



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, May 13, 2025

6:00 PM

Council Chambers

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**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

Also present were Deputy City Manager Traci Leach, Deputy City Manager Kent Collins, and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, May 13, 2025, 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 551.074, Texas Government Code - Personnel Matters.**

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Annual Evaluation of City Manager.

**Discussed under Executive Session**

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

**Mayor Wes Mays adjourned the Executive Session at 7:26 p.m. and convened into the Work Session at 7:27 p.m.**

- A. Discussion regarding agenda items.
- B. Discussion regarding Mayor Pro Tem.
- C. Discussion regarding City Council Committee Liaisons.

**Presented in Work Session**

#### **Regular Session**

**Mayor Wes Mays adjourned the Work Session at 7:31 p.m. and convened into the Regular Session at 7:37 p.m.**

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

**Pastor Tom Palmer with First United Methodist Church gave the Invocation.**

**5. Pledge of Allegiance**

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

#### **Proclamations**

**6. Presentation of a Proclamation designating May 13, 2025, as “Coppell Cowgirls Golf Day”.**

**Mayor Wes Mays read the Proclamation into the record and presented the same to the Coppell Cowgirls Golf Team.**

**7. Presentation of a Proclamation designating the week of May 18-24, 2025, as “Emergency Medical Services Week”.**

**Mayor Wes Mays read the Proclamation into the record and presented the same to Fire Chief Kevin Richardson and Division Chief Michael McDowell.**

**8. Presentation of a Proclamation designating the month of May 2025 as “National Water Safety Month”.**

**Mayor Wes Mays read the Proclamation into the record and presented the same to Trinity Klepzig and Aquatics team members.**

**9. Presentation of a Proclamation designating the week of May 18-24, 2025 as “National Public Works Week”.**

**Mayor Wes Mays read the Proclamation into the record and presented the same to Director of Public Works Mike Garza and team members.**

**Mayor Wes Mays recessed the meeting at 8:09 p.m. and reconvened back into Regular Session at 8:15 p.m.**

**10. Citizens' Appearance**

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

- 1) Cyrus, 6080 Water Street, Plano 75034, spoke in regards to the Dallas Mavericks.
- 2) 607 Unc, 630 Riverside Drive, Irving 75039, spoke about various topics.
- 3) Alex Stein, 7509 Inwood Road, Dallas 75039, spoke about various topics.
- 4) Dr. Jack Henderson, 617 Pheasant Lane, spoke about the Coppell Senior and Community Center.
- 5) Sinmin Pak, 349 Waterview Drive, spoke about human trafficking.
- 6) Tracy Fisher, 136 Park Valley, spoke about human trafficking.

**11. Consent Agenda**

- A.** Consider approval of the Minutes: April 22, 2025 and May 6, 2025.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- B.** Consider approval of two Amended and Restated Civic Center Development Agreements by and between the City of Coppell and Dividend Hospitality, Ltd., and authorizing the Mayor to sign.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- C.** Consider approval of a purchase for the replacement of the Automatic Materials Handler (AMH) to Bibliotheca, in the amount of \$129,705.60 as budgeted in the General Fund; with contract pricing through Buyboard, Contract No. 739-24 and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- D.** Consider approval of an award of TIPS Contract #241001 with Custard Construction in the amount of \$197,869.58 for the remodel of an Open-Air Greenroom and Staff Breakroom at the Coppell Arts Center, as provided for in the Coppell Recreation Development Corporation (CRDC) Fund; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**
- E.** Consider approval of a payment to Coppell Independent School District in the amount of \$232,660.00, as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, to replace the synthetic field turf at Coppell Middle School North per the Interlocal Cooperation Agreement and License and Use

Agreement between the Coppell Independent School District and the City of Coppell; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**

- F.** Consider approval and adoption of the 2025 Community Experiences Master Plan.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**

- G.** Consider award of a professional services agreement with Teague Nall and Perkins, Inc. for the design of Andrew Brown East Park Pond Restoration, in the amount of \$93,730.00, as budgeted in the Coppell Recreation & Development Corporation (CRDC) fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Ramesh Premkumar, that Consent Agenda Items A through G be approved. The motion passed by an unanimous vote.**

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

- 12.** CONTINUED PUBLIC HEARING:  
Consider approval of PD-313R2-MF-2, a zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

**The Public Hearing was continued from the April 22, 2025 Council meeting. Staff received a withdrawal request by the applicant. A motion was made by Mayor Pro Tem Kevin Nevels, seconded by Councilmember Ramesh Premkumar, to close the Public Hearing. The motion passed by an unanimous vote.**

- 13.** Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.

**A motion was made by Mayor Pro Tem Kevin Nevels to nominate Councilmember Don Carroll as Mayor Pro Tem, seconded by Councilmember Ramesh Premkumar. The motion passed by an unanimous vote.**

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

**City Manager Mike Land gave the following project updates:**

**Magnolia Park Trail – The contractor is starting the upper gabion baskets.**

Fire Station No. 5 – The contractor is installing landscaping and interior finishes.

Service Center –the contractor is poured the slab this morning and will begin going vertical soon.

DART – Continue to work on punch list items at all the Railroad crossings.

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.

Freeport Traffic Signal – The signal poles have been delayed and are now scheduled to arrive in June.

Veterans Plaza – The contractor has installed the silt fence and will begin working this week.

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

The outdoor pool at The CORE opens for the season beginning Saturday, May 24! Get ready to splash into fun all summer long. Hours are subject to change, and up-to-date hours will be posted online once the pool is open. Please check out [coppelltx.gov/aquatics](http://coppelltx.gov/aquatics) for all information!

The CORE turns 25 this year! We have lots of exciting things planned this summer, kicking off with the COREter Anniversary Celebration! On Sunday, May 25th beginning at 1 p.m., you can come enjoy an afternoon at The CORE with a DJ playing favorite hits by the outdoor pool, an ice cream truck serving up sweet treats, fun photo opportunities, fitness demonstrations in the studios, and even a basketball free throw competition!

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

**17. Necessary Action from Executive Session**

A motion was made by Councilmember Jim Walker, seconded by Councilmember Don Carroll, to retain the City Manager with his current employment contract with a six percent (6%) increase in base salary and continuation of other compensation and benefits. The motion passed by an unanimous vote.

**18. Adjournment**

There being no further business before this Council, the meeting adjourned at 8:45 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**City Secretary**