



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

---

Tuesday, August 27, 2024

6:00 PM

Council Chambers

---

**WES MAYS**  
Mayor

**KEVIN NEVELS**  
Mayor Pro Tem

**JIM WALKER**  
Place 1

**RAMESH PREMKUMAR**  
Place 5

**BRIANNA HINOJOSA-SMITH**  
Place 2

**BIJU MATHEW**  
Place 6

**DON CARROLL**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

**Present** 7 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; Ramesh Premkumar and Biju Mathew  
**Virtual** 1 - Mark Hill

Also present were Deputy City Managers Traci Leach and Kent Collins, City Attorney Bob Hager, City Secretary Ashley Owens, and Deputy City Secretary Phoebe Stell.

The City Council of the City of Coppell met in Regular Session on Tuesday, August 27, 2024, at 6:00 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 6:00 p.m.

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

**Section 551.071, Texas Government Code - Consultation with City Attorney.**

- A.** Consultation with City Attorney regarding Chapter 102 of the Texas Local Government Code and Chapter 26 of the Texas Tax Code.  
Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:24 p.m. and convened into the Work Session at 6:30 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding Emergency Management.
- C. Discussion regarding Workforce Transit.

Presented in Work Session

**Regular Session**

Mayor Wes Mays adjourned the Work Session at 7:13 p.m. and convened into the Regular Session at 7:30 p.m.

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

Ashley Hewitt with Church of Jesus Christ of Latter-day Saints gave the invocation.

**5. Pledge of Allegiance**

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

**6. Citizens' Appearance**

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

- 1) Dan Koller, 521 Anderson Avenue, spoke in regard to Coppell High School football.
- 2) Alex Stein, 7509 Inwood Road, spoke in regard to the Dallas Cowboys.

**7. Consent Agenda**

At the request of Mayor Pro Tem Kevin Nevels, Consent Agenda Item D was considered separately.

**A.** Consider approval of the Minutes: August 13, 2024.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A, B, C, and E be approved. The motion passed by unanimous vote.

**B.** Consider approval of an Ordinance amending the Code of Ordinances, by amending Article 8-3 "Parking", Section 8-3-1(A) of the Code of Ordinances, by making it unlawful to stop, stand, or park a vehicle at all times on a segment of Bethel Road; and authorizing the Mayor to sign.

A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A, B, C, and E be approved. The motion passed by unanimous vote.

Enactment No: OR 2024-1611

- C.** Consider approval of an ordinance abandoning a right of way dedication all streets, alleys, sidewalks and bridges being now private streets noted as Blackberry Drive, in favor of the property owner; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A, B, C, and E be approved. The motion passed by unanimous vote.**

Enactment No: OR 2024-1612

- D.** Consider approval to award a Design and Build Emergency Repair Contract to Knight Erosion Control, Inc., dba KEC Engineering & Construction, for design and construction of stabilization measures for a section of streambank along Cottonwood Creek in Andy Brown Central park, utilizing the Drainage Utility District (DUD) Fund, Fund Balance, in the amount of \$274,143.99; and authorizing the City Manager to sign any necessary documents.

**Mayor Pro Tem Kevin Nevels recused himself during the discussion and vote in regard to Consent Item D. A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Item D be approved. The motion passed by unanimous vote.**

- E.** Consider approval to award Bid #Q-0824-02 LSP (Life Safety Park) Storage Expansion, for extension of the vehicle storage building, in the amount of \$139,162.85, to Triton GC, LLC; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A, B, C, and E be approved. The motion passed by unanimous vote.**

#### **End of Consent Agenda**

- 8.** PUBLIC HEARING:  
Consider approval of a Resolution granting a distance variance of two hundred and forty-one (241') feet to St. Ann's Catholic Parish for a temporary event, from the 300-foot prohibited requirement, for the on-premise sale of alcoholic beverages, with an address being 180 Samuel Boulevard; and authorizing the Mayor to sign.

**City Secretary Ashley Owens gave a presentation to City Council.**

**The applicant, Ken Whisler, was present to answer 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 Brianna Hinojosa-Smith, seconded by**

**Mayor Pro Tem Kevin Nevels, to close the Public Hearing and approve this agenda item.**

**The motion passed by unanimous vote.**

Enactment No: RE 2024-0827.1

**9.**

**PUBLIC HEARING:**

To receive public comment on the proposed 2024-25 Budget for the Coppell Crime Control and Prevention District.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to 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 Don Carroll, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing.**

**The motion passed by unanimous vote.**

**10.**

**PUBLIC HEARING:**

To receive public comment concerning the proposed 2024-25 Municipal Budget and consider approval of an Ordinance approving and adopting the budget for the City of Coppell, Texas for the fiscal year of October 1, 2024, through September 30, 2025; and authorizing the Mayor to sign.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.**

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

**A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, to close the Public Hearing and approve the agenda item as presented.**

**The motion failed by the following vote:**

**Aye - 3: Mayor Pro Tem Kevin Nevels, Councilmember Brianna Hinojosa-Smith, Councilmember Mark Hill**

**Nay - 4: Councilmember Jim Walker, Councilmember Don Carroll, Councilmember Ramesh Premkumar, Councilmember Biju Mathew**

**A motion was made by Councilmember Jim Walker, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing and approve the agenda item with the following amendments to the proposed budget and proposed budget Ordinance:**

**1. Reduce property tax revenues of the General Fund by \$300,000 and increase interest income of the General Fund by \$300,000. The net impact on General Fund Revenues and total revenues of the City is zero**

**2. Decrease General Fund expenditures by \$120,000 from \$105,615,584 to \$105,495,584.**

**3. Decrease total expenditures of all funds of the City from \$180,057,867 to \$179,937,867.**

**The motion passed by unanimous vote.**

Enactment No: OR 2024-1613

**11.**

**PUBLIC HEARING:**

To receive public comment concerning the proposed 2024-25 tax rate of \$0.462222 and consider approval of an Ordinance of the City of Coppell, Texas levying the ad valorem taxes for the tax year 2024 at \$0.462222 on each one hundred dollars (\$100) assessed value of taxable property, on which \$0.392071 is for operations and maintenance and \$0.070151 is for interest and sinking; and authorizing the Mayor to sign.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to 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 Biju Mathew, seconded by Councilmember Jim Walker, to close the Public Hearing and amend the proposed property tax rate ordinance; and that the property tax rate be increased by the adoption of a tax rate of .458632, which is effectively a 3.96 percent increase in the tax rate.**

**The motion passed by unanimous vote.**

Enactment No: OR 2024-1614

**12.**

Consider ratification of the vote on the FY 2024-25 annual budget which results in more revenue from ad valorem taxes than the previous year.

**Director of Strategic Financial Engagement Kim Tiehen gave a presentation to City Council.**

**A motion was made by Councilmember Ramesh Premkumar, seconded by Councilmember Don Carroll, to approve the agenda item.**

**The motion passed by unanimous vote.**

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

**City Manager Mike Land gave the following report:**

**S. Belt Line - The contractor is continuing to work on the digital sign installation.**

**Woodhurst - The utilities are complete. They are working on paving from Duck Pond Park to Heartz.**

DART - Currently working on the S. Coppell Road crossing.

Fire Station 5 - The grade beams are completed and the underground utilities are underway. The first big slab pour is expected in a couple of weeks.

**14. Mayor and Council Reports on Recent and Upcoming Events.**

Mayor Wes Mays gave the following report:

The City is currently seeking passionate individuals to be a part of ten boards and commissions that help guide development, future needs, regulations, and more for Coppell! Applications are now open on the City website. Applications will be accepted through Friday, September 20, 2024, and must be completed during this time period to be considered.

Thank you to our residents who have participated in the water conservation program this summer. The annual usage report is showing a decrease in the amount of water that has been used so far this summer. Our water conservation program is proving to be successful.

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

A. Report on Metrocrest Services - Councilmember Biju Mathew

Councilmember Biju Mathew gave his report on Metrocrest Services.

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

Mayor Pro Tem Kevin Nevels announced that Coppell ISD will hold an election regarding the tax rate; information about the election can be found on the district's website. He also clarified that the School District and the City are two separate entities.

**17. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

**18. Adjournment**

There being no further business before this Council, the meeting adjourned at 9:13 p.m.

\_\_\_\_\_  
**Wes Mays, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Ashley Owens, City Secretary**