



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, April 26, 2022

5:30 PM

Council Chambers

WES MAYS
Mayor

BRIANNA HINOJOSA-SMITH
Mayor Pro Tem

CLIFF LONG
Place 1

JOHN JUN
Place 5

DON CARROLL
Place 3

BIJU MATHEW
Place 6

KEVIN NEVELS
Place 4

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 Traci Leach, City Attorney Robert Hager, City Secretary Ashley Owens and Deputy City Secretary Sara Egan.

The City Council of the City of Coppel met in Regular Session on Tuesday, April 26, 2022 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppel, Texas.

1. Call to Order

Mayor Wes Mays called the meeting to order, determined that a quorum was present and convened into the Work Session at 5:32 p.m.

Councilmember Kevin Nevels requested to convene into Executive Session for consultation with the City Attorney regarding Work Session item B. American Rescue Plan (ARP) Funds Update.

Mayor Wes Mays convened into the Executive Session at 5:34 p.m.

2. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.071, Texas Government Code - Consultation with City Attorney

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

Mayor Wes Mays adjourned the Executive Session at 5:49 p.m. and reconvened into the Work Session at 5:49 p.m.

- A. Discussion regarding agenda items.
- B. American Rescue Plan (ARP) Funds Update.
- C. Discussion regarding Homestead Exemption.
- D. Discussion regarding the Resolution for Social Media Guidelines.
- E. Discussion regarding the Attendance Policy and Citizen's Appearance.
- F. Discussion regarding Extended Hours for Cozby Library.
- G. Discussion regarding Arbor Brook Channel Restoration Project.

City Attorney Bob Hager explained due to the conflict of interest of Councilmember Cliff Long and Councilmember Kevin Nevels with Work Session Item B, they will remove themselves from the discussion table and not participate in the discussion or vote for the small business grant programs. To maintain quorum both Councilmembers will remain in a section of the room.

Councilmembers Cliff Long and Kevin Nevels recused themselves from the discussion table at 6:36 p.m.

Councilmember Cliff Long returned to the discussion table at 7:15 p.m.

Councilmember Brianna Hinojosa-Smith joined the Work Session at 7:20 p.m.

Councilmember Kevin Nevels returned to the discussion table at 7:27 p.m.

Work Session Items A-B were discussed as presented.

Work Session Items C-G were not discussed during this Work Session period.

Regular Session

Mayor Wes Mays recessed the Work Session at 7:30 p.m. and convened into the Regular Session at 7:37 p.m.

4. Invocation 7:30 p.m.

Andrea Solka with Allies Interfaith gave the invocation.

5. Pledge of Allegiance

Mayor Wes Mays and the City Council led those present in the Pledge of Allegiance.

6. Citizens' Appearance

No one signed up to speak.

Proclamations**7. Consider approval of the Proclamation celebrating the month of May as**

"Pickleball Month", and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to members of the Pickleball community.

A motion was made by Mayor Pro Tem Hinojosa-Smith, seconded by Councilmember Don Carroll, that this Agenda Item be approved. The motion passed by an unanimous vote.

8. Consider approval of the Proclamation celebrating the month of May as "Asian Pacific American Heritage Month", and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Councilmember John Jun on behalf of the Asian Pacific American members of the community.

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

9. Consider approval of the Proclamation celebrating the month of May as "South Asian American Heritage Month", and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Councilmember Biju Mathew on behalf of members of the South Asian American community.

A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

10. **Consent Agenda**

- A. Consider approval of Minutes: April 12, 2022.

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

- B. Consider approval of an Ordinance for PD-113R-SF-9, Pecan Valley, Lot 5, Block A, a zoning change request from PD-113-SF-9 (Planned Development-113-Single Family-9) to PD-113R-SF-9 (Planned Development-113 Revised- Single Family-9), reduce the rear yard setback to eighteen (18) feet eight (8) inches to allow for a building addition to support special accommodations for a disabled resident on 8,400 square feet lot of real property located at 416 Pecan Hollow Drive, and authorizing the Mayor to sign.

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

Enactment No: 91500-A-778

- C.** Consider approval of a Resolution adopting Social Media Best Practices & Guidelines for Elected and Appointed Officials; and authorizing the Mayor to sign.

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

Enactment No: 2022-0426.1

- D.** Consider approval of a Resolution amending the Authorized Representatives with the public funds investment pool known as Texas Short Term Asset Reserve (TexSTAR) Fund; and authorizing the Mayor to sign.

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

Enactment No: 2022-0426.4

- E.** Consider approval of a Resolution amending the Authorized Representatives with the Texas Local Government Investment Pool (TexPool); and authorizing the Mayor to sign.

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

Enactment No: 2022-0425.5

- F.** Consider adoption of the Annual Investment Policy.

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

- G.** Consider approval of a Resolution authorizing approval of a Project Specific Agreement (PSA); supplemental to the Master Interlocal Agreement between Dallas County and the City of Coppell; for Road and Bridge maintenance, repairs and improvements along Sandy Lake Road and Moore Road; and authorizing the Mayor to sign any documents.

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

Enactment No: 2022-0426.2

- H.** Consider approval of awarding Bid #Q-0322-03 to Entrust One Facility Services for cleaning and related services of 17 municipal buildings; for a four-month period beginning June 1, 2022; for \$157,158.24 as

budgeted; and a 12-month period beginning October 1, 2022 for \$471,474.71; if budgeted; with options to renew an additional four (4), one-year terms; 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-I be approved. The motion passed by an unanimous vote.

- I. Consider approval of awarding a contract with Custard Construction for the standards and compliance upgrade to the Animal Services exterior kennel; in the amount of \$106,675.28; as budgeted in the Animal Services General 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-I be approved. The motion passed by an unanimous vote.

End of Consent Agenda

11. PUBLIC HEARING:
To receive public comment concerning the City of Coppel's guidelines, criteria and procedures for tax abatement agreements effective 2022 - 2024.

Mayor Wes Mays opened the Public Hearing and advised that no one signed up to speak.

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

A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem Brianna Hinojosa-Smith, to close the Public Hearing. The motion passed by an unanimous vote.

12. Consider approval of a Resolution adopting the guidelines and criteria for tax abatement agreements; and authorizing the Mayor to sign.

A motion was made by Councilmember Kevin Nevels, seconded by Mayor Pro Tem Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.

Enactment No: 2022-0426.3

13. City Manager Reports - Project Updates and Future Agendas

Intersection improvements include excavation and subgrade prep at the SH 121/Denton Tap right-turn lane. Oncor has set new concrete poles to address the conflict at Bethel School.

Belt Line continues to experience subgrade preparation and utility work.

In general, there was approximately a 10,000 vehicle per day reduction in traffic volume from before-construction to during-construction. Meaning approximately 10,000 vehicles per day chose another route.

A 2-2.5 second increase in average travel time during peak travel periods in the northbound direction compared to pre-construction conditions. A 1-1.5 second increase in average travel time during peak travel periods in the southbound direction compared to pre-construction conditions.

Plantation Drive has lanes open to traffic in both directions. The contractor is working on landscaping, irrigation, and final clean up. Completion is expected in the next few weeks.

14. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

Town Center is a polling location for Early Voting. Early Voting ends Tuesday, May 3rd for the May 7th Election.

Award winning vocalist Aditya Prakash will be performing at the Coppel Art Center April 29th tickets are available for purchase online.

The Okee Dokee Brothers will also be performing at the Coppel Art Center April 30th. The Grammy Award Winning Okee Dokee Brothers, record and perform family music with a goal to inspire children and their parents to get outside and experience nature.

The Coppel Farmers Market is the best unique, small market in the Dallas/Fort Worth area. Vendors feature grass-fed meats and poultry, organic eggs, artisan breads, honey, and other specialty products. Come out to the Farmers Market to find local healthy food, develop a relationship with those providing your food, meet up with friends and neighbors, and be a part of the local movement at The Square at Old Town April 30th from 8am-Noon.

The Biodiversity Education Center will be hosting Earthfest April 30th from 11am-1pm.

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

- A. Report on Carrollton/Farmers Branch ISD and Lewisville ISD - Councilmember Mark Hill
- B. Report on Coppel ISD - Councilmember Kevin Nevels
- C. Report on Coppel Seniors - Councilmember John Jun

Councilmember Mark Hill reported on CFBISD: Finalist for the HEB excellence award, on going hiring and job fairs, online enrollment is open, candidate elections are ongoing, graduation ceremonies will be held May 28th at the University of North Texas.

Councilmember Mark Hill also reported on LISD: 56 seniors were announced

National Merit Finalist, pre-k enrollment is open, congratulations are in order to the teachers of the year, Paige Maloni was announced as the new Chief Financial Officer.

Councilmember Kevin Nevels reported on CISD: Coppell Student Media Wins 5th National Scholastic Press Association Online Pacemaker Award, all four High School Choirs performed in UIL Concert and Sight-Reading Evaluations and received the highest possible rating, CISD Education Foundation honored the top 5 percent many of whom are advancing to elite and Ivy League schools, congratulations to Teachers of the Year, School Board Election is May 7, enrollment and hiring season has begun, CISD has shared the Visioning results of the feedback provided by the community and bond preparations.

Councilmember John Jun reported on Coppell Seniors: Bingo is back on Friday at 10am, an Easter egg hunt was successfully held, an appreciation lunch for volunteers was held, City Council is invited to the Lunch & Meet with seniors.

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

Nothing to report.

Mayor Wes Mays recessed the Regular Session at 8:19 p.m. and reconvened into the Work Session at 8:22 p.m.

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

Work Session Item C was discussed.

Work Session Item D-G were not discussed. The items will be discussed at a future City Council meeting.

Mayor Wes Mays adjourned the Work Session at 9:30 p.m. and reconvened into the Executive Session at 9:32 p.m.

2. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.074, Texas Government Code - Personnel Matters.

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

Mayor Wes Mays adjourned the Executive Session at 11:50 p.m. and reconvened into the Regular Session at 11:52 p.m.

17. Necessary Action from Executive Session

A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, to extend the City Manager's employment agreement through September 30, 2024 with current City Manager Mike Land based on new terms and conditions and to continue the compensation and

benefits as described with a base salary increase at the rate of \$268,461.00 effective October 1, 2022, and to adjust other compensation based on the new salary provided for an appropriate amendment to the employment agreement approved as to forth therein and to form by the City Attorney; and authorize the Mayor to sign. The motion passed by an unanimous vote with Councilmemeber John Jun and Councilmember Biju Mathew abstaining.

18. Adjournment

There being no further business before the City Council, the meeting was adjourned at 11:54 p.m.

Wes Mays, Mayor

ATTEST:

Sara Egan, Deputy City Secretary