



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, December 13, 2022

5:30 PM

Council Chambers

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

Present 8 - Wes Mays; Cliff Long; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; John Jun; Biju Mathew and Mark Hill

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

The City Council of the City of Coppell met in Regular Session on Tuesday, December 13, 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 for legal advice regarding enforcement of Building and Maintenance Code for substandard buildings and structures for Riverchase Apartments.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 5:38 p.m. and convened into the Work Session at 5:40 p.m.

- 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.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:25 p.m. and reconvened into the Regular Session at 7:34 p.m.

4. Invocation 7:30 p.m.

Richa Yadav, with the Allies Interfaith Group, gave the invocation.

5. Pledge of Allegiance

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

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

Mayor Wes Mays and City Council thanked the outgoing Boards and Commissions members for their service and time.

7. Citizens' Appearance

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

- 1) Sandy Ische, 320 Crooked Tree, spoke in regards to the hours of The CORE.
- 2) Shirley Chang, 237 Westbury Drive, spoke in regards to the hours of The CORE.
- 3) George Piroumoff, 1721 E. Belt Line Road, Apt 626, spoke in regards to moving the old church in front of the Senior Center.

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.**

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A - V be approved.

The motion passed by an unanimous vote.

- 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.

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

Enactment No: RE 2022-1213.1

- 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.

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

- 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.

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

- 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.

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

- 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.

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

Enactment No: RE 2022-1213.2

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

Enactment No: RE 2022-1213.3

- 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.

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

Enactment No: OR 2022-1592

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

- 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.

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

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.

Presentation: Matt Steer, Development Services Administrator, made a presentation to the 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 Mark Hill, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. The hours of operation shall not exceed 10:30 a.m. to 9 p.m. daily.
2. An external grease trap will be required, a minimum of 1,000 gallons.
3. There will be additional comments at the time of Building Permit.

The motion passed by an unanimous vote.

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.

Presentation: Bob Hager, City Attorney, made a presentation to the City Council regarding the zoning of the item.

Matt Steer, Development Services Administrator, provided history of the development in Old Town Coppell.

Mary Paron-Boswell, Senior Planner, presented the zoning case to the City Council.

City Council asked questions of staff members.

Chris Collins, applicant, answered questions of City Council.

Mayor Wes Mays opened the Public Hearing and asked for those who signed up to speak in favor of the proposed zoning change:

- 1) Jeff Burger, 465 Travis Street
- 2) Lucy Haas, 744 Hammond
- 3) Rick Cashman, 612 Inglenook
- 4) David Haas, 744 Hammond
- 5) Greg Zoller, 319 Hampton Court
- 6) Alan Nall, 522 Country Lane

- 7) Randall Ingall, 554 Village Green Drive
- 8) Stephen Chaddick, 509 W Bethel Road
- 9) Jeff Varnell, 1601 E Sandy Lake Road
- 10) Barry Raven - 201 Turnberry

Those who signed up to speak against the proposed zoning change:

- 1) Rory Carrick, 123 Lodge Road
- 2) Nathaniel Pugh, 131 Winding Hollow
- 3) Jennifer Mendola, 303 Walnut Grove Lane
- 4) Karen Ward, Cottage Salon
- 5) Sara Carrick, 123 Lodge Road
- 6) Dana Pugh, 131 Winding Hollow
- 7) Joe Shirley, 582 Villawood
- 8) Candy Sheehan, 321 Quiet Valley
- 9) Ruth Holder, 134 Natches Place
- 10) Angela Lancaster - Coppell Youth Soccer Association

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Wes Mays convened into closed Executive Session at 10:17 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 10:53 p.m.

A motion was made by Mayor Pro Tem Biju Mathew, seconded by Councilmember John Jun, to continue the Public Hearing until the January 10th City Council meeting. The motion failed by the following vote (2-5):

Aye: Mayor Pro Tem Biju Mathew, Councilmember John Jun

Nay: Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, and Councilmember Mark Hill

A motion was made by Councilmember Mark Hill, seconded by Councilmember John Jun, to close the Public Hearing and approve the Agenda Item subject to the conditions as listed.

An amendment to the main motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, to change the zoning of Buildings #1 and #2 as office and residential, Building #3 remains retail, and Buildings #4, #5, and #6 are Retail/Restuarant/Residential. The motion failed by the following vote (3-4):

Aye: Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels

Nay: Mayor Pro Tem Biju Mathew, Councilmember Brianna Hinojosa-Smith, Councilmember John Jun, and Councilmember Mark Hill

An amendment to the main motion was made by Councilmember Mark Hill, seconded by Councilmember Kevin Nevels, that Office use is excluded and

allow Restaurant/Retail. The motion failed by the following vote (3-4):

Aye: Councilmember Kevin Nevels, Councilmember John Jun, Councilmember Mark Hill

Nay: Mayor Pro Tem Biju Mathew, Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, and Councilmember Don Carroll

The main motion failed by the following vote (3-4):

Aye: Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels

Nay: Mayor Pro Tem Biju Mathew, Councilmember Brianna Hinojosa-Smith, Councilmember John Jun, and Councilmember Mark Hill

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.

Due to the denial of the zone change request of Public Hearing Item #10, this item was not considered and needed no action.

12.

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

Agenda Item #12 was heard before Agenda Item #9.

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

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

City Manager Mike Land gave updates regarding projects:

Concrete panel replacements at Dividend, Falcon & Mockingbird are complete.

E. Bethel Road bridge entrance into Creekview neighborhood is complete.

The Royal Lane design set is 60% completed and is anticipated in January 2023; the project is on track for summer construction start.

The Belt Line Road project is moving along on Phase 2. Items include installing the storm drain, removing concrete, and they will begin preparing the subgrade.

The Intersection project will include paving the right turn lane at 121/Denton Tap later in the next two weeks. Final project completion (including new median lights north of 121) is expected in January.

Design continues on the emergency water system interconnects.

14. Mayor and Council Reports

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

Holiday fun is hidden all over the city! To participate in the hunt, simply solve the clues, find each of the five holiday ambassadors hidden around town, pose for a photo with each, and then upload the photos to social media with the hashtag #coppellholidays! Be sure to tag the City of Coppell on Facebook, Instagram and Twitter. There are multiple holiday-themed ambassadors hidden around Coppell, but only a special few will earn Coppell's holiday enthusiasts a prize, so consider the clues carefully!

Once you've solved the clues, taken photos, posted and tagged accordingly, stop by Town Center, 255 Parkway Blvd., to claim your prize (while supplies last)! Happy hunting! Play now through January 6, 2023.

Fa La La La Lights — the City of Coppell's holiday lights contest — is underway, and Coppell residents have decorated their homes with their holiday best. Check out the map of participating homes, go for a walk or drive around the neighborhood, then vote for your favorite with a "Like" on Facebook! Check back on Facebook the afternoon of Monday, December 19 to see the results.

'Tis the season for giving and the animals at Coppell Animal Services need your help! Through December 31, stop by the front desk at the Cozby Library and Community Commons to drop needed supplies off in the donation box. Your donations ensure Animal Services can send each new pet parent home with supplies.

Supplies needed:

- Pro Plan dry cat/kitten/dog/puppy food
- Cat Litter (scoopable preferred)
- Rawhide bones (medium or large)
- Cat and dog toys
- Blankets
- Dog and cat treats

The Cozby Library and Community Commons will be closed on Thursday, December 15 and Friday, December 16 for scheduled building repairs. Any changes or updates to these closures will be posted on the library's Facebook, Twitter, and Instagram pages as well as the City of Coppell's website.

Theatre Coppell Presents: A Little House Christmas, the Ingalls family is warm and happy in their little house by Plum Creek and remind us that love is the greatest gift of all. Dates and tickets are available at coppellartscenter.org.

Back by popular demand! Let the holidays begin in awe with A Merry Cirque Family Holiday Spectacular, presented by Lone Star Circus. This holiday show is packaged for the whole family to enjoy, now with new acts! Dates and tickets are available at coppellartscenter.org.

City of Coppell administrative offices will be closed in observance of Christmas Day on December 23rd and 26th. Offices will also be in closed in observance of

New Year's Day on January 2nd.

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

Councilmember Brianna Hinojosa-Smith did not have reports on Item A and B.

Councilmember Cliff Long have a report on the Historical Society. On December 2nd, the Society hosted a Lighting in the Park, this was the first time that the Society lit up all the buildings in Heritage Park. The Historical Society participated in Vintage Christmas with Santa and Mrs. Claus at the Minyard's Store, from 9 am to 1 pm. Holidays at Heritage Park on December 10th got rained out. The event is rescheduled for December 17th at 6 pm at Heritage Park. The Historical Society will be providing tours of the houses and the Minyard's Store.

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

Nothing to report.

17. Necessary Action from Executive Session

There was no necessary action out of Executive Session.

18. Adjournment

There being no further business before the City Council, the meeting was adjourned at 11:52 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary