



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas 75019-9478

Minutes - Draft

City Council

Tuesday, May 27, 2025

5:30 PM

Council Chambers

WES MAYS
Mayor

DON CARROLL
Mayor Pro Tem

JIM WALKER
Place 1

RAMESH PREMKUMAR
Place 5

BRIANNA HINOJOSA-SMITH
Place 2

BIJU MATHEW
Place 6

KEVIN NEVELS
Place 4

MARK HILL
Place 7

MIKE LAND
City Manager

Also present were Deputy City Manager Traci Leach, Deputy City Manager Kent Collins, and Christel Tristan as Acting City Secretary.

The City Council of the City of Coppel met in Regular Session on Tuesday, May 27, 2025, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:32 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

A.

Discussion regarding economic development prospects located south of E. Belt Line Road and east of S. MacArthur Boulevard.

Discussed under Executive Session

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

- B.** Discussion regarding property located north of Southwestern Boulevard and west of Denton Tap Road.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:10 p.m. and convened into the Work Session at 6:13 p.m.

- A. Council Committee Liaison Assignments.
- B. Service Organization Discussion.
- C. DART Silver Line Update.
- D. Verdunity Presentation.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:30 p.m. and convened into the Regular Session at 7:35 p.m..

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

Omar Malik with the Islamic Center of Coppell gave the Invocation.

- 5. Pledge of Allegiance**

Mayor Wes Mays led the audience in the Pledge of Allegiance.

- 6. Presentations**

- A.** Presentation of the Good Neighbor Award Program and Award Recipients.

Katie Blust, Community Services Manager, made a presentation of the Good Neighbor Award and presented the same to the following recipients:

- 1) Aria Gollner**
- 2) Andy Huckle**
- 3) Nancy Lamm**
- 4) Jackie Chechin**
- 5) Don McEwan**
- 6) Clifford Pumphrey**

- B.** Presentation by Tracy Eubanks and Metrocrest Services.

Tracy Eubanks, Metrocrest Services Executive Director, made a presentation to the City Council.

- 7. Citizens' Appearance**

Mayor Wes Mays asked for those who signed up to speak:

- 1) Dave Schauf, 215 Westwind Dr., spoke in regards to free speech.
- 2) Tammy Rice, 233 S. Heartz Rd., spoke in regards to her personal experiences at the Coppell Senior Center.
- 3) Dr. Jack Henderson, 617 Pheasant Lane, spoke in regards to breakfast with the candidates.
- 4) Alex Stein, 7509 Inwood Rd., spoke in regards to local demographics and supportive legislation.
- 5) Armando Rodriguez, 1401 Main St., spoke in regards to immigration.
- 6) Mercedes Hall, 483 Grace, spoke in support of the DART Rail line and the benefits of commuting.

8. Consent Agenda

- A.** Consider approval of the Minutes: May 13, 2025.

Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.

- B.** Consider approval of a Resolution of the City of Coppell, Texas approving the terms and conditions of the Advance Funding Agreement for project funds held in the State Highway 121 subaccount between the State of Texas, acting by and through the Texas Department of Transportation and the City of Coppell, which attached hereto and incorporated herein as Exhibit A; authorizing the Mayor to execute such agreement subject to the approval of the City Attorney; and providing an effective date.

Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.

Enactment No: RE 2025-0527.1

- C.** Consider approval to award Bid #Q-0425-01 Wastewater Rehab; to Excel 4 Construction; for the construction/rehabilitation of thirteen wastewater pipeline reaches through the City of Coppell; in the amount of \$1,854,590.00; as provided for through Series 2018 Water/Sewer bond funds and Utility Operations WS Division budget; and authorizing the City Manager to sign any necessary documents.

Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.

- D.** Consider approval of an Amendment to the Master Agreement with Gallagher Construction Services, for the construction management of the City of Coppell Justice Center Improvements, in the amount of \$231,000.00, funded from the Crime Control and Prevention District Fund; and authorizing the City Manager to sign any necessary documents.
- Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.**
- A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- E.** Consider approval of a Guaranteed Max Price Agreement between the City of Coppell and MDI General Contractors, for the construction of the City of Coppell Justice Center Improvements, in the amount of \$5,399,238.00, to be funded from the Crime Control and Prevention District Fund; and authorizing the City Manager to sign any necessary documents.
- Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.**
- A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- F.** Consider approval to award bid #Q-0525-01 to Knight Erosion Control, Inc.; for the construction of the 1004-1008 Creek Crossing Drainage Outfall Reconstruction Project; in the amount of \$416,655.00; utilizing the Drainage Utility District (DUD) Fund, Fund Balance; and authorizing the City Manager to sign any necessary documents.
- Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.**
- A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- G.** Consider approval of a Resolution of the City of Coppell, Texas approving the First Amendment to the Interlocal Agreement (ILA) between DART and the City of Coppell for the Silver Line Regional Rail Project, which is attached hereto and incorporated herein as Exhibit A; at a cost of \$1,008,485 funded with assigned fund balance of the General Fund; and authorizing the Mayor to sign.
- Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.**
- A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2025-0527.2

- H.** Consider approval of a Resolution amending Resolution No. 0.10996.3, amending the Master Fee Schedule for the Rolling Oaks Memorial Cemetery fee details, Donation Receptacles, and the Village Collective fees; and authorizing the Mayor to sign.

Councilmember Jim Walker requested that Consent Agenda Item H be considered separately.

Councilmember Jim Walker moved that the Standard Rate for a Non-Resident Burial Fee at Rolling Oaks Memorial Center be amended to \$10,000 as opposed to the proposed \$7,000. The motion was seconded by Councilmember Don Carroll that Consent Agenda Item H be approved. The motion passed by an unanimous vote.

Enactment No: RE 2025-0527.3

End of Consent Agenda

- 9. PUBLIC HEARING:**
Consider approval of a Resolution granting a variance of twenty feet (20') feet to The Silk Road Indian Cuisine and Bar from the 300-foot prohibited requirement for the sale of alcoholic beverages for on premise consumption, with a business address being 160 W. Sandy Lake Road, Suite 100; and authorizing the Mayor to sign.

Matt Steer, Development Services Administrator, made a presentation to the City Council.

Mayor Wes Mays opened the Public Hearing and advised that no one had signed up to speak.

A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this agenda item. The motion passed by an unanimous vote.

Enactment No: RE 2025-0527.4

10. City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session

Deputy City Manager Kent Collins reported on the following:

1) Magnolia Park Trail – The contractor is continuing to install the upper gabion basket and the gabion mattress between the upper and lower gabions.

2) FS #5 – The contractor is installing the interior finishes, appliances and technology.

3) Service Center –the contractor has poured the slab and the framework for the storm shelter is in place.

4) TxDOT project at the Belt Line bridge over IH 635- the contractor is currently working on the sidewalks across the bridge with the outside lanes to remained

closed. This work is expected to continue for another 4-6 weeks. The project is on schedule and is expected to be completed in August.

5) Veterans Plaza – The contractor has installed erosion controls, set up construction fencing, worked on tree removal and began stripping the grass from the work areas.

11. Mayor and Council Reports on Recent and Upcoming Events.

Mayor Wes Mays reported on the following items:

1) DART – Work continues on the punch list items at all the Railroad crossings.

2) Senate Bill 1277 - Street Maintenance Sales Tax Reauthorization for 10 Years - Mayor Pro Tem Don Carroll and Deputy City Manager Kent Collins defended the bill in Austin on the City's behalf, but it unfortunately died on the House floor. Attempts for passage will try again next legislative session.

3) Sunday, May 25th, the CORE celebrated its 25th Anniversary. It was a well-attended and nice event.

4) On Wednesday, May 28th, there will be a Retirement Reception for Dr. Brad Hunt at the CHS Library at 4:30 p.m. The City Council and public are invited to attend.

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

Report on Dallas Regional Mobility Coalition - Councilmember Don Carroll

Mayor Pro Tem Don Carroll reported that the legislative session is still on-going, and there is nothing extreme to report. He will give a post-session update on Regional Mobility next quarter.

Read and Filed

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

Councilmember Kevin Nevels announced he will be at the Senior Center on Wednesday, May 28th and invited everyone to join him.

14. Necessary Action from Executive Session

There was no action from Executive Session.

Adjournment

There being no further business before this Council, the meeting was adjourned at 8:39 p.m.

Wes Mays, Mayor

ATTEST:

Phoebe Stell, Interim City Secretary