



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, January 9, 2024

6:00 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 8 - Wes Mays; Jim Walker; Brianna Hinojosa-Smith; Don Carroll; Kevin Nevels; John Jun; Biju Mathew and Mark Hill

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 Coppel met in Regular Session on Tuesday, January 9, 2024, at 6:00 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 Executive Session at 6:00 p.m.

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

Section 551.087, Texas Government Code - Economic Development Negotiations.

Discussion regarding economic development prospects north of S.H. 121 and west of N. Denton Tap Rd.

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 6:14 p.m. and convened into the Work Session at 6:17 p.m.

- A. Discussion regarding agenda items.
- B. Discussion regarding American Rescue Plan (ARP) Act allocation of remaining balance.
- C. Discussion regarding upcoming City Council retreat agenda.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:25 p.m. and convened into the Regular Session at 7:30 p.m.

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

Councilmember Don Carroll gave the Invocation.

5. **Pledge of Allegiance**

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

Proclamations

6. Presentation of a Proclamation designating January 9, 2024, as "Michael Higgins Day".

Mayor Wes Mays read the Proclamation into the record and presented the same to Michael Higgins and his guests.

7. Presentation of a Proclamation designating January 13, 2024, as "Korean American Day".

Mayor Wes Mays read the Proclamation into the record and presented the same to Mayor Pro Tem John Jun and guests.

Presentations

8. Smart City Board Recommendations Presentation.

This item will be presented at the January 23, 2024, City Council meeting.

9. **Citizens' Appearance**

Mayor Wes Mays stated that no one signed up to speak.

10. Consent Agenda

- A.** Consider approval of the Minutes: December 12, 2023.

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

- B.** Consider approval of an Ordinance for PD-250R26R-H, Old Town Main Street (767 West Main St), to allow for a 775 square-foot ice cream shop and 2,359 square feet of speculative restaurant uses on approximately 0.25 acres of property located at 767 West Main Street; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-810

- C.** Consider approval of an Ordinance for PD-311R-LI, a zoning change request from PD-311-LI (Planned Development- 311- Light Industrial) to PD-311R-LI (Planned Development- 311 Revised- Light Industrial) to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse on approximately 8 acres on a portion of Lot 3R1, Block 8 located at 508 Wrangler 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 through J be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-811

- D.** Consider approval to purchase 17 Ford Interceptor and 4 Ford Explorer Vehicles from Silsbee Ford; through TIPS Purchasing Cooperative for replacement of existing vehicles; as provided for in the Capital Replacement Fund; in the amount of \$1,108,220.25; 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 through J be approved. The motion passed by an unanimous vote.

- E.** Consider approval of a Pierce Enforcer TDA 107' Fire Truck from Siddons Martin Emergency Group; through BuyBoard #651-21; for replacement of existing vehicle; as provided for in the Capital Replacement Fund; in the amount of \$2,360,597.00; 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 through J be approved. The motion passed by an unanimous vote.

- F.** Consider approval to purchase three (3) Portable Message Boards from Buyers Barricades; through BuyBoard Contract #703-23; for replacement of existing message and arrow boards; in the amount of \$54,822.75; 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 Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through J be approved. The motion passed by an unanimous vote.

- G.** Consider approval of purchase and replacement of 25 McCain Advance Transportation Controllers (ATC) Traffic Signal Cabinets from Consolidated Traffic Controls, Inc.; through HGAC Buy Contract #PE-05-21; in the amount of \$518,825.00; 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 Kevin Nevels, seconded by Councilmember Don Carroll, that Consent Agenda Items A through J be approved. The motion passed by an unanimous vote.

- H.** Consider approval of awarding a contract to Custard Construction Services through TIPS Contract #211001; for structural repairs at the Wagon Wheel Baseball Concession stand; in the amount of \$73,988.35; provided for in the 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 through J be approved. The motion passed by an unanimous vote.

- I.** Consider approval of an award to Custard Construction Services for the bridge deck replacement of the North Levee Trail bridge, in the amount of \$87,409.56 as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through the TIPS, Contract No. 211001; 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 through J be approved. The motion passed by an unanimous vote.

- J.** Consider approval of an award to The Playwell Group, Inc. for the replacement of forty (40) picnic tables with benches and ten (10) individual benches in the City's park system, in the amount of \$78,886.86 as budgeted in the Coppell Recreation Development Corporation (CRDC) fund, with contract pricing through BuyBoard, Contract No. 679-22; 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 through J be approved. The motion passed by an unanimous vote.

End of Consent Agenda

11.

PUBLIC HEARING:

Consider approval of PD-210R3-SF-9, Lot 45, Block 1, Anderson Addition (309 Kaye Street), a zoning change request from PD-210-SF-9 (Planned Development - 210 - Single-Family - 9) to PD-210R3-SF-9 (Planned Development - 210 Revision 3- Single-Family 9) to consider allowing a 54.3% lot coverage in lieu of the 35% allowed on 0.21 acres, located on Lot 45, Block 1, Anderson Addition (309 Kaye Steet), at the request of Lina Merhi, the property owner.

Development Services Administrator Matt Steer gave a presentation to City Council.

The applicant, Lina Merhi, 309 Kaye Street, was present to answer any questions of 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 Jim Walker, to close the Public Hearing and approve the agenda item with no outstanding conditions.

12.

Consider approval of a Resolution casting a vote for the fourth member of the Board of Directors for the Dallas Central Appraisal District; and authorizing the Mayor to sign.

City Council declined to cast a vote in the Runoff Election for the Dallas Central Appraisal District Board of Directors, therefore no action was taken.

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

Deputy City Manager Kent Collins gave the following project updates:

The Duck Pond Park Improvements - This project is at approximately 95% completion. Staff are working with the contractor on a few remaining punch list items. The park is open to users.

S. Belt Line – The contractor has begun working on the southbound lanes north of the 635 interchange.

DART - They will be closing Royal Lane down this Friday, January 12th to install the tracks and will re-open on Monday the 15th.

500 Southwestern (The Hangar, Art Annex)- The contractor has started demo on

the interior.

Woodhurst – We issued a notice to proceed yesterday, and the contractor has started to mobilize. They will begin the sanitary sewer installations later this week depending on the weather.

Winter Weather – We are preparing for the potential winter weather anticipated over the weekend leading into next week.

14. Mayor and Council Reports on Recent and Upcoming Events.

City of Coppell administrative offices, Coppell Municipal Court, Coppell Animal Services, Biodiversity Education Center, Coppell Arts Center, Cozby Library and Community Commons, and Coppell Senior and Community Center will be closed Monday, January 15, in observance of Martin Luther King Jr. Day. Regular business hours will resume on Tuesday, January 16.

Wagon Wheel Tennis and Pickleball Center will be open 9 am – 9 pm, and The CORE will be open 7 am – 7 pm on Monday, January 15.

For the upcoming May 4, 2024, Election, the filing period will begin on Wednesday, January 17, 2024, and go through Friday, February 16, 2024. Visit the Election webpage for more information.

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

Nothing to report.

16. Necessary Action from Executive Session

There was no action resulting from Executive Session.

Adjournment

There being no further business before this Council, the meeting adjourned at 8:14 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary