



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, November 9, 2021

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 7 - Wes Mays;Cliff Long;Don Carroll;Kevin Nevels;John Jun;Biju Mathew and Mark Hill
Absent 1 - Brianna Hinojosa-Smith

Also present were Deputy City Managers Vicki Chiavetta and Traci Leach, City Attorney Robert Hager, Deputy City Secretary Sara Egan, and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Session on Tuesday, November 9, 2021 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 Work Session at 5:30 p.m.

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

- A. Discussion regarding agenda items.
- B. Discussion regarding appointments to boards and commissions.
- C. Discussion regarding Resolution to adopt the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 6:30 p.m. and reconvened into the Regular Session at 7:30 p.m.

3. Invocation 7:30 p.m.

Councilmember Don Carroll gave the invocation.

4. Pledge of Allegiance

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

5. Citizens' Appearance

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

Proclamations

6. Consider approval of a Proclamation naming the month of November 2021 as "Movember Month," to raise awareness about men's health and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Fire Chief Kevin Richardson.

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

Presentations

7. Annual report by the Coppell Smart City Board.

Smart City Board Chair Todd Storch made a presentation to City Council.

8. Presentation regarding the communication strategy to inform residents of the conversion to a new Utility Billing online payment portal.

Chief Communication Strategist Hannah Cook made a presentation to City Council.

Consent Agenda

A. Consider approval of the minutes: October 26, 2021.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- B.** Consider adoption of an Ordinance for PD-213R6-H, (Planned Development-213 Revision 6-Historic), Live/Work Lost Creek Addition, Lot 27, Block 1, to amend the concept plan and attach a Detail Site Plan to allow five live/work units and a common parking area on 0.71 acres of property located at the northeast corner of S. Coppel Rd. and McNear Dr.; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-771

- C.** Consider approval to enter into a design, construction engineering and monitoring contract with Dunham Engineering; for the Wagon Wheel Elevated Storage Tank rehabilitation project; in the amount of \$85,000.00; as provided by Bond proceeds; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- D.** Consider approval to utilize the City of Grand Prairie's contract with Nortex Concrete Lifting and Stabilization, Inc.; as authorized by the Texas Local Government Code, Section 271.102; to perform the annual street repair/mud jacking program; in the amount of \$120,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- E.** Consider approval of the fourth renewal of the contract with Scodeller Construction, Inc.; for the annual pavement crack and joint sealing contract; in the amount of \$150,000.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- F.** Consider approval of a Resolution adopting the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet and its Intrastate Allocation Schedule regarding the Global Opioid Settlement; providing an effective date; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The

motion passed by an unanimous vote.

Enactment No: RE 2021-1109.1

- G.** Consider approval of a service agreement with Xylem Technologies, LLC; for the Partnered Integration of Enterprise Resources (PIER) Project in relation to the Munis ERP Implementation for Utility Billing in the amount of \$60,500.00; as available in the Capital Improvement Project (CIP) accounts for the PIER Project; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- H.** Consider approval to enter into a contract with Integrated Computer Systems (ICS), for the annual renewal use of the Records Management System (RMS) as budgeted for \$153,196.02; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- I.** Consider a Resolution approving an Interlocal Government Agreement, by and between the City of Coppell and Dallas County Irrigation District No. 1, approving the transfer of the Northlake Dam; and, authorizing the Assignment of the Maintenance and Development Agreement for the Northlake water storage tracts; and, authorizing the Mayor to execute the Interlocal Agreement and Deed; and, City Manager to execute the Assignment of the Maintenance and Development Agreement.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Mark Hill, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-1109.2

End of Consent Agenda

- 9.** Consider approval of an Ordinance for PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road; and authorizing the Mayor to sign.

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

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

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Additional engineering comments will be generated upon detail engineering plan review.
2. A tree removal permit is required prior to construction.
3. This property shall be replatted prior to the issuance of any engineering or building permits.

The motion passed by an unanimous vote.

10.

Consider approval of an Ordinance for PD-297R-HC/LI (Planned Development-297 Revised-Highway Commercial/Light Industrial), to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels, on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan on 9.01 acres of land from Freeway Special District to Industrial Special District, located at the northeast corner of Sandy Lake Road and SH 121; and authorizing the Mayor to sign.

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

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

The applicants were present to address questions and concerns of City Council.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Concept Plan Conditions:
 - a. A Detail Site Plan in compliance with the concept plan and city ordinance can be administratively approved by the Director of Community Development for Lot 4.
 - b. Approve the land use amendment for the 9 acres to Industrial Special District.
2. Detail Site Plans:
 - a. The property will be platted into 4 lots and create the building sites, easements and fire lanes prior to any building permits being issued.
 - b. There shall be a coherent architectural theme and consistent sign package for attached signs for Lots 2 and 3.
 - c. The Royal Lane/Sandy Lake Road intersection improvements shall be included in the Lot 1 and Lot 4 infrastructure plans and constructed by the owner/developer prior to or concurrent with issuance of a building permit for the first building.
 - d. The existing signal at the intersection of Sandy Lake Road and Royal Lane

shall be modified to accommodate the new southbound leg. This will include a new traffic signal pole for the southbound directions and pedestrian signals for all legs.

e. Final northbound Royal Lane configuration subject to current TIA requirements and any other TIA requirement.

f. Provide for one 40-ft tall sign on Lot 2 as shown and provide for off-premise signage for all four lots as shown.

g. Building elevations for each lot to be approved as presented.

h. Irrigation plans to be submitted during the permit process.

i. Site lighting shall meet City of Coppell requirements.

j. A POA is required for the two hotel sites and a separate POA is required for the commercial and industrial sites. These POA's must be reviewed by the City and be in place prior to filing the plat.

k. To allow for a one parking space deficit for the Element Hotel.

l. To allow for more than 50% parking in the front yard as shown on the plans.

The motion passed by an unanimous vote.

11.

Consider approval of an Ordinance for PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow construction and maintenance of two hotels, on 5.49 acres of property, located on the southeast corner of Point West Boulevard and Dividend Drive; and authorizing the Mayor to sign.

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

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

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
2. This property will need to be platted to provide necessary easements.
3. To allow an exception for more than 50% parking in the front yard as presented.
4. To allow for the elevations as presented.
5. To allow an exception to the 22 rooms per acre as presented.
6. To allow for a shared loading area.
7. To allow for the parking area to be within 20 feet from the property line along Point West Blvd and Dividend Drive as presented.
8. Require that signs to be compliant with the provisions of the Sign Ordinance.
9. To allow the reduction of parking spaces as presented, provided a shuttle service is offered by the hotel.

The motion passed by an unanimous vote.

12.

Consider approval of two Ordinances for PD-231R1A-H and PD-231R1B-H, a zoning change request from PD-231-H (Planned

Development-231-Historic) to PD-231R1A-H (Planned Development-231 Revision 1A-Historic) and PD-231R1B-H (Planned Development-231 Revision 1B-Historic), to amend a Planned Development, to continue the uses as residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppell Road; and authorizing the Mayor to sign.

Presentation: Matt Steer, Development Services Administrator, made a presentation to the City Council.

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

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item with no outstanding conditions.

13.

Consider adoption of an Ordinance amending Chapter 9 “General Regulations”, Article 9-1 “Animal Services” of the Code of Ordinances to amend Section 9-1-8 “Animal Appeals and Advisory Board” subsections a and b, to increase the number of members from three (3) to five (5); providing that at least three members approve or deny an appeal; and providing an effective date.

Presentation: Ashley Owens, City Secretary, made a presentation to the City Council.

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

Enactment No: OR 2021-1657

14.

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

Deputy City Secretary Sara Egan read the following names into the record as proposed Board and Commission appointments:

ANIMAL SERVICES ADVISORY & APPEALS BOARD

2 Regular Member (2-year term of office) - Jennifer Holmes, Rosie Marin

1 Regular Member (1-year term of office) - Tracy Allard

1 Alternate Member (2-year term of office) - Sam Gorgone

BOARD OF ADJUSTMENT

2 Regular Members (2-year term of office) - Rhett Hickey, Michelle Anderson

1 Regular Member (1-year term of office) - Kyle Rogers

2 Alternate Members (2-year term of office) - Dane Salmon, Kenneth Cole

FUTURE ORIENTED APPROACH TO RESIDENTIAL DEVELOPMENT (FOARD)

4 Members (2-year term of office) - Kimberly Grubb, Seung Hong, Monica

Panda, Peggy Quinn

LIBRARY BOARD

3 Regular Members (2-year term of office) - Martha Garber, Sekhar Katkam,
Haridas Radhakrishnam

2 Alternate Members (2-year term of office) - Patricia Graziano, Carly Brenner

LIBRARY BOARD - YOUTH ADVISOR

2 Students (1-year term of office) - Priya Kelley, Akanksha Subbarao

PARKS AND RECREATION BOARD

3 Regular Members (2-year term of office) - Margaret Bryan, Maureen Corcoran,
Earl Rogers

1 Alternate Member (2-year term of office) - Mary Arnold

PARKS AND RECREATION BOARD - YOUTH ADVISOR

2 Students (1-year term of office) - Sidarth Shenoy, Rhythm Khandelwal

PLANNING & ZONING COMMISSION

4 Regular Members (2-year term of office) - Sue Blankenship, Edmund Haas, Ed
Maurer, Glenn Portman

SMART CITY BOARD

3 Regular Members (1-year term of office) - Patrick Brandt, Ramesh
Premkumar, Todd Storch

4 Regular Members (2-year term of office) - Erin Bogdanowicz, Deepak
Jayavant, Allison Hewett, Kanishka Chaudhuri

2 Alternate Members (2-year term of office) - Narendra Pagedar, Paula Waldron

CONDUCT REVIEW BOARD

Minimum of 3 Regular Members (2-year term of office) - Geordana Dow, Daniel
Frey, Carole Gray, Sophia Guerra-Metz, Ben Nudo, Venky Venkatraman,
Megan Forbes, Anamika Gupta, Seth Phillips, Courtney Rogers, Ashish Vaidya

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

15. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land gave an update on the Council Chambers and
conference room refresh that will be taking place between now and the
December meeting.

City Manager Land also reminded City Council and the viewing audience of
the upcoming Boards & Commissions reception that will take place during the
next meeting.

16. Mayor and Council Reports

Report by Mayor & City Council regarding future events.

- **Potted Potter: The Unauthorized Harry Experience**

Multiple shows on Friday, November 12th and Saturday, November 13th @ Coppel Arts Center.

Potted Potter takes on the ultimate challenge of condensing all seven Harry Potter books (and a real-life game of Quidditch) into seventy hilarious minutes. This fantastically funny show features all your favorite characters, a special appearance from a fire-breathing dragon, endless costumes, brilliant songs, ridiculous props, and a generous helping of Hogwarts magic! This brilliant family entertainment is perfect for ages six to Dumbledore (who is very old indeed). The Mr. Cooper Group Lobby Gallery opens one hour prior to the performance, and the Main Hall doors open 30 minutes prior to the performance.

- On November 13 from 8 am to noon Coppel residents are invited to stop by the City of Coppel Service Center located at 816 S. Coppel Road to securely shred documents. PROSHRED will be out to safely shred documents on site. Residents can drop off up to four boxes (maximum size of each box being 9" x 12" x 17", or the size of a bankers box) between the hours of 8 am and noon. All shredded paper will be recycled, and your container will be returned to you. Residents are encouraged to come early to ensure space in the truck for their documents. For more info, contact kcb@coppelltx.gov.

- **Gobble Wobble 5K and Fun Run**

November 20, 2021, 8:00 AM @ Andrew Brown Park East

Gather your flock and head over to the park for Coppel's annual Gobble Wobble 5K and Fun Run! This year's in-person event will take place on Saturday, November 20 at 8am, but is not limited just to those who can make it to the park that morning! The run will also be held virtually to better suit Thanksgiving travel schedules. Virtual participants can complete their run any time from registration through race day on Saturday, November 20.

- City of Coppel administrative offices will close at noon on Wednesday, November 24 and will remain closed all day on Thursday, November 25 and Friday, November 26, in observance of the Thanksgiving holiday.

- **Theatre Coppel Presents: It's a Wonderful Life**

December 3 & 4, 2021, 8:00 PM - 10:00 PM @ Coppel Arts Center

December 5, 2021, 2:30 PM - 4:30 PM @ Coppel Arts Center

December 10 & 11, 2021, 8:00 PM - 10:00 PM @ Coppel Arts Center

Presented by Theatre Coppel in the Whellice Wilson, Jr. Theatre, It's a Wonderful Life is a musical adaptation of Frank Capra's masterpiece film. This is the saga of George Bailey, the Everyman from the small town of Bedford Falls, whose dreams of escape and adventure have been squashed by family obligations and civic duty, and whose guardian angel has to descend on Christmas Eve to save him from despair, and to remind him – by showing him what the world would have been like had he never been born – that he has had, after all, a wonderful life.

- **Lighted Parade & Holiday Tree Lighting**

December 4, 2021, 6:00 PM @ Andrew Brown Park East

Kick-off the holidays with Coppel's annual Lighted Parade and Holiday Tree Lighting ceremony. The lighted parade will feature beautifully decorated floats built by local groups and businesses, all with twinkling holiday lights! After the parade, head over to Andrew Brown Park East and count down to the

beginning of the holiday season with the holiday tree lighting.

- The City of Coppell will once again sponsor the special holiday program called Make a Child Smile. This annual program benefits children living in the City of Coppell by providing holiday gifts for those families who need a little extra help.

You may stop by the City Manager's Office in Town Center between November 1st-30th to select a paper ornament or visit www.makeachildsmilecoppell.com to select a virtual ornament. Then, purchase a gift of clothing and/or a toy for the child and return the wrapped gift to the City Manager's Office with the paper ornament/information attached.

The goal is to provide at least one toy and one article of clothing for each child. City staff will deliver the gifts prior to Christmas. Ornaments are available for check-out Monday through Friday, 8 am to 5 pm.

In addition to gifts for local children, the City is also collecting \$50 Wal-Mart gift card donations for local seniors. These gift cards will be given to Metrocrest Services to build "wish baskets," which are distributed each December to help brighten the holidays for local seniors. Gift card donations should be dropped off at the City Manager's Office by 5 pm, Monday, December 6.

Contact Christel Pettinos in the City Manager's Office with any questions.

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

A. Report on Dallas Regional Mobility Coalition by Councilmember Don Carroll.

B. Report on Woven Health Clinic by Councilmember Mark Hill.

C. Report on Metrocrest Services by Councilmember Biju Mathew.

Reports were provided by Councilmembers Don Carroll, Mark Hill, and Biju Mathew.

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

Councilmember Kevin Nevels congratulated Coppell High School junior Andrew Mullen who placed 7th in the UIL 6A State Cross Country Championship.

Councilmember Nevels also recognized the Coppell Varsity Band for taking 5th at the State 6A UIL Competition.

19. Necessary Action from Executive Session

There was no Executive Session.

20. Adjournment

There being no further business before the City Council, the meeting was adjourned at 9:44 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary