



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes City Council

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Tuesday, May 25, 2021

5:45 PM

Council Chambers

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**WES MAYS**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**KEVIN NEVELS**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**JOHN JUN**  
Place 5

**VACANT**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

**Present** 7 - Cliff Long; Brianna Hinojosa-Smith; Wes Mays; John Jun; Biju Mathew; Mark Hill and Kevin Nevels

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

The City Council of the City of Coppel met in Regular Called Session on Tuesday, May 25, 2021 at 5:45 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 5:54 p.m.

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

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

**A.** Discussion regarding economic development prospects south of Dividend Drive and east of Belt Line Road.

**Discussed under Executive Session**

**B.** Discussion regarding economic development prospects south of

Dividend Drive and west of Belt Line Road.

**Discussed under Executive Session**

**3. Work Session (Open to the Public) Council Chambers**

**Mayor Wes Mays adjourned the Executive Session at 6:29 p.m. and reconvened into the Work Session at 6:32 p.m.**

- A. Discussion regarding agenda items.
- B. Update on mask mandate and social distancing requirements.
- C. Discussion regarding Grapevine Springs dredging and wall repairs.
- D. Discussion regarding the expiration of the temporary sign moratorium.
- E. Discussion regarding an Interlocal Agreement (Master Agreement) with Dallas County for transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan.
- F. Discussion of City of Coppell facilities operating hours and Coppell FY 20/21 Amended Budget.

**Presented in Work Session**

**Regular Session**

**Mayor Wes Mays adjourned the Work Session at 7:30 p.m. and reconvened into the Regular Session at 7:37 p.m.**

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

**Mayor Wes Mays gave the invocation.**

**5. Pledge of Allegiance**

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

**Presentations**

**6. New Tech High School Students - Water Sustainability Project.**

**New Tech High School students Malaika Yasir and Michaela Milligan gave a presentation to City Council.**

**Proclamations**

**7. Consider approval of a Proclamation designating 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 Mr. Sukchan Yu, President of The Korean Society of Dallas. A motion**

was made by Mayor Pro Tem Mark Hill, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

8. Consider approval of a Proclamation designating 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 members of Telangana Peoples Association of Dallas (TPAD): Mrs. Madhavi Sunkireddy, Mr. Rao Kalvala, Mr. Ravikanth Mamidi, and Mr. Raghuvier Bandaru and others. A motion was made by Councilmember Biju Mathew, seconded by Councilmember John Jun, that this Agenda Item be approved. The motion passed by an unanimous vote.

9. **Citizens’ Appearance**

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

- 1) Barry Raven, 201 Turnberry Lane, spoke in regards to the CORE's operating hours.
- 2) Richard Gee, 129 Nash, spoke in regards to recent contracts considered by City Council.
- 3) Amit Dharia, 387 Graham Drive, sent an email to the City Secretary's Office. The email was read into the record.

10. **Consent Agenda**

- A. Consider approval of the minutes: May 11, 2021 (Canvass) and May 11, 2021.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- B. Consider approval of the Coppell Recreation Development Corporation appointment of officers.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- C. Consider award of Bid No. Q-0421-02 to High Production Construction LLC, for mowing and landscape services at Rolling Oaks Memorial Center, not to exceed \$96,768.00, as budgeted, FY 20-21, and authorizing the City Manager to sign all necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

- D. Consider approval to enter into a contract with Gee Consultants, Inc.; for the geotechnical materials testing services associated with the

reconstruction of Plantation Drive and Mossy Oaks Street; in the amount of \$88,465.00; as provided by 2020 Bond proceeds; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

- E.** Consider approval of a Resolution authorizing the City of Coppell, Texas to enter into an Interlocal Agreement (Master Agreement) with Dallas County for transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan; and authorizing the Mayor to sign.

**A motion was made by Councilmember Biju Mathew, seconded by Councilmember Brianna Hinojosa-Smith, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2021-0525.1

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

- 11.** PUBLIC HEARING:  
Consider approval of an Ordinance designating 1-800-Contacts, Reinvestment Zone No. 112 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act; and authorizing the Mayor to sign.

**Presentation: Mindi Hurley, Director of Community Development, 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 Mayor Pro Tem Mark Hill, seconded by Councilmember Biju Mathew, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.**

Enactment No: OR 2021-1559

- 12.** PUBLIC HEARING:  
Consider approval of an Ordinance designating Printful, Inc. Reinvestment Zone No. 113 pursuant to Section 312.201 of the Property Redevelopment and Tax Abatement Act; and authorizing the Mayor to sign.

**Presentation: Mindi Hurley, Director of Community Development, 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 Brianna Hinojosa-Smith, seconded by**

**Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.**

Enactment No: OR 2021-1560

- 13.** Consider approval of a Resolution approving an Amended and Restated Tax Abatement Agreement by and among the City of Coppell and Naterra International, Inc.; and authorizing the Mayor to sign.

**Mayor Wes Mays announced that Items 13 and 14 will be considered together.**

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

**A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Agenda Items 13 and 14 be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2021-0525.2 and 2021-0525.3

- 14.** Consider approval of a Resolution approving an Amended and Restated Tax Abatement Agreement by and among the City of Coppell and SFPLP Holdings Management, LLC; and authorizing the Mayor to sign.

**Please see Item 13.**

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

**City Manager Mike Land gave the following project updates:**

**Last week traffic switched to the new pavement on Airline Road. Work on the sewer line will begin soon, weather permitting.**

**Weather permitting, work on the sewer line on Cambria Drive will begin this week.**

**A pre-construction meeting for Plantation Drive will occur in the next couple of weeks. Neighborhood meeting(s) will be scheduled after the pre-construction meeting.**

**The third cohort of the Allies in Community program finished up their year with a graduation celebration this past Saturday. Thirty five community members engaged during a difficult year of Zoom meetings, elections, and civil unrest, learning how to better understand their neighbors and create a sense of belonging, helping us to move toward our 2040 goals of perpetuating a learning environment and fostering an inclusive community fabric.**

**16. Mayor and Council Reports**

**Report by the City Council on recent and upcoming events.**

**Early Voting in the Runoff Election for City Council Place 3 is going on now until June 1st, with no voting on May 31st, Memorial Day. Election Day is June 5th, with polls open from 7 AM to 7 PM. Please check the city's Election page**

for more information at [coppelltx.gov/election](http://coppelltx.gov/election) for polling locations and times.

The Drive-In Movies Series is back at the Coppell Arts Center! On May 29th at 8:30 p.m., the movie is Rodgers & Hammerstein's Cinderella. Saturday, June 5th, the movie is Madagascar. Tickets to the Drive-In are sold per vehicle for \$15. Parking Lot opens at 8 pm on both evenings and spots are first-come, first served. Movies start at 8:30 pm. Concessions will be available on-site for purchase. For more information visit: [www.CoppellArtsCenter.org](http://www.CoppellArtsCenter.org)

City of Coppell administrative offices will be closed on Monday, May 31, in observance of Memorial Day. Polls for early voting in the City Council Place 3 Runoff Election will be closed. Additionally, the Cozby Library and Community Commons, Senior and Community Center at Grapevine Springs, the Biodiversity Education Center, Coppell Animal Services, and the Coppell Arts Center will also be closed on Monday, May 31. The CORE will be open from 7 a.m. - 7 p.m., with the Outdoor Pool open from 9 a.m. – 3 p.m. Wagon Wheel Tennis Center will be open from 9 a.m. – 3 p.m. Trash and recycling service will run as regularly scheduled. All City offices will reopen on Tuesday, June 1.

On Sunday June 6th at 7:30 p.m., Theatre Three's touring production of Meredith Willson's The Music Man is coming to Coppell! The Music Man follows fast-talking traveling salesman, Harold Hill, as he cons the people of River City, Iowa, into buying instruments and uniforms for a boys' band that he vows to organize. Touring through three outdoor DFW venues, this 10-person boutique production of the six-time Tony Award®-winning musical comedy is unlike any that has been done before. A slice of classic Americana with a twist! Tickets are \$75 for a 2 Person socially distant square. All tickets are sold through Theatre Three's Box Office. Visit [www.MusicManDFW.com](http://www.MusicManDFW.com) for more information and to Buy Tickets.

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

- A. Report on Woven Health Clinic - Mayor Pro Tem Mark Hill
- B. Report on Metrocrest Services - Councilmember Biju Mathew

Mayor Pro Tem Mark Hill reported that the Woven Health Clinic reopened its doors in March for onsite patient visits. The clinic will continue to offer tele-medicine as appropriate. The Woven Health Clinic is excited to announce the opening of their second clinic in North Carrollton on June 1st.

Councilmember Biju Mathew reported that Metrocrest Services served 930 Coppell residents in 2020, which is a 44% increase from pre-Covid-19. CARES Act funding is still being used to assist Coppell residents. Metrocrest Services has added staff to assist those in need during these difficult times. Metrocrest Services is pleased to announce that they have raised 34% of the funds needed to build a new facility at Josey Lane and Belt Line Road.

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

Nothing to report.

**19. Necessary Action from Executive Session**

There was no action resulting from Executive Session.

At this time, Mayor Wes Mays recessed the Regular Session and reconvened into Work Session for Item F at 8:38 p.m.

**20. Adjournment**

Mayor Wes Mays adjourned the Work Session at 9:00 p.m. and reconvened into the Regular Session at 9:01 p.m.

There being no further business before the City Council, the meeting was adjourned at 9:01 p.m.

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Wes Mays, Mayor

ATTEST:

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Ashley Owens, City Secretary