



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

Tuesday, May 14, 2024

5:30 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** 7 - Wes Mays; Jim Walker; Don Carroll; Kevin Nevels; Biju Mathew; Mark Hill and Ramesh Premkumar

**Absent** 1 - Brianna Hinojosa-Smith

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

The City Council of the City of Coppell met in Regular Session on Tuesday, May 14, 2024, 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.**

**A. Consultation with City Attorney regarding contract negotiations with municipal solid waste disposal provider.**

**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 Wes Mays adjourned the Executive Session at 5:56 p.m. and convened into the Work Session at 5:58 p.m.

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

**Presented in Work Session**

Mayor Wes Mays concluded the Work Session and recessed the meeting at 6:10 p.m. for a ceremony honoring Mayor Pro Tem John Jun.

**Reception 6:30 p.m. (Meeting Break)**

Join the City of Coppell to honor Mayor Pro Tem John Jun for his years of service to the community in the Atrium at Town Center.

#### **Regular Session**

Mayor Wes Mays reconvened the meeting at 7:35 p.m.

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

Reverend Alex Yohannan gave the invocation.

- 5. Pledge of Allegiance**

The Coppell Fire Department's Honor Guard presented the colors and led those present in the Pledge of Allegiance.

- 6. Swearing in of Mayor and Councilmembers for Places 4, 5, and 6.**

Judge Sandra White swore in Wes Mays as Mayor, Kevin Nevels as Councilmember Place 4, Ramesh Premkumar as Councilmember Place 5, and Biju Mathew as Councilmember Place 6.

At this time, the makeup of City Council is as follows:

Wes Mays, Mayor  
Jim Walker, Place 1  
Brianna Hinojosa-Smith, Place 2  
Don Carroll, Place 3  
Kevin Nevels, Place 4  
Ramesh Premkumar, Place 5  
Biju Mathew, Place 6  
Mark Hill, Place 7

#### **Proclamations**

7. Presentation of a Proclamation designating the week of May 19-25, 2024 as "Emergency Medical Services Week".
- Mayor Wes Mays read the Proclamation into the record and presented the same to Chief Kevin Richardson.**
8. Presentation of a Proclamation designating the week of May 19-25, 2024 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.**
9. Presentation of a Proclamation designating the month of May 2024 as "National Water Safety Month".
- Mayor Wes Mays read the Proclamation into the record and presented the same to Aquatics Supervisor Trinity Klepzig.**

10. **Citizens' Appearance**

**Mayor Wes Mays advised that no one signed up to speak.**

11. **Consent Agenda**

- A. Consider approval of the Minutes: April 23, 2024 and April 30, 2024.
- A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.**
- B. Consider accepting the resignation of Ramesh Premkumar from the Smart City Board and appointing Michael Cash as a Regular member to fill the unexpired term.
- A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.**
- C. Consider approval authorizing the purchase of replacement radios for the Fire Department, through a cooperative program with Houston Galveston Area Council (HGAC), in the amount of \$82,318.23, as budgeted; and authorizing the City Manager to sign any necessary documents.
- A motion was made by Councilmember Jim Walker, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through L be approved. The motion passed by an unanimous vote.**
- D. Consider approval of a purchase of tables and chairs for the Fire Department's training room, from GL Seaman & Company, through Global TIPS contract #230301, in the amount of \$81,655.90, as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- E.** Consider approval of an Ordinance for PD-315-SF-12, a zoning change request from SF-12, to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-815

- F.** Consider approval of award to enter into a contract with Kleinfelder, for the materials testing services associated with the construction of Fire Station 5, in the amount of \$68,175.00, to be funded from fund balance of the General Fund, then reimbursed in accordance with the reimbursement resolution approved on April 12, 2022; and authorizing the City Manager to sign any necessary documents.

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

- G.** Consider approval of a Guaranteed Max Price Amendment to the Agreement, between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager), for the construction of Fire Station 5, in the amount of \$10,578,710.00, to be funded from fund balance of the General Fund, then reimbursed in accordance with the reimbursement Resolution approved on April 12, 2022; and authorizing the City Manager to sign any necessary documents.

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

- H.** Consider approval of Bid number Q-0424-03, contract to Road Master Striping, for the Citywide Restriping Project, in the amount of \$1,000,000.00, as provided for in the General Fund, Fund balance; and authorizing the City Manager to sign any necessary documents.

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

- I.** Consider approval to enter into a professional engineering services contract with LJA Engineering, Inc., to provide design services for a drainage study in the Northlake Woodlands subdivision, in the amount of \$157,275.00, as budgeted in the Drainage Utility District fund and

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Drainage Utility District fund balance; and authorizing the City Manager to sign any necessary documents.

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

- J.** Consider approval of an Ordinance amending Article 8-3, Parking, Section 8-3-1(A) of the Code of Ordinances, by adding a subsection to make it unlawful to stop, stand or park a vehicle at any time on the south side of Ruby Road in its entirety; and authorizing the Mayor to sign.

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

Enactment No: OR 2024-1607

- K.** Consider approval of an Ordinance amending Ordinance No. 2023-1599, the budget for Fiscal Year October 1, 2023, through September 30, 2024; and authorizing the Mayor to sign.

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

Enactment No: OR 2024-1608

- L.** Consider accepting the resignation of Mike Ridgley from the Parks & Recreation Board.

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

#### End of Consent Agenda

- 12.** PUBLIC HEARING:  
Consider approval of a zoning change request from PD-183R-C (Planned Development-183 Revised- Commercial) to PD-183R2-C (Planned Development-183 Revision 2 - Commercial), to approve a Detail Site Plan for a 46,265 sq. ft. Fine Arts Building, a 4,600 sq. ft. Tennis Building and field equipment/event areas on 63.478 acres of property located at 185 W. Parkway Blvd.

**Senior Planner Mary Paron-Boswell 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 Kevin Nevels, seconded by Councilmember Don Carroll, 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 plat will be required showing the revised fire lanes and easements.
3. PD Conditions:
  - a. To allow the landscaping as proposed.
  - b. Approve the site plan as presented.

The motion passed by an unanimous vote.

13. Consider adoption of a Resolution directing publication of notice of intention to issue certificates of obligation; and authorizing the Mayor to sign.

**Strategic Financial Engagement Director Kim Tiehen and the City's Financial Advisor Jason Hughes gave a presentation to City Council.**

**A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to adopt a Resolution directing publication of notice of intention to issue certificates of obligation.**

Enactment No: RE 2024-0514.1

14. Consider declaring a vacancy of an Alternate Member place on the Board of Adjustment.

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

**A motion was made to declare a vacancy of an Alternate member place on the Board of Adjustment by Councilmember Kevin Nevels, seconded by Councilmember Jim Walker. The motion passed by an unanimous vote.**

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

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

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

City Manager Mike Land gave the following project updates:

S. Belt Line – All lanes are open. The contractor is working on punch list items.

DART – continuing to work on franchise relocations at Freeport and the storm drain installation across Freeport.

Woodhurst – The contractor is preparing to pave half of the street from Sandy Knoll to the cul de sac.

Andy Brown Park West Streambank Repair – Reinforcing mats and soil anchors are being placed on the damaged section. Trail users should avoid this area.

Village Parkway Ground Storage Tank Rehab – The work is complete, and the tanks are back in service. The contractor is finishing up punch list items.

Retail and Dining Survey – there are only a couple of days left to share your feedback in the retail and dining survey. Residents are encouraged to take the survey to help us understand which retail stores and restaurants you enjoy most and which new offerings you'd like to see in the future. Visit [coppelltx.gov](http://coppelltx.gov) to take the survey before it closes on Thursday, May 16.

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

The Fit City Challenge ends tomorrow, May 15. If you joined the challenge, make sure you have entered any workouts so they can be counted!

Join us in celebrating the 50th anniversary of Cozby Library on May 18, from 9:45am to noon in the Town Center Plaza. If there is inclement weather, we will be celebrating in the Library meeting room.

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

A. Coppel Arts Center Foundation - Councilmember Jim Walker

Read and Filed

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

Nothing to report.

**20. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

**21. 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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Ashley Owens, City Secretary