



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, November 10, 2020

5:30 PM

Council Chambers

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**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

**Present** 7 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Biju Mathew and Mark Hill  
**Absent** 1 - Nancy Yingling

Also present were Deputy City Manager Vicki Chiavetta and City Attorney Robert Hager. Deputy City Manager Traci Leach and City Secretary Ashley Owens were in attendance virtually.

The City Council of the City of Coppell met in Regular Session on Tuesday, November 10, 2020 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

### 1. Call to Order

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppell in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Work Session at 5:36 p.m.

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

A. Discussion regarding agenda items.

- B. Discussion regarding Advanced Scenario Planning contracts.
- C. Discussion regarding the 2018 International Swimming Pool and Spa Code with local amendments.
- D. Discussion regarding Fence Regulations in Article 9-2 of the Code of Ordinances.
- E. Discussion regarding the roof replacement of 265 Parkway.
- F. Discussion regarding priorities for the Legislative Agenda.
- G. Discussion regarding Boards & Commissions appointments.

**Presented in Work Session**

### **Regular Session**

**Mayor Hunt adjourned the Work Session at 6:31 p.m. and reconvened into the Regular Session at 7:30 p.m.**

#### **3. Invocation 7:30 p.m.**

**Councilmember Wes Mays gave the invocation.**

#### **4. Pledge of Allegiance**

**Mayor Hunt and the City Council led those present in the Pledge of Allegiance.**

#### **5. Citizens' Appearance**

**Mayor Hunt asked for those who signed up to speak:**

- 1) Cristin Adam, 987 Mallard Drive, discussed the City's tethering ordinance.**
- 2) Jana Alexander, 509 E Bethel School Road, discussed the City's tethering ordinance.**

#### **6. Consent Agenda**

##### **A. Consider approval of the minutes: October 27, 2020.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

##### **B. Consider approval of an Ordinance for PD-214R9R-C, 151 Coffee, a zoning change request from PD-214R9-C (Planned Development-214 Revision 9-Commercial) to PD-214R9R-C (Planned Development-214 Revision 9 Revised - Commercial) to attach a Detail Site Plan for a 857-square foot building with drive-thru on 0.7 acres of land, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; and authorizing the Mayor to sign.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The**

**motion passed by an unanimous vote.**

Enactment No: OR 91500-A-758

- C.** Consider approval of award for the contract to two separate contractors; each performing a share of the ADA sidewalk repairs and annual street and alley pavement repair program; in the amounts of \$540,000.00 to F&F Construction and \$360,000.00 to New World Contracting; for a total of \$900,000.00; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- D.** Consider approval for a second renewal of the contract with Scodeller Construction, Inc. to include crack and joint sealing work along major thoroughfares in the amount of \$100,000.00; as budgeted in the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- E.** Consider approval to utilize the City of Grand Prairie's contract with Nortex Concrete Lifting and Stabilization, Inc., as authorized by Texas Local Government Code, Section 271.102, to perform annual street repair/mud jacking program; in the amount of \$100,000.00; as budgeted in Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- F.** Consider approval to extend the contract term for an additional year with Barco Pump; for On-Call Temporary River Pumping based on the specification associated with the Northlake Untreated Water System; as part of the design solution for an untreated water pumping solution to deliver water from the Elm Fork of the Trinity River into North Lake; in the amount of \$127,524.00; as designated in CIP funds; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- G.** Consider to award a bid and enter into a design contract with Westra Consultants, LLC; for the reconstruction of Woodhurst Drive; as budgeted \$96,382.00 from Water Sewer Fund and \$263,118.00 from ¼ Cent Sales Tax Fund; in the total amount of \$359,500.00; and authorizing

the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

- H.** Consider approval to enter into a design contract with Kirkman Engineering; for the reconstruction of a portion of Southwestern Boulevard; from the intersection of Freeport Parkway to the intersection of South Coppel Road; as budgeted \$60,810.00 out of Water/Sewer Fund and \$141,890.00 from ¼ cent Sales Tax Fund; in the total amount of \$202,700.00; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Cliff Long, that Consent Agenda Items A-H be approved. The motion passed by an unanimous vote.**

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

- 7.** CONTINUED PUBLIC HEARING:  
Consider approval of PD-295R-HC (Sheraton Four Points Hotel) and an Ordinance for PD-295R-HC, a zoning change request from PD-295-HC to PD-295R-HC, to establish a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675-acres of property located on the northeast corner of SH 121 and Northwestern Drive and amending the development regulations in Subsection "D" under Section 1 of Ordinance No. 91500-A-739, as requested by Mike Clark on behalf of Archway 121 Coppel, Ltd.; and authorizing the Mayor to sign.

**Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.**

**Mayor Karen Hunt opened the Public Hearing and advised that no one signed up to speak.**

**Mike Clark, Winkelmann & Associates, and Eric Hawk, Archway 121, were present to answer questions from City Council.**

**A motion was made by Mayor Pro Tem Mark Hill, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:**

- 1. There may be additional comments at the time of Building Permit and Detail Engineering Review.**
- 2. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.**
- 3. Private Drive "C" containing the off-site mutual access easement and fire lane shall be constructed with this project or construction on adjacent lot, whichever comes first.**
- 4. To allow for one loading zone.**

- 5. To allow for a 10-ft setback in lieu of 20-ft on the northeast common boundary line adjacent to the building.
- 6. To allow for hotel patron surface parking spaces to be located as indicated.
- 7. Signs will need to comply with City Ordinances.

**The motion passed by an unanimous vote.**

Enactment No: OR 91500-A-759

8. Consider approval of an Economic Development Incentive Agreement by and between the City of Coppell and Archway 121 COPPELL LTD Properties; and authorizing the Mayor to sign.

**As authorized by Section 551.071(2) of the Texas Government Code, Mayor Hunt convened into closed Executive Session at 8:08 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 8:17 p.m.**

**Presentation: Mindi Hurley, Director of Community Development, made a presentation to the City Council.**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, that this Agenda Item be approved.**

**Aye: 4 - Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, Councilmember Wes Mays, Councilmember Gary Roden**

**Nay: 2 - Mayor Pro Tem Mark Hill and Councilmember Bijou Mathew**

**The vote on the motion was 4-2, the motion carried.**

9. Consider approval of awarding a contract to Custer Construction in the amount of \$122,059.16; for the reconfiguration of the lobby and Community Services counter area at 265 Parkway Boulevard; provided for by CARES Act Funds; and authorizing the City Manager to sign any necessary documents.

**Presentation: Kent Collins, Director of Public Works, made a presentation to the City Council.**

**A motion was made by Councilmember Bijou Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.**

10. Consider approval of award to enter into a contract with The Garland Company for the emergency replacement of the roof at 265 Parkway Boulevard, in the amount of \$300,000.00, as provided from the fund balance of the Infrastructure Maintenance Fund; and authorizing the City Manager to sign any necessary documents.

**Presentation: Steve Shore, Facilities Manager, made a presentation to the City Council.**

**A motion was made by Councilmember Bijou Mathew, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion**

passed by an unanimous vote.

11. Consider a Resolution of the City of Coppell approving the placement of a plaque commemorating the contribution of Lou Duggan at Coppell BioDiversity Center in the City of Coppell, Texas; and authorizing the Mayor to sign.

**Presentation:** Molly Bujanda, Community Programs Manager, made a presentation to the City Council.

**A motion was made by Councilmember Biju Mathew, seconded by Councilmember Wes Mays, that this Agenda Item be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2020-1110.1

12. Consider approval of appointments to the City's Boards and Commissions.

**City Secretary Ashley Owens read the following names into the record as proposed Board and Commission appointments:**

**ANIMAL SERVICES ADVISORY & APPEALS BOARD**

**1 Veterinarian Member (2-year term of office) - Dr. Patty Weber**

**BOARD OF ADJUSTMENT**

**3 Regular Members (2-year term of office) - Mark LeGros, Kim Grubb, Laura Ketchum**

**2 Alternate Members (2-year term of office) - Paul Colton, Rhett Hickey**

**COPPELL RECREATION DEVELOPMENT CORPORATION**

**5 Regular Members (2-year term of office) - Mahbuba Khan, Thomas Dwyer, Majid Husain, Aaron Straach, Richard Rewerts**

**FUTURE ORIENTED APPROACH TO RESIDENTIAL DEVELOPMENT (FOARD)**

**3 Members (2-year term of office) - Russell Cowdrey, Sheila Maness, Yvonne Silva**

**2 Alternate Members (2-year term of office) - Kamesh Subbarao, Subbu Venkat**

**LIBRARY BOARD**

**4 Regular Members (2-year term of office) - Frank Gasparro, Mathew Ittoop, Anne Diamond, Michelle Ostrander**

**LIBRARY BOARD - YOUTH ADVISOR**

**2 Students (1-year term of office) - Kate Markham, Vishnu Marella**

**PARKS AND RECREATION BOARD**

**4 Regular Members (2-year term of office) - Ed Guignon, Maheshika Ratnayake, Nick Paschal, Zainab Tinwala**

**1 Alternate Member (2-year term of office) - Chaitnya (Chaitu) Jaya**

**PARKS AND RECREATION BOARD - YOUTH ADVISOR**

**2 Students (1-year term of office) - Advika Varadharajan, Natasha Banga**

**PLANNING & ZONING COMMISSION**

**3 Regular Members (2-year term of office) - Cindy Bishop, Freddie Guerra, Jim Walker**

**SMART CITY BOARD**

**1 Regular Member (2-year term of office) - Erin Bogdanowicz**

**1 Alternate Member (2-year term of office) - Cailin Swingle**

**SPECIAL COUNSEL**

**Minimum of 1 Regular Member (2-year term of office) - David Crawford**

**A motion was made by Councilmember Wes Mays, seconded by Councilmember Biju Mathew, that this Agenda Item be approved. The motion passed by an unanimous vote.**

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

**Deputy City Manager Vicki Chiavetta reported that landscaping on Freeport is being put in.**

**Fire Station 4 is nearing completion. The project is on schedule and on budget. We expect to see construction complete late December, and fully operational in mid-late January.**

**The Asbury Manor trail intersection repair will be completed tomorrow. All they have left is sod, which will be done in the morning. We reopened the trail this Monday.**

**MacArthur Blvd Trail will be completed by the end of November, all that's left is a small stretch along Starleaf from MacArthur Blvd down to MacArthur Park.**

**Holiday decorations are going in at Andrew Brown Park and at Town Center, the lights are installed.**

**COPPELL ARTS CENTER PROJECT UPDATES:**

**Last remaining CORE punch list items are isolated to theatrical systems and commissioning.**

**In October, we saw over 9,000 visitors through voting, building tours, and**

gallery viewings.

The digital touch-free game experience, Digi Land, opened last week to the public.

The Coppell Community Chorale performed a live stream concert in the Main Hall this past weekend.

The Locally Sourced exhibit will be switching out this weekend with an exhibit from the Texas Sculptors Association held in the Mr. Cooper Group Lobby Gallery.

Registration for our Gobble Wobble Virtual 5K is open. Participants can sign up now and then walk or run the 5K at a time of their choosing from 11/26 – 11/29. Participants get a t-shirt as a part of their registration and proceeds will go to Coppell Animal Services to provide for necessities for animals during the holiday season. ([coppelltx.gov/events](http://coppelltx.gov/events))

Registration for our holiday lights contest - Fa La La La Lights will begin soon. It will be a holiday lights contest similar to Red, White & Views, except that we'll be encouraging participants to do lighted nighttime displays. More info is upcoming.

#### 14. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

A. Rolling Oaks Memorial Center, located at 400 S Freeport Pkwy, will host a memorial ceremony for Veterans Day to honor those who served in the Armed Forces on November 11th at 11 AM. There will be a Color Presentation by Coppell Fire Department Honor Guard, music will be provided by Coppell Community Chorale, and the Speaker Chaplain will be Major Nathan Tucker of the United States Air Force. If you are or know a veteran, please RSVP with a name, branch, and rank to Gary Decker at [gdecker@coppelltx.gov](mailto:gdecker@coppelltx.gov) or call 972-462-5147, so we may recognize you or your loved one during the ceremony. Social distancing will be observed. Please wear a mask.

B. Coppell residents may stop by the Coppell Service Center, 816 S. Coppell Road, between the hours of 8 am and noon on November 14th, to Celebrate America Recycles Day with Keep Coppell Beautiful by having your documents safely shredded and recycled by PROSHRED! Please place your four boxes in your backseat or trunk for a contactless experience. The PROSHRED crew will remove documents to be shredded from your trunk or backseat. If you need to speak with any of the PROSHRED crew, we ask that you please wear a mask for their safety. All shredded paper will be recycled, and your container will be returned to your trunk or backseat. Residents are encouraged to come early to ensure space in the truck for their documents. For more info, contact [kcb@coppelltx.gov](mailto:kcb@coppelltx.gov).

C. For more than 20 years, the Coppell community has come together to Make a Child Smile by donating gifts to deserving children in Coppell ISD. Though many things may have changed this year, the community's dedication to assisting residents in need has not. To help ensure that the spirit of giving continues to flourish, while also protecting the health and safety of residents,



the City of Coppell has announced a makeover to this year's Make a Child Smile program. Through Tuesday, December 8, visit [makeachildsmilecoppell.com](http://makeachildsmilecoppell.com) to select a virtual ornament that includes a child's gift preferences, clothing sizes, and more. Simply fill in your contact information and submit your request to grant the child's wish! Purchase clothing and/or toys for the child. The program's goal is to provide at least one toy and one article of clothing for each child.

When you are ready to return your gifts, contact Andrea Parker at [aparker@coppelltx.gov](mailto:aparker@coppelltx.gov) to schedule an appointment for drop off. Please return all wrapped gifts – in an opaque bag with the family number, gender and age of the child attached to the bag – to the City Manager's Office no later than Tuesday, December 8. City staff will deliver the gifts prior to Christmas. For more information, call 972-304-7016 or email [aparker@coppelltx.gov](mailto:aparker@coppelltx.gov).

D. There will be a Runoff Election for City Council Place 5 – Election Day is December 8th, please check the city's Election page for more information at [coppelltx.gov/election](http://coppelltx.gov/election) for polling locations and times.

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

A. Report on Dallas Regional Mobility Coalition - Councilmember Gary Roden

B. Report on Woven Health Clinic - Mayor Pro Tem Mark Hill

C. Report on Metrocrest Services - Councilmembers Biju Mathew and Wes Mays

A. Councilmember Gary Roden reported that Dallas Regional Mobility Coalition is preparing their agenda for the upcoming legislative session. Mr. Roden reported the sad news that DeSoto Mayor Curtistene S. McCowan passed away as a result of her battle with cancer. Mayor McCowan served on the Coalition and will be missed by all.

B. Councilmember Mark Hill reported that Woven Health Clinic is holding a virtual fundraiser for Healthy Lives = Healthy Communities. The program offers health services and is made possible through donors and volunteers. Donations are accepted online at [www.wovenhealth.org/donate](http://www.wovenhealth.org/donate).

C. Councilmember Wes Mays reported that the food pantry at Metrocrest Services is still very busy. The need for rent assistance is very high in the Carrollton and Farmers Branch area. Coppell and Addison has seen a decline. Metrocrest Services will be celebrating their 50th Anniversary.

**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 action resulting from Executive Session.

**18. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:42 p.m.

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Karen Selbo Hunt, Mayor

ATTEST:

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Ashley Owens, City Secretary