



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, September 9, 2025

5:30 PM

Council Chambers

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**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

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

As authorized by Section 551.127, of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of the meeting is to consider the following items:

1. Call to Order
2. Work Session (Open to the Public) 1st Floor Conference Room  
Citizen comments will not be heard during the Work Session, but will be heard during the Regular Session under Citizens' Appearance.

- A. Discussion regarding Agenda Items.
- B. Discussion regarding Village Collective presentation.
- C. Discussion regarding Interlocal Agreement with DCTA for Workforce Transit.
- D. Discussion regarding Dallas CAD Board of Director Taxing Unit Appointment Election 2025.

**Attachments:** [Village Collective Memo.pdf](#)  
[Workforce Transit Memo.pdf](#)  
[DCAD Board Nominee Memo.pdf](#)  
[Dallas CAD Board of Director Taxing Unit Appointment Election 2025.pdf](#)

### Regular Session

3. Invocation 7:30 p.m.

4. Pledge of Allegiance

### Proclamations

5. Presentation of a Proclamation proclaiming the month of September as "Senior Center Month."

**Attachments:** [Proclamation.pdf](#)

### Presentations

6. Presentation regarding the successful accreditation of the Public Works department by the American Public Works Association.

**Attachments:** [Memo.pdf](#)

7. Citizens' Appearance

8. Consent Agenda

- A. Consider approval of the minutes: August 26, 2025.

**Attachments:** [CM 2025-08-26.pdf](#)

- B. Consider approval of awarding a contract to Next Gen Construction; for the replacement of the low slope roof section and recoat of the metal roof at the Cozby Library; utilizing TIPS #23010402; in the amount of \$739,892.00; as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Library Roof Memo.pdf](#)  
[NextGen Proposal.pdf](#)

[Cozby Library Assessment - Drytec.pdf](#)

- C. Consider approval of awarding a contract to Next Gen Construction; for the replacement of the low slope roof section of the Coppell Senior Center; utilizing TIPS#23010402; in the amount of \$270,000.00; as budgeted in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents

**Attachments:** [Senior Center Roof Memo.pdf](#)  
[NextGen Quote.pdf](#)

- D. Consider approval of an Ordinance abandoning a portion of the street right of way of Sandy Lake Road, as described in Exhibit "B" attached hereto, to the abutting property owner, Carrollton-Farmers Branch Independent School District; providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Dallas County, Texas as a Quitclaim Deed; and authorizing the Mayor to sign any necessary documents.

**Attachments:** [Sandy Lake ROW Abandonment Memo.pdf](#)  
[Sandy Lake ROW Abandonment Exhibit.pdf](#)  
[Sandy Lake ROW Abandonment ORD.pdf](#)

- E. Consider award of a bid and authorize approval of Street Sweeping Services, from Sweeping Corporation of America (SCA), utilizing the Sourcewell Contract # 062421-SWP, in the amount of \$97,180.00, as budgeted in the fiscal year 2025 Drainage Utility District (DUD) fund; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Street Sweeping Memo.pdf](#)  
[Street Sweeping Sourcewell Quote.pdf](#)

- F. Consider approval to enter into a Professional Services Agreement with Quiddity Engineering LLC; for design and engineering services for the Deforest Lift Station Rehabilitation; in the amount of \$357,000.00; as budgeted in the Water/Sewer Fund; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Deforest Lift Station Rehab Design Memo.pdf](#)  
[Deforest Lift Station Rehab Proposal.pdf](#)

- G. Consider award of RFQ #214 Architectural Services for Fire Station 3; to PGAL Inc. Corporation; including architectural and engineering services related to the design, construction documents and construction administration; in the amount of \$687,500.00; funded in the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [FS3 Design Memo.pdf](#)  
[FS3 Design Agreement.pdf](#)

- H. Consider approval of a resolution of the city council of the city of Coppell, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 rate review mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement, finding the rates to be set by the attached tariffs to be just and reasonable and in the public interest, approving an attachment establishing a benchmark for pensions and retiree medical benefits, requiring the Company to reimburse ACSC's reasonable ratemaking expenses, determining that this resolution was passed in accordance with the requirements of the Texas open meetings act, declaring an effective date; and authorizing the Mayor to sign.
- Attachments:** [Atmos Tariff Memo.pdf](#)  
[Atmos Mid-Tex 2025 RRM Settlement Resolution.pdf](#)  
[Attachment 1\\_CY24 MTX RRM - Tariffs.pdf](#)  
[Attachment 2\\_CY24 MTX RRM - Pension Benchmark.pdf](#)  
[CY24 MTX RRM - Average Bill.pdf](#)
- I. Consider approval of an Interlocal Agreement renewal between the City of Coppell and SPAN, Inc., for the provision of transit services for older persons, persons with disabilities, and veterans; with a fiscal impact of \$42,910, as budgeted in the fiscal year 2026 General Fund; and authorizing the Mayor to sign and the City Manager to execute any necessary documents.
- Attachments:** [FY26 SPAN Memo.pdf](#)  
[FY26 SPAN ILA.pdf](#)
- J. Consider approval of an ordinance for S-1269-LI, a special use permit to allow an indoor commercial amusement use in an office building located at 1199 S Belt Line, Suite 160 at the northwest corner of Wrangler and S Belt Line at the request of Christopher Merrill, GolfTRK-Coppell, and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - Floor Plan.pdf](#)  
[Exhibit C - Parking Analysis.pdf](#)
- K. Consider approval of an ordinance for PD-198R-SF-7, a zoning change request from PD-198-SF-7, Commercial and S-1155R2 to PD-198R-SF-7 to remove commercial zoning on property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive and authorizing the Mayor to sign.
- Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)

[Exhibit A - Survey.pdf](#)

[Exhibit B - Survey Exhibit.pdf](#)

- L. Consider approval of renewing with Liberty Mutual Insurance Company through SA Benefit Services for medical stop loss insurance, in the amount of \$495,338, as budgeted in the Self-funded Health Fund; and authorizing the City Manager to sign.

**Attachments:** [Stop Loss Insurance Renewal Memo.pdf](#)

[SA Benefits Liberty Mutual Stop Loss Proposal 25-26.pdf](#)

- M. Consider approval of the renewal contract with Mutual of Omaha, for Life, Accidental Death and Dismemberment (AD&D), Short Term Disability and Long-Term Disability (LTD) insurance, in the amount of \$264,821 as budgeted in FY 2025-2026 General Fund budget; and authorizing the City Manager to sign.

**Attachments:** [Life-LTD-STD Mutual of Omaha Renewal Memo.pdf](#)

[Mutual of Omaha Renewal Letter 25-26.pdf](#)

- N. Consider approval of renewing with Tokio Marine HCC, for Organ & Tissue Transplant coverage for eligible City of Coppell employees and retirees, in the amount of \$78,249, as budgeted in the Self-funded Health Fund; and authorizing the City Manager to sign.

**Attachments:** [Tokio Marine Transplant Insurance Renewal Memo.pdf](#)

[Tokio Marine City of Coppell Coverage Renewal 2025-2026.pdf](#)

- O. Consider approval of renewing with United Medical Resources (UMR), for third party administrative services to administer the City's medical and prescription drug plans, in the amount of \$256,501, as budgeted in the Self-funded Health Fund; and authorizing the City Manager to sign.

**Attachments:** [UMR Medical TPA Renewal Memo.pdf](#)

[25-26 UMR Renewal.pdf](#)

- P. Consider approval of an ordinance amending Chapter 1, Article 1-5, Section 1-5-6 (Authority to Purchase and Approve Change Orders); and authorizing the Mayor to sign the necessary documents.

**Attachments:** [Memo.pdf](#)

[Ordinance.pdf](#)

- Q. Consider approval of a Resolution requesting that the Texas Municipal League submit to the Texas Legislature a proposal to amend Section 102.005 of the Local Government Code to reduce the required posting period for a proposed municipal budget from 30 days to 21 days; and authorizing the Mayor to sign.

**Attachments:** [Budget Timeline Memo.pdf](#)

[Budget Timeline RES.pdf](#)

- R. Consider approval of a Resolution requesting that the Texas Municipal League seek legislation providing municipal authority to regulate or prohibit the use of electric bicycles on sidewalks, trail systems, and other pedestrian facilities; and authorizing the Mayor to sign.

**Attachments:** [EBike Memo.pdf](#)  
[EBike RES.pdf](#)

- S. Consider approval of a Resolution requesting that the Texas Municipal League seek legislation providing statutory clarity for municipal actions to maintain order and decorum during citizen comment periods while upholding constitutional protections; and authorizing the Mayor to sign.

**Attachments:** [Citizen Comments Memo.pdf](#)  
[Citizen Comments RES.pdf](#)

#### End of Consent Agenda

9. Public Hearing:  
Consider approval of PD-223R2-C, for Lot 12R, to amend the Detailed Planned Development to allow for a warehouse and distribution center, for 100% of the floor area without any retail use, for 1090 E Sandy Lake Road, for a Goodwill Donation Drop-Off Only with a drive through facility, located at 1090 E. Sandy Lake Road, at the request of the property owner.

**Attachments:** [Council Memo.pdf](#)  
[PZ Staff Report..pdf](#)  
[Narrative.pdf](#)  
[Floor Plan.pdf](#)

10. Public Hearing:  
Consider approval of PD-286R-R, a zoning change request from PD-286-R to PD-286R-R a new Detail Planned Development revising the current Planned Development-286-Retail, to allow a detail plan for two retail/restaurant buildings totaling 16,755 sf. on 2.45 acres of property located on the northeast corner of S. Denton Tap Road and the DART R.O.W.

**Attachments:** [Council Memo.pdf](#)  
[PZ Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Building Elevations.pdf](#)

11. Public Hearing:  
Consider approval of PD-324-SF-7, a zoning change request from MF-2 to PD-324-SF-7, to approve a Detail Plan to build a 21,054-sf one-story addition onto the existing elementary school on 10 acres of property located on the northeast corner of MacArthur Blvd. and Village Parkway, at

the request of Coppell ISD, being represented by Robert Howman, Glenn Engineering.

**Attachments:** [Council Memo.pdf](#)  
[PZ Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations and Signage.pdf](#)

- 12.** Public Hearing:  
Consider approval of PD-301R7-HC, a zoning change request from PD-301R5-HC to PD-301R7-HC a new Detail Planned Development revising the current concept plan to allow a 10,540-sf building for retail and restaurant uses with a single drive-through on 1.70 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppell, LLC, being represented by Kirkman Engineering, LLC.

**Attachments:** [Council Memo.pdf](#)  
[PZ Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Building Elevations.pdf](#)  
[Overall Concept Plan.pdf](#)

- 13.** Consider approval of a Resolution and Ballot to Accept or Reject the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma, L.P., and its Affiliated Debtors; and authorizing the Mayor to sign.

**Attachments:** [Purdue Pharma Memo.pdf](#)  
[Purdue Pharma Packet.pdf](#)

- 14.** City Manager Reports, Project Updates, Future Agendas, and Direction from Work Session
- 15.** Mayor and Council Reports on Recent and Upcoming Events.
- 16.** Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.
- 17.** Adjournment

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Wes Mays, Mayor

**CERTIFICATE**

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppel, Texas on this 3rd day of September, 2025, at \_\_\_\_\_.

\_\_\_\_\_  
Phoebe Stell, Interim City Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

The City of Coppel acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppel sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

This publication can be made available in alternative formats, such as Braille or large print, by contacting Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).