



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, April 12, 2022

5:30 PM

Council Chambers

WES MAYS
Mayor

BRIANNA HINOJOSA-SMITH
Mayor Pro Tem

CLIFF LONG
Place 1

JOHN JUN
Place 5

DON CARROLL
Place 3

BIJU MATHEW
Place 6

KEVIN NEVELS
Place 4

MARK HILL
Place 7

MIKE LAND
City Manager

Present 7 - Wes Mays;Cliff Long;Don Carroll;Kevin Nevels;John Jun;Biju Mathew and Mark Hill
Absent 1 - Brianna Hinojosa-Smith

Also present were Deputy City Managers Vicki Chiavetta and Traci Leach, City Attorney Robert Hager and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, April 12, 2022 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 5:30 p.m.

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

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

Consultation with City Attorney and special legal counsel, regarding City of Coppell, et. al. vs. Glenn Hegar, Texas Comptroller of Public Accounts.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:38 p.m. and convened into the Work Session at 6:42 p.m.

- A. Discussion regarding agenda items.
- B. Receive update from Coppell ISD.
- C. Discussion regarding Service Center improvements.
- D. Discussion regarding a request from Coppell Historical Society to donate a home to be placed in Heritage Park.
- E. Discussion regarding proposed Code of Conduct.
- F. American Rescue Plan (ARP) Funds Update.

Work Session Item B was not discussed. The item will be discussed at the May 24, 2022, City Council meeting.

Work Session Item F was not discussed. The item will be discussed at the April 26, 2022, City Council meeting.

All other items were presented as listed.

Regular Session

Mayor Wes Mays recessed the Work Session at 7:31 p.m. and reconvened into the Regular Session at 7:39 p.m.

4. Invocation 7:30 p.m.

Manessa Grisham with Generate Life Church gave the invocation.

5. Pledge of Allegiance

Mayor Wes Mays and the City Council led those present in the Pledge of Allegiance.

6. Citizens' Appearance

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

- 1) Lee Haskins, the owner of Martinizing Cleaners on Denton Tap Road, spoke in regards to the construction on Denton Tap Road and the hardship it is causing his business.

Proclamations**7. Consider approval of a Proclamation celebrating April 2 - May 1, 2022, as "Month of Ramadan"; and authorizing the Mayor to sign.**

Mayor Wes Mays read the proclamation into the record and presented the same to members of the Coppell Muslim community.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that this Agenda Item be approved. The motion passed by an unanimous vote.

8. Consider approval of a Proclamation designating the week of April 17 - 23, 2022, as "Volunteer Week" in the City of Coppell; and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Volunteer Coordinators for the City of Coppell.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

9. **Consent Agenda**

- A. Consider approval of Minutes: March 8, 2022, and March 22, 2022.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

B. **PUBLIC HEARING:**

Consider approval of a zoning change request from PD-260R3-R (Planned Development-260-Revision 3-Retail) to PD-260R4-R (Planned Development-260-Revision 4-Retail) to revise the Planned Development to allow for an increase in the height/size and to allow for changeable letters on a proposed monument sign previously approved; on 1.49 acres of property located 1601 E. Sandy Lake Road.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-777

- C. Consider approval to purchase server hardware from CDW-G TIPS contract # 200105, in the amount of \$65,452.17 as budgeted; and authorizing the City Manager to sign all necessary documents.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

- D. Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-6, Truck Parking (excess of one and one-half tons)(A) of the Code of Ordinances by adding a subsection to make it unlawful to stop, stand, or park a vehicle/truck weighing more than 1.5 tons at all times, on Canyon Drive and on Northwestern Drive, and authorizing the Mayor to sign.

A motion was made by Councilmember Mark Hill, seconded by

Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.

Enactment No: OR 2022-1573

- E.** Consider award of a bid and approval to enter into a contract with Advance Contracting Group; for the Falcon Lane, Mockingbird Lane, Dividend Drive Panel Replacement Project TAX 2021A; in the amount of \$1,457,364.00; as budgeted in the ¼ cent Sales Tax Fund; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**
- F.** Consider award of a bid and approval to enter into a contract with ARI Phoenix; through Sourcewell contract #013020-ARP; for the replacement of existing heavy-duty mobile column lifts; in the amount of \$68,918.21; budgeted in General Fund; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**
- G.** Consider approval of Coppell Recreation Development Corporation appointment of officers.
- A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**
- H.** Consider approval of accepting the resignation of Todd Storch from Smart City Board and appointing alternate member, Paula Waldron, to a regular member for the remainder of the unexpired term; and appointing Megan Forbes to an alternate member to fill the unexpired term.
- A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

End of Consent Agenda

- 10.** PUBLIC HEARING:
Consider approval of PD-289R-C, CISD 9th Grade Center Locker Room Building Addition, a zoning change request from PD-289-C to PD-289R-C (Planned Development-289 Revised- Commercial), to revise the Planned Development and approve a 2,800 square-foot locker room on 51.59 acres of land located on the southwest quadrant of Wrangler Drive and Crestside Drive at the request of Coppell Independent School District (C.I.S.D.) being represented Robert

Howman of Glenn Engineering.

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

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

The applicant representative, Dennis Womack with Coppell ISD, was present to address questions and concerns of City Council.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item with the following conditions:

1. The signage be approved as shown.
2. A sign permit will be required.

The motion passed by an unanimous vote.

11.

PUBLIC HEARING:

Consider approval of a zoning change to PD-113R-SF-9 (Planned Development-113 Revised-Single Family-9), to allow for an 18-foot, 8-inch rear yard setback for a building addition to support special accommodations for a disabled resident on 8,400 square feet of property located 416 Pecan Hollow Drive, at the request of Ed Guifarro representing Dr. John Ibekwe.

Presentation: Matt Steer, Development Services Coordinator, made a presentation to the City Council.

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

The applicant, Dr. John Ibekwe, 416 Pecan Hollow Drive, was present to address questions and concerns of City Council.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this Agenda Item with no outstanding conditions. The motion passed by an unanimous vote.

12.

PUBLIC HEARING:

Consider approval of an ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

Presentation: Valencia Gilbert, Recreation Coordinator, made a presentation to the City Council.

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

- 13.** Consider approval of an Ordinance amending the current Short-Term Rental Ordinance found in Chapter 9, Article 9-29, Section 9-29-14 in the City of Coppell Code of Ordinances; and authorizing the Mayor to sign.

Presentation: Mindi Hurley, Director of Community Development, made a presentation to the City Council.

A motion was made by Councilmember Cliff Long, seconded by Councilmember Don Carroll, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: OR 2022-1574

- 14.** Consider approval of a Resolution expressing official intent to reimburse expenses associated with City facilities, street improvements, including related drainage, signalization, landscaping, sidewalks, lighting and signage, streetscape improvements and land acquisition; and acquiring, constructing, installing and equipping additions, improvements, extensions and equipment for the City's waterworks and sewer system prior to the issuance of bonds; and authorizing the Mayor to sign.

Presentation: Kim Tiehen, Director of Finance, made a presentation to the City Council.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: RE 2022-0412.1

- 15.** Consider approval to enter into an engineering design contract with Teague Nall and Perkins, Inc.; for the reconstruction of Royal Lane (from I-635 to Sandy Lake Road); in the amount of \$1,403,000.00; provided for in undesignated fund balance; and authorizing the City Manager to sign all necessary documents.

Presentation: Kent Collins, Director of Public Works, made a presentation to the City Council.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, that this Agenda Item be approved. The motion passed by an unanimous vote.

- 16.** Consider approval of an Ordinance amending the Code of Ordinances Chapter 1 'Administration', by adding new Chapter 1A "Code of Ethics and Conduct"; and authorizing the Mayor to sign.

Items 16 and 17 were presented and considered together.

Presentation: City Attorney Bob Hager made a presentation to the City Council.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Agenda Items 16 and 17 be approved. After discussion, Councilmember Don Carroll removed his second. The motion failed due to lack of a second.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Agenda Item 16 be approved as is, and Agenda Item 17 be approved with an additional clause added to the Ordinance for appointments to the new boards. The motion passed by an unanimous vote.

Enactment No: OR 2022-1576 and 2022-1577

17. Consider approval of an Ordinance amending the Code of Ordinances by amending Chapter 2 'Boards and Commissions' by adding new Article 2-10 'Special Legal Counsel/Ethics Review Panel' to establish an Ethics Review Panel; and authorizing the Mayor to sign.

Please see Item No. 16.

18. **City Manager Reports - Project Updates and Future Agendas**

The city is sponsoring a Spring Into Fitness Campaign. During the months of April, May and June, different businesses in Coppell will host a free fitness class on the Square in Old Town Coppell. The classes will take place every Tuesday at 10:00 a.m. To see the schedule of classes, visit the Old Town Coppell page on the City's website.

S. Beltline – Installing utilities, storm drain and inlets from Southwestern to Airline. Installing conduits for the traffic signal at Denton Tap / Belt Line / Southwestern intersection.

Sandy Lake Lift Station – working on the excavation for the new lift station.

Denton Tap Intersection Project – installing ramps at Bethel School. Waiting for Oncor pole relocations. Working on traffic control submittals to NTTA for the work at Denton Tap / SH121. Work to begin once approved (expected in next week or two).

Plantation – working on landscaping, project completion expected this month, weather permitting

Wagon Wheel – Internal rehab is complete. Weather permitting, external rehab is estimated to be completed in next two weeks.

Drainage Projects – Stream G6, Hollywood outfall and Parker outfall projects are substantially complete

PIER IV: We anticipate a smooth and timely billing process this month. Therefore, beginning with the May bills, we will include a bill message notifying customers that the City's normal collection processes will resume with bills due in June. Staff is working with the Community Information Officer regarding a communication plan, too.

CSS & Bank Drafting: The deadline to receive a \$5 credit for signing up for the Customer Self-Serve (CSS) portal and another \$5 credit for signing up for Bank Draft ended on April 1. 5,724 customers signed up for the CSS portal. 5,784 customers signed up for bank draft.

Kiosk: During March, 496 customers used the Kiosk compared to 368 in February. **Fun Facts:** The fastest time to successfully complete a payment using the Kiosk remains at 33 seconds. It was previously 40 seconds and 40 seconds was the fastest time in March. The slowest time in March was 10 minutes 35 seconds. This is faster than the slowest time in February which was 11 minutes 48 seconds.

19. Mayor and Council Reports

Report by the City Council regarding recent and upcoming events.

The Coppell Arts Center will feature 'That Golden Girls Show!'. It's a brand-new show that parodies classic Golden Girls moments - with puppets! Devoted fans will fondly remember our four girls from Miami, and for the first-timers, this will be a joyful introduction to the brilliance of that television series. For dates, times and ticket information please go to coppellartscenter.org.

Join the Cozby Library on April 16th at 2 p.m. to hear from a panel of community members as they tell their personal stories of Military service. In order to build deeper understanding and empathy, audience members can ask questions of the panelists in a safe and comfortable environment. This is an opportunity for community members to share their experiences and learn from each other without debate. For teens in grades 9 - 12 and adults.

The Cozby Library will be closed in observance of the Easter holiday on April 17th. They will resume normal hours on April 18th.

The Cozby Library will hold a Community Builders Meeting on April 27th from 7 PM to 8:30 PM. This committee seeks to promote cultural inclusivity and diverse programming for all members of the Coppell community. Some of our past programs included the award winning Meet Your Neighbor series as well as the Human Library. As we plan to increase our collaborative efforts and programming, we are looking for new members. Come and see if this unique opportunity is one that interests you.

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

Nothing to report.

21. Necessary Action from Executive Session

A motion was made by Councilmember Mark Hill, seconded by Councilmember Kevin Nevels, to authorize the law firm of Hall and Knight to continue to represent the City of Coppell in the cause styled, City of Coppell, et al v. Glenn Hegar, Texas Comptroller of Public Accounts; and to budget an additional \$300,000 for legal fees through trial in said cause; and authorizing the City Manager to take appropriate action in conformity with this motion. The

motion passed by an unanimous vote.

22. Adjournment

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

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary