



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, April 11, 2023

5:30 PM

Council Chambers

WES MAYS
Mayor

BIJU MATHEW
Mayor Pro Tem

CLIFF LONG
Place 1

KEVIN NEVELS
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
Place 5

DON CARROLL
Place 3

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 Managers Kent Collins and Traci Leach, City Attorney Robert Hager and City Secretary Ashley Owens.

The City Council of the City of Coppel met in Regular Session on Tuesday, April 11, 2023, 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 Executive Session at 5:30 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 west of Freeport Parkway and north of I.H. 635E.

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 5:58 p.m. and convened into the Work Session at 6:00 p.m.

- A. Discussion regarding agenda items.
- B. Presentation of the Five-Year Forecast.
- C. Public Works projects update.
- D. Discussion regarding the approval of the proposed adoption of the 2023 National Electrical Code.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 6:57 p.m. and reconvened into the Regular Session at 7:30 p.m.

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

Youth Minister Caroline Leach gave the invocation.

5. **Pledge of Allegiance**

Mayor Pro Tem Biju Mathew led the audience in the Pledge of Allegiance.

Proclamations

6. Consider approval of a Proclamation designating the week of April 16 - 22, 2023, as "Volunteer Week" in the City of Coppell; and authorizing the Mayor to sign.

Mayor Pro Tem Biju Mathew read the Proclamation into the record and presented the same to Coppell volunteers and City of Coppell Volunteer Coordinators. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Don Carroll, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Consider approval of a Proclamation designating the month of April 2023, as "Sexual Assault Awareness Month" in the City of Coppell; and authorizing the Mayor to sign.

Mayor Pro Tem Biju Mathew read the proclamation into the record and presented the same to Nikki Newton with Denton County Friends of the Family. A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

Presentations

8. Presentation by Police Chief Danny Barton regarding the impact of Fentanyl in Coppell.

Presentation: Police Chief Danny Barton gave a presentation to City Council.

9. **Citizens' Appearance**

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

- 1) Barbara Bailey, 232 Plantation, spoke in regards to sidewalks and curbs.
- 2) Sue McCarthy, 456 Woodway, spoke in regards to Smart Cities and Fentanyl.
- 3) Phil LaBerge, 858 Balmalley Lane, spoke in regards to a proposed Veterans Memorial.
- 4) Delbert Dagel, 320 Longmeadow Drive, spoke in regards to a proposed Veterans Memorial.
- 5) George Piroumoff, 1721 E. Belt Line Road, Apt 626, spoke in regards to Old Town Coppell.
- 6) Joe Shirley, 582 Villawood Lane, spoke in regards to Old Town Coppell.

10. **Consent Agenda**

- A. Consider approval of Minutes: March 28, 2023, and March 30, 2023.

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

- B. Consider approval of an award to J.B. & Co. LLC for the reconstruction of Duck Pond Park in the amount of \$810,490.00, as designated in the fund balance of the CRDC Fund; and requesting the City Manager to sign any necessary documents.

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

- C. Consider accepting the resignation of Seth Hong from the FOARD Taskforce and appointing Nancy Dugan as a Regular member to fill the unexpired term.

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

- D. Consider approval to purchase three (3) Chevrolet Tahoes from Lake Country Chevrolet through TIPS #210907; for replacement of existing vehicles, as provided for in the Capital Replacement Fund, in the amount of \$236,563.88; and authorizing the City Manager to sign all necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A through E through

be approved. The motion passed by an unanimous vote.

- E. Consider the approval of an Interlocal Agreement with the Cities of Hurst, Euless, Bedford, Colleyville, Grapevine, and Coppell to share resources for vehicular accidents requiring advanced investigative skills; and authorizing the Mayor to sign.

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

End of Consent Agenda

11. PUBLIC HEARING:
Consider approval of an Ordinance of the City of Coppell, Texas, readopting, ratifying, republishing and extending Chapter 9 of the Code of Ordinances, Article 9-19, Youth Camp Programs Standards of Care; and authorizing the Mayor to sign.

Recreation Coordinator Valencia Gilbert gave a presentation to City Council regarding the City's Youth Camp Programs Standards of Care.

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 Brianna Hinojosa-Smith, to close the Public Hearing and approve the Agenda Item. The motion passed by an unanimous vote.

Enactment No: OR 2023-1593

12. CONTINUED PUBLIC HEARING:
Consider approval of an Ordinance to amend the Code of Ordinances by repealing and replacing Chapter 15 "Other Codes Adopted", Article 15-2 "National Electrical Code", to adopt the 2023 National Electrical Code with local amendments; and authorizing the Mayor to sign.

Chief Building Official Steve Schubert informed City Council that the Public Hearing will need to be continued to the April 25, 2023, City Council Meeting.

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

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Kevin Nevels, to continue the Public Hearing to the April 25, 2023, City Council meeting. The motion passed by an unanimous vote.

13. PUBLIC HEARING:
Consider approval of PD-250R28-H, Main Street Old Town, a zoning change request from H (Historic) to PD-250R28-H (Planned Development 250-Revision 28- Historic) to add this property to the conceptual Planned Development for the Main Street Old Town Project;

creating seven (7) lots with six (6) proposed two-story buildings, (two (2) mixed-use professional office & residential, one (1) mixed-use medical office/retail/restaurant and residential, two (2) mixed-use retail/restaurant and residential, one (1) retail/restaurant), and a common parking lot on 0.946 acres of land located on the southwest corner of Main Street and W. Bethel Road.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The applicant, Chris Collins, was present to answer any questions of City Council.

Mayor Wes Mays opened the Public Hearing and asked for those who signed up to speak:

List of speakers who were in favor of the zoning change request:

- 1) Ann Dragon, 727 Bent Tree Court, spoke in favor of the proposed zoning change request.
- 2) Mark Wolfe, 763 Lexington Avenue, spoke in favor of the proposed zoning change request.
- 3) Steve Chaddick, 509 W Bethel Road, spoke in favor of the proposed zoning change request.
- 4) Alan Knoll, 522 Country Lane, spoke in favor of the proposed zoning change request.

List of speakers who were against the zoning change request:

- 1) Joe Shirley, 582 Villawood Lane, spoke against the proposed zoning change request.
- 2) Karen Ward, 615 S. Coppel Road, spoke against the proposed zoning change request.
- 3) Sue McCarthy, 456 Woodway, spoke against the proposed zoning change request.
- 4) Bill Shearin, 358 Hearthstone Lane, spoke against the proposed zoning change request.
- 5) Jennifer Mendola, 303 Walnut Grove Lane, spoke against the proposed zoning change request.
- 6) Sarah Carrick, 456 W. Bethel Road, spoke against the proposed zoning change request.

Discussion ensued between members of City Council.

As authorized by Section 551.071(2) of the Texas Government Code, Mayor Wes Mays convened into closed Executive Session at 10:22 p.m. to seek consultation from the City Attorney and reconvened into the Regular Session at 10:52 p.m.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, to close the Public Hearing and approve the agenda item with the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. Final Plat cannot be filed until buildings have been removed and zoning is approved.
3. Tree removal permit will be required prior to construction.

4. Coordinate with Parks Department for the removal of offsite trees and relocation of irrigation south of Lot 7X to allow for access via the City's parking lot.
5. Lot 7X, Block A, Main Street Old Town Addition shall only be used for parking.
6. Lot 7X, Block A, Main Street Old Town Addition will not have street frontage, but will be accessible via an access easement which will be required between Lot 7X, Block A, Main Street Old Town Addition and the City of Coppell.
7. Existing 15 parking spaces on Main Street in front of this development shall be counted for this development on the condition that this development becomes part of the Old Town POA.
8. Existing parking spaces in the "Old Town" area shall be counted towards this development on the condition that this development becomes part of the Old Town POA.
9. The POA shall be responsible for maintenance of the common area, proposed Lot 7X, Block A, Main Street Old Town Addition, and all landscaping.
10. All signage must comply with H District ordinance requirements.
11. Building 3 will not have any residential uses but may have a commercial occupancy on the second floor.
12. Maximum building height shall not exceed 35-ft above finished floor.
13. The POA shall maintain all amenities including benches, dumpster, trash receptacles, bicycle racks, sidewalk easements between buildings, etc.
14. The POA shall maintain the private drainage easement.
15. Submit a letter from the Old Town Main Street POA stating that they will accept this development into their POA and all of the responsibilities and conditions stated above.

The motion carried by the following vote (4-3):

Aye: Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember Mark Hill

Nay: Mayor Pro Tem Biju Mathew, Councilmember Brianna Hinojosa-Smith, Councilmember John Jun

- 14.** Consideration of a demolition permit for 509 W. Bethel Road, for the demolition of existing structures on-site.

Senior Planner Mary Paron-Boswell gave a presentation to City Council.

The applicant, Chris Collins, was present to answer any questions of City Council.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to approve the agenda item.

The motion carried by the following vote (4-3):

Aye: Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember Mark Hill

Nay: Mayor Pro Tem Biju Mathew, Councilmember Brianna Hinojosa-Smith, Councilmember John Jun

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

Direction from March 28th and April 11th City Council Work Session.

City Manager Mike Land gave the following updates:

City Council provided direction to move forward with two items from the March 28th Work Session. First, staff received direction to move forward to implement a new, more sustainable and water-friendly landscape palette for medians in the city. Second, staff received direction to move forward with the Streambank Stabilization Revolving Loan program, funded via the Drainage Utility District (DUD).

There were no items requiring Council direction on tonight's work session.

Winter-averaging: Utility Billing anticipates sending out the first bills reflecting winter-averaging early next week.

Moore Road Boardwalk is still on schedule and the contractor has begun drilling to install the piers that will support the boardwalk.

S. Belt Line should be finishing the last large paving pour for Phase 2 within the next week.

Panel replacement on E. Sandy Lake is still ongoing.

16. Mayor and Council Reports

Report by Mayor and City Council on recent and upcoming events.

- The annual Wyland National Mayor's Challenge for Water Conservation is underway this April, and I invite all Coppell residents and businesses to participate alongside the City of Coppell in the national competition to conserve water resources.

To learn more about water conservation and living a more environmentally friendly lifestyle, visit coppelltx.gov/sustainability. To learn more about your water usage and how the advanced water meters can help you track your water consumption, visit coppelltx.gov/h2o.

- Come celebrate Coppell's commitment to the environment with Earthfest! Hosted at the Biodiversity Education Center on Saturday, April 22 from 11am to 1 pm.

- Document shredding will also be offered at the Coppell Service Center from 8 am – Noon on Saturday, April 22nd.

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

Nothing to report.

18. Necessary Action from Executive Session

There was no action resulting from Executive Session.

19. Adjournment

There being no further business before the City Council, the meeting was adjourned at 11:27 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary