



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda

### City Council

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Tuesday, December 13, 2022

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**BIJU MATHEW**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**KEVIN NEVELS**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**JOHN JUN**  
Place 5

**DON CARROLL**  
Place 3

**MARK HILL**  
Place 7

**MIKE LAND**  
City Manager

Notice is hereby given that the City Council of the City of Coppel, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

As authorized by Section 551.127, of the Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of the meeting is to consider the following items:

1. Call to Order
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 for legal advice regarding enforcement of Building and Maintenance Code for substandard buildings and structures for Riverchase Apartments.

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

- A. Discussion regarding agenda items.
- B. Briefing on Legislative Session.
- C. Discover Coppell Campaign Update and additional funding request by the Coppell Chamber of Commerce.

Attachments: [Memo and Strategic Plan.pdf](#)

**Regular Session**

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

**5. Pledge of Allegiance**

**Presentations**

**6. Recognition for outgoing Boards and Commissions members.**

**7. Citizens' Appearance**

**8. Consent Agenda**

- A.** Consider approval of the Minutes: November 7, 2022, Joint Meeting; November 8, 2022; November 15, 2022, Canvass of Special Election; December 1, 2022, Special Called Meeting.

Attachments: [CM 2022-11-07 \(Joint\).pdf](#)

[CM 2022-11-08.pdf](#)

[CM 2022-11-15 \(Canvass\).pdf](#)

[CM 2022-12-01 \(Special\).pdf](#)

- B.** Consider approval of a Resolution authorizing the Mayor of the City of Coppell, Texas, to execute an Interlocal Agreement (ILA) with the City of Lewisville for Emergency Treated Water Supply.

Attachments: [Memo.pdf](#)

[Lewisville Interconnect ILA.pdf](#)

[Resolution ILA with Lewisville.pdf](#)

- C.** Consider approval of an Interlocal Agreement (ILA) with the City of Grapevine for an Emergency Water Interconnect and Sanitary Sewer Studies; and authorizing the Mayor to sign.

Attachments: [Memo.pdf](#)

[Interlocal Agreement.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

- D.** Consider approval of award for the street maintenance proposal; to C&J's Design Solutions of East Texas, LLC; utilizing the TIPS contract; in the amount of \$150,000.00; as budgeted in Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)

[C&J TIPS Bid.pdf](#)

- E.** Consider award for approval to enter into a design contract with Parkhill in the amount of \$526,136.93, for the architectural design of the City of Coppell Service Center Improvements, funded from undesignated fund balance of the General Fund, then reimbursed in accordance with the approved Reimbursement Resolution of a proposed 2023 bond sale, and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[Parkhill Proposal.pdf](#)

- F.** Consider approval of a Resolution authorizing the Mayor of the City of Coppell, Texas to execute an Interlocal Agreement with Dallas County for street maintenance and improvements.

**Attachments:** [Memo.pdf](#)

[Resolution.pdf](#)

[Master ILA.pdf](#)

- G.** Consider approval to enter into professional engineering services agreement with Plummer Associates, Inc. for programming and configuration services of Supervisory Control and Data Acquisition system and Programming Logic Controls at City's water and wastewater facilities, as budgeted through Water and Sewer undesignated retained earnings, in the amount of \$108,100.00; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[Exhibit A - Scope and Fee.pdf](#)

[Professional Services Contract.pdf](#)

- H.** Consider approval to purchase five (5) pickup trucks from Caldwell Country Chevrolet through BuyBoard Purchasing Cooperative for the replacement of existing vehicles; as provided in the Capital Fleet Replacement Fund; in the amount of \$323,737.20; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[2023 Chevrolet 2500 - 3 Vehicle Quote.pdf](#)

[2023 Chevrolet 2500 with Lift Gate - Vehicle Quote.pdf](#)

[2023 Chevrolet 2500 with Irrigation Bed - Vehicle Quote.pdf](#)

- I. Consider approval to purchase four (4) pickup trucks from Silsbee Toyota through the Interlocal Purchasing System for the replacement of existing vehicles; as provided in the Capital Fleet Replacement Fund; in the amount of \$153,396.40; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)

[Toyota Tacoma with Camper Top - 2 Vehicle Quote.pdf](#)

[Toyota Tacoma - 3&4 Vehicle Quote.pdf](#)

- J. Consider approval of awarding a contract for the replacement and safety upgrade to the Fire Station #3 apparatus exit roll up doors; in the amount of \$59,044.62; as budgeted under Standards of Cover; and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)

[FS3 Roll Up Door Quote.pdf](#)

- K. Consider approval of an Advanced Funding Agreement between the City of Coppell, Fire Department and Texas Department of Transportation for Incident Management Freeway Blocker Truck and authorizing the City Manager to sign any necessary documents.

**Attachments:** [Memo.pdf](#)

[Incident Management Freeway Blocker Agreement.pdf](#)

- L. Consider approval authorizing the purchase and installation of Life Safety Park's Audio-Visual Equipment by AVISPL under DIR Contract DIR-CPO-5078, in the amount of \$73,762.42, as budgeted; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[AVI-SPL Proposal.pdf](#)

- M. Consider approval authorizing to purchase onsite preventive maintenance and repair services from Stryker Medical for the Coppell Fire Department Cardiac Monitor/Defibrillators in the amount of \$78,502.60 as budgeted; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[Stryker Preventive Maintenance Contract.pdf](#)

- N. 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 \$79,864.26 as budgeted; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)  
[HGAC Contract Pricing Worksheet.pdf](#)  
[APX6000XE\\_Enhanced DataSheet.pdf](#)  
[APX8500\\_DataSheet.pdf](#)

- O. Consider approval of a Resolution approving a Tax Abatement Agreement by and between the City of Coppell and Rochester Sensors, LLC; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Resolution.pdf](#)  
[Tax Abatement Agreement.pdf](#)

- P. Consider approval of an Ordinance of The City of Coppell, Texas, amending Chapter 9 of the Code of Ordinances by amending Article 9-29, "Short-Term Rentals;" and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Short Term Rental Ordinance.pdf](#)

- Q. Consider approval of a Resolution amending Resolution No. 010996.3 as amended, amending the Master Fee Schedule for Solid Waste Collection Fees per the contract with Republic, amending for the addition of a deposit for the use of the Block'n Roll Block Party and Tool Lending Trailers, and amending to remove the Mechanical Contractor Registration fee; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Resolution.pdf](#)

- R. Consider approval of amending the City of Coppell Code of Ordinances by amending Chapter 6 "Business Regulations", Article 6-16 "Alcohol Beverages", Section 6-16-6 "City Facilities" by re-lettering subsection D to E and by adding a new subsection D, providing limited license for sale of alcoholic beverages by a licensed vendor during Farmers Market event; and authorizing the Mayor to sign.

**Attachments:** [Memo.pdf](#)  
[Ordinance.pdf](#)

- S. Consider approval of an award to The Playwell Group, Inc., for the replacement of the playground safety surface in Allen Road Park, in the amount of \$93,584.20 as provided for in the CRDC fund, with contract pricing through Buyboard, Contract No. 679-22, and authorizing the City Manager to sign.

**Attachments:** [Memo.pdf](#)  
[Playground Resurface Quote.pdf](#)

- T. Consider approval of an award to Custard Construction for the west bridge

deck replacement in the Andrew Brown West Park trail system, in the amount of \$55,686.43 as provided for in the CRDC fund, with contract pricing through the TIPS, Contract No. 211001; and authorizing the City Manager to sign.

**Attachments:** [Memo.pdf](#)

[Bridge Decking Replacement Quote.pdf](#)

**U.**

Consider approval to enter into an agreement between the City of Coppell and Woven Health Clinic, in the amount of \$250,000.00 over a two (2) year period for health services using American Rescue Plan Act (ARPA) funds; and authorizing the City Manager to sign all necessary documents.

**Attachments:** [Memo.pdf](#)

[Grant Agreement between Coppell and Woven Clinic.pdf](#)

[Exhibit A - Woven Health Clinic ARPA Proposal.pdf](#)

[Exhibit B - 2022-00292-Final-Rule.pdf](#)

[Exhibit C - SLFRF-Compliance-and-Reporting-Guidance.pdf](#)

[Exhibit D - Income Parameters for ARPA Grant Agreement.pdf](#)

[Exhibit E - Max Income Level for Impacted Populations.pdf](#)

**V.**

Consider approval of accepting the resignation of Anamika Gupta from Smart City Board and appointing Nitin Vengurlekar as an Alternate member for the remainder of the unexpired term.

**Attachments:** [Smart City Board Memo.pdf](#)

[Resignation Email.pdf](#)

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

**9.**

#### **PUBLIC HEARING:**

Consider approval of a zoning change request to S-1264-C (Special Use Permit-1264-Commercial), to allow a 1,200-square-foot restaurant with approximately 16 seats and pick-up service located on 3.23 acres of land at 150 S. Denton Tap Road, Suite 111.

**Attachments:** [Council Memo.pdf](#)

[Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Parking Analysis.pdf](#)

[3. Floor Plan.pdf](#)

[4. Sign Plan \(2 pages\).pdf](#)

**10.**

#### **PUBLIC HEARING:**

Consider approval of PD--250R27-H, Main Street Old Town, a zoning change request from PD-250R8-H (Planned Development 250 Revision 8-Historic) to PD-250R27-H (Planned Development 250-Revision 27-Historic) to add this property to the conceptual Planned Development for

the Old Town/Main Street Project; creating 7 additional lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot), on 0.946 acres of land located the southwest corner of Main Street and W. Bethel Road.

**Attachments:** [Memo.pdf](#)

[Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plans.pdf](#)

[Elevations Renderings Material Board.pdf](#)

[Parking Analysis.pdf](#)

[Historic Society Survey Sheets.pdf](#)

11. PUBLIC HEARING:  
Consideration by City Council on the removal of the buildings located at 509 W. Bethel Road, subject to Section 12-28A-10 and Section 12-28A-11 of the City of Coppell Code of Ordinances, on 0.946 acres of land located on the southwest corner of Main Street and W. Bethel Road.

**Attachments:** [Memo.pdf](#)

[Site Plan.pdf](#)

[Aerial Exhibit.pdf](#)

[H District Update.pdf](#)

12. Consider approval of the 2023 Legislative Agenda Priorities for the upcoming 88th Legislative Session.

**Attachments:** [Legislative Agenda Memo.pdf](#)

[2023 Coppell Legislative Priorities.pdf](#)

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

14. **Mayor and Council Reports**

Report by Mayor and City Council on recent and upcoming events.

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

A. North Central Texas Council of Governments (NCTCOG) -  
Councilmember Brianna Hinojosa-Smith

B. North Texas Commission - Councilmember Brianna Hinojosa-Smith

C. Historical Society - Councilmember Long

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

17. **Necessary Action from Executive Session**

**18. Adjournment**

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**Wes Mays, Mayor****CERTIFICATE**

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 9th day of December, 2022, at \_\_\_\_\_.

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**Ashley Owens, City Secretary****PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION**

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).