarding project updates, there will be a partial closure of the bridge at Freeport Parkway with one lane of traffic in each direction.

18. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

Mayor Karen Hunt reported on the following:

We received 35 applications for business assistance grants during the first

application period. We encourage all eligible businesses to apply during the second round, which opens on August 19th and closes on August 26th.

The City is currently seeking passionate individuals to be a part of eight Boards and Commissions that help guide development, future needs, regulations, and more for Coppell. Applications will be accepted online at coppelltx.gov/boards now through September 25, 2020.

A community meeting to review the progress of the DART Silver Line Regional Rail Project will be held August 12, 13 and 20, 2020, 6:30-8:30 pm. Due to the current pandemic, all public meetings will take place via video conference (Microsoft Teams). DART and the Design-Build Contractor will be on hand to outline the latest developments and answer questions. The project will provide regional rail service along the 26-mile long Silver Line Corridor from DFW International Airport to Plano. Please check the City's Calendar of Events for more information.

Finally, the City of Coppell will hold its final Budget Workshop on Thursday, August 20. During the workshop, City Council will discuss certified property values, the proposed General Fund and Debt Service budgets, and the proposed tax rate. Council members and City Staff will be following social distancing protocols and conferencing in remotely to the meeting. Therefore, residents and interested parties can watch the livestream or view the recording at your leisure at coppelltx.gov/news-media/live-meetings-archives! Those wishing to speak in the Citizen's Appearance portion of the meeting should email citysec@coppelltx.gov by 2 pm on Thursday, August 20.

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

Mayor Karen Hunt took a moment to thank the Audio/Visual team, Julian Coleman and Kevin Slayter, for all the hard work they've done making the meetings and Zoom calls possible during the pandemic.

20. Necessary Action from Executive Session

Nothing to report.

21. Adjournment

There being no further business before the City Council, the meeting was adjourned at 9:08 p.m.

Karen Selbo Hunt, Mayor

ATTEST:

Christel Pettinos, City Secretary