



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, October 24, 2023

6:00 PM

Council Chambers

WES MAYS
Mayor

JOHN JUN
Mayor Pro Tem

JIM WALKER
Place 1

KEVIN NEVELS
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

BIJU MATHEW
Place 6

DON CARROLL
Place 3

MARK HILL
Place 7

MIKE LAND
City Manager

Present 6 - Jim Walker; Don Carroll; Kevin Nevels; John Jun; Biju Mathew and Mark Hill

Absent 2 - Wes Mays and Brianna Hinojosa-Smith

Also present were Deputy City Manager Traci Leach, City Attorney Robert E. Hager, and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, October 24, 2023, at 6:00 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

1. Call to Order

Mayor Pro Tem John Jun 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. Seek legal advice from the City Attorney regarding pending Ordinance and process for PD-309-SF-12 & C, Forest Creek.

Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- B.** Discussion regarding economic development prospects south of Bethel Road and west of Freeport Parkway.

Discussed under Executive Session

- 3. 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.

Mayor Pro Tem John Jun adjourned the Executive Session at 6:20 p.m. and convened into the Work Session at 6:22 p.m.

- A. Discussion regarding agenda items.
- B. Follow up discussion from September 26, 2023, Work Session, regarding the Service Center.

Presented in Work Session

Regular Session

Mayor Pro Tem John Jun adjourned the Work Session at 6:35 p.m. and convened into the Regular Session at 7:30 p.m.

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

Pastor Rolando Carrizales, with Life Church, gave the Invocation.

- 5. Pledge of Allegiance**

Mayor Pro Tem John Jun led the audience in the Pledge of Allegiance.

Presentations

- 6.** Update by the Coppell Sustainable Food Organization.

Marissa Olivas, Community Programs Coordinator, introduced Marie Conrath, Amanda Novak and Hilary Hodgson with the Coppell Sustainable Food Organization. The organization gave a presentation to City Council.

- 7. Citizens' Appearance**

Mayor Pro Tem John Jun stated that no one signed up to speak.

- 8. Consent Agenda**

- A.** Consider approval of the Minutes: October 10, 2023.

A motion was made by Councilmember Don Carroll, seconded by

Councilmember Kevin Nevels, that Consent Agenda Items A and B be approved. The motion passed by an unanimous vote.

- B.** Consider approval to continue the AMI Service Agreement with Aqua-Metric for services related to the Advanced Water Meter System Infrastructure, Analytics Software, and Customer Portal, in the amount of \$371,472.78; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A and B be approved. The motion passed by an unanimous vote.

End of Consent Agenda

- 9.** PUBLIC HEARING:
Consider approval of an Ordinance designating Welbilt FSG Holding, LLC, Reinvestment Zone No. 115 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act; and authorizing the Mayor to sign.

Director of Community Development Mindi Hurley gave a presentation to City Council.

Mayor Pro Tem John Jun opened the Public Hearing and stated that no one signed up to speak.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve the agenda item. The motion carried by an unanimous vote.

Enactment No: OR 2023-1602

- 10.** Consider approval of an Ordinance for PD-259R3-SF7/9, a zoning change request from PD-259R2-SF-7/9 (Planned Development-259 Revision 2 -Single Family-7 & 9) to PD-259R3-SF-7/9 (Planned Development-259 Revision 3 -Single Family-7 & 9), to provide a new concept and detail plan that would allow for a gated community and private streets, over two phases (54 residential lots in Phase 1 and nine (9) residential lots in Phase 2 and associated common area lots); and authorizing the Mayor to sign.

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

Mayor Pro Tem John Jun stated that the Public Hearing was continued from the October 10, 2023, City Council meeting. Mayor Pro Tem John Jun stated that no one signed up to speak.

A motion was made by Councilmember Jim Walker, seconded by Councilmember Mark Hill, to close the Public Hearing and approve the agenda item subject to the following conditions:

1. All of the previously approved PD conditions remain in place.
2. To allow for a gated community with private streets that must be maintained by the HOA, this would include maintenance of the bridge, sidewalks and street signs.
3. The CCR's must be updated to address the changes in the maintenance of the streets, bridge, wall maintenance and entry feature maintenance.
4. The existing plats must be vacated, and new plats must be filed that show the streets a private and part of a Common Area, to be maintained by the HOA.
5. To approve the entry feature and sign.
6. Amend existing condition T(2) to read: 2. The development of Lot 2X and the entry gates and entry features shall be constructed prior to the issuance of any certificate of occupancy for the first home, other than a model home.

The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following project updates:

Moore Road Park Boardwalk- This project is complete! Thank you to all who came out to the Ribbon Cutting on Thursday, October 19th.

The Duck Pond Park Improvements- This project is at approximately 70% completion and on schedule. The contractor continues to make improvements within the park as outlined in the scope of work.

Thweatt Park Improvements- This project is at approximately 95% completion and on schedule. The contractor is working on finishing some final punch-list items before staff can perform their final inspection.

S. Belt Line – The contractor is continuing the utility installation and subgrade preparation on phase 3. Expect to begin paving this week depending on weather.

Village Parkway Pump Station Generator – We are expecting the final testing this week depending on weather.

DART- working on fairway drive with anticipation completing on 11/6. The next intersection will be Moore Road.

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

The City of Coppell will once again sponsor the special holiday program called Make a Child Smile. This annual program benefits children living within the Coppell city limits or attending CISD by providing holiday gifts for families that need a little extra help. Selections for sponsorship can be made virtually between November 1st-30th by visiting www.makeachildsmilecoppell.com. Purchase gifts of clothing and a toy for the child and return the wrapped and labeled gift to the City Manager's Office at Town Center by December 1st with the ornament/information attached. The goal is to provide at least one toy and one article of clothing for each child. City employees will deliver the gifts prior to Christmas. Should you have any questions, please contact Christel Pettinos in the City Manager's Office at 972-304-3668 or via email at cpettinos@coppelltx.gov.

Beat the crowd and vote early! Early voting in Dallas and Denton Counties runs from Monday, October 23 - Friday, November 3. Voters residing in either county may cast their ballot at any early voting center in their respective county. Election day is Tuesday, November 7. For more information including early voting locations, visit coppelltx.gov/election.

Stop by the Coppell Justice Center on Saturday, October 28th from 10 am to 2 pm with unwanted medications for the Drug Enforcement Administration's (DEA) Drug Take Back Day. Coppell police officers, as well as Coppell Citizen's Police Academy volunteers, will be there to collect your unused medications. The DEA's Drug Take Back Day is a national event that encourages citizens to remove unneeded medication from their homes in an effort to prevent medication misuse and addiction.

On Saturday, October 28th from 5 to 9 pm put on your costume, grab your candy bucket, and come enjoy a fun, safe, and interactive trick or treat experience in the park (5 - 7 pm) before sitting back to watch the family friendly Halloween flick, Hotel Transylvania (7:30 - 9 pm)! All the fun will be at Andy Brown East Park.

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

- A. Report on Lewisville Independent School District and Carrollton/Farmers Branch School District - Councilmember Mark Hill
- B. Report on Coppell Independent School District - Councilmember Kevin Nevels

Councilmember Mark Hill gave the following report regarding Lewisville ISD:

This month, Lewisville ISD is hosting Bond Information Sessions across the district. Visit LISD.net/Calendar for dates and location info.

Early voting began yesterday! We encourage all LISD community members to vote this November and make their voice heard. Visit LISDbond.com to find voting information, ballot specifics, and more.

LISD Elementary Teacher of the Year Dr. Isela Russell is one of only three teachers in the running to be named the Texas Elementary Teacher of the Year. The winners will be announced at an awards ceremony this Friday, Oct. 20.

Subscribe to LISD's Newsletters to learn more about what's going on in the community. Visit LISD.net/Newsletters to subscribe.

Carrollton/Farmers Branch ISD:

CFBISD would again like to the community for passing the 2023 Bond. The primary focus with this bond will be on renovation projects instead of replacement projects. Priorities include safety and security, large-scale interior renovations and major mechanical/electrical/plumbing work. Three elementary campuses are slated to be replaced.

A Bond Oversight Committee has been formed. This Committee ensures projects funded by bond sales are consistent with priorities and planning presented to CFB Board of Trustees by the Citizen's Bond Planning Committee (CBPC) in January 2023 and approved by voters in May 2023. There are 10 members (8 board appointed, 2 district appointed) and the committee will meet quarterly.

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CFB continues to have volunteer opportunities for the 2023-24 school year. Please visit <https://www.cfbisd.edu/community/volunteer> for more information on how you or your business can become a CFB volunteer.

Councilmember Kevin Nevels gave the following report regarding Coppell ISD:

Community members can stay up to date on Coppell ISD events and news by visiting [coppellisd.com/board](https://www.coppellisd.com/board). Meeting agendas, minutes and recordings of the meetings are available online.

On October 4th, CISD hosted "Adulting Day". Topics covered were money management, self defense, car maintenance, cooking, grocery shopping, and personal taxes. CISD Alumni were featured as speakers.

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

Nothing to report.

15. Necessary Action from Executive Session

There was no necessary action out of Executive Session.

16. Adjournment

There being no further business before the City Council, the meeting was adjourned at 8:12 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary