



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, September 9, 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

Present 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar; Biju Mathew and Mark Hill

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, and Administrative Services Manager Cecilia Gandara.

The City Council of the City of Coppell met in Regular Session on Tuesday, September 9, 2025, at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

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

Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Work Session at 5:30 p.m.

Mayor Wes Mays recessed the Work Session at 5:35 p.m. and convened into an Executive Session at 5:36 p.m. in accordance with Section 551.071, Texas Government Code, Consultation with City Attorney.

Discussion was held with the City Attorney regarding Consent Agenda Item S. There was no action resulting from Executive Session.

Mayor Wes Mays adjourned the Executive Session at 5:46 p.m. and reconvened into the Work Session at 5:47 p.m.

- 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.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 6:50 p.m. and convened into the Regular Session at 7:30 p.m.

3. Invocation 7:30 p.m.

Varenya Shrikant, a Coppell High School graduate, gave the invocation.

4. Pledge of Allegiance

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

Proclamations

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

Mayor Wes Mays read the Proclamation into the record and presented the same to staff and volunteers.

Presentations

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

Regional Director of American Public Works Association Kristina Ramirez gave the presentation and answered questions of City Council.

7. Citizens' Appearance

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

- 1) Mercedes Hall, 483 Grace Lane, spoke in regard to Kiwanis Club of Coppell.**
- 2) Eddie Haas, 159 Meadowglen Circle, spoke in regard to the American Public Works Association and the Coppell Public Works Department.**
- 3) Thomas Burrows, 138 Wynnpage Drive, spoke in regard to code enforcement.**

8. Consent Agenda

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

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: OR 2025-1637

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: RE 2025-0909.1

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: OR 91500-A-828

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

A motion was made by Councilmember Kevin Nevels, seconded by

Councilmember Jim Walker, that Consent Agenda Items A through R be approved. The motion passed by unanimous vote.

Enactment No: OR 91500-A-829

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: OR 2025-1638

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: RE 2025-0909.2

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

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

Enactment No: RE 2025-0909.3

- 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.

At the request of Councilmember Jim Walker, Consent Agenda Item S was considered separately.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Item S be approved.

The motion passed by the following vote:

Aye - 4: Councilmember Brianna Hinojosa-Smith, Councilmember Kevin Nevels, Councilmember Ramesh Premkumar, Councilmember Mark Hill.

Nay - 3: Councilmember Jim Walker, Mayor Pro Tem Don Carroll, Councilmember Biju Mathew.

Enactment No: RE 2025-0909.4

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.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The applicant, Alan Hinkley, was present to answer any questions of City Council.

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve this agenda item.

The motion failed by unanimous vote.

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.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The applicant was present to answer any questions of City Council.

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

1) David Flesher, 4424 St. Andrews Boulevard, spoke in favor of the zoning change request if drainage issues are resolved.

A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Mark Hill, 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. The plat must be filed required prior to permitting.
3. A tree removal permit is required.
4. PD Conditions:
 - a. All building signage shall comply with City regulations at time of permitting.
 - b. To allow the landscaping as presented.
 - c. To allow patios under 500-sf per building to not require additional parking.
 - d. To allow the metal awnings.

The motion passed by unanimous vote.

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.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

A representative of Glenn Engineering and a representative of Coppell ISD were present to answer any questions of City Council.

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

A motion was made by Councilmember Mark Hill, seconded by Councilmember Brianna Hinojosa-Smith, 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 and Building review.
2. A final plat will be required to show the fire lane.
3. PD Conditions:
 - a. All signage shall comply with City regulations, unless specifically requested and granted.
 - b. To allow the existing fencing to remain in lieu of a masonry wall along parts of Oakwood Lane where the school abuts residential property.
 - c. Allow the existing head-to-head parking to remain as 9'x18' spaces.

The motion passed by unanimous vote.

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.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The applicant, John Gardner of Kirkman Engineering, was present to answer any questions of City Council.

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

A motion was made by Councilmember Jim Walker, seconded by Councilmember Brianna Hinojosa-Smith, 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 replat is required prior to permitting.
3. PD Conditions:
 - a. All building signage shall comply with City regulations at time of permitting.
 - b. Plans for the linear park on the east portion of the site shall require staff approval.
4. All PD Conditions from the Conceptual PD shall apply, unless specifically amended within these plans.

The motion passed by unanimous vote.

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.

City Attorney Bob Hager gave a presentation to City Council.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Biju Mathew, to approve and accept the agenda item as presented.

The motion passed by unanimous vote.

Enactment No: RE 2025-0909.5

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

Deputy City Manager Kent Collins gave the following report:

Service Center – Work is continuing to progress. The exterior brick is underway, and the interior in-wall MEP is complete.

Veterans Plaza – The contractor is working on the electrical and irrigation and will begin construction on the footings within the next week.

Coppell Emergency Water Interconnects – Tellus Services is beginning work on the MacArthur tie-in with Lewisville.

Dog Park – The contractor is continuing to work on the fence installation and grading.

Freeport / Northwestern – Traffic Signal poles and mast arms have been installed. They are installing the equipment and cables. The signal should be operational in the next couple of weeks.

Magnolia Park – The contractor is building the fence and final grading is being performed.

Woodridge Channel – The contractor is working on installing the erosion controls and site surveying.

Snow Cones with Code - Community Development will host their second Snow Cones with Code on Friday, September 19th. The event will take place at the Cozby Library and Community Commons from 1:00 p.m. - 2:30 p.m. This event will be geared towards multi-family residents but will provide great information about Code Compliance and solid waste. Come learn, meet staff, ask questions and enjoy a snow cone from Kona Ice.

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

Mayor Wes Mays gave the following report:

Patriot Day Ceremony - Please join us on the front steps of Coppell Town Center on Thursday, September 11 at 8:30 am to honor those injured or killed during the terrorist attacks of September 11, 2001, and pay tribute to the bravery of first responders and military personnel.

Vision 2040 Refresh Community Forums - Join us at one of the energizing, hands-on community forums where you and your neighbors will come together to share ideas, spark conversations, and provide valuable input that will help guide Coppell's future.

- Wednesday, September 10 at 11:30 am at Cozby Library

- Wednesday, September 10 at 6 pm at Cozby Library

- Thursday, September 11 at 10:30 am at Life Safety Park

Whether you've lived here for years or just recently joined the community, your perspective is essential. Feedback provided by the community will have a direct impact on the City's future direction. Make your voice count and be part of Coppell's story!

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

Councilmember Kevin Nevels provided an announcement regarding Coppell ISD's new superintendent.

17. Adjournment

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

Wes Mays, Mayor

ATTEST:

Phoebe Stell, Interim City Secretary