



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, May 9, 2023

7:00 PM

Council Chambers

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

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 Coppell met in Regular Session on Tuesday, May 9, 2023, at 7:00 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

**1. Call to Order**

Mayor Pro Tem Biju Mathew called the meeting to order, determined that a quorum was present and convened into the Work Session at 7:00 p.m.

**2. 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.

- A. Discussion regarding agenda items.
- B. Discussion related to Service Organization Funding Requests.

**Presented in Work Session**

**Regular Session**

Mayor Pro Tem Biju Mathew adjourned the Work Session at 7:26 p.m. and reconvened into the Regular Session at 7:36 p.m.

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

Allies Interfaith member Patty Weber gave the invocation.

**4. Pledge of Allegiance**

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

**Presentations****5. Recognition of Coppell High School Girls' Basketball run to the state championship tournament.**

Mayor Pro Tem Biju Mathew presented Certificates of Recognition to the Coppell High School Girls' Basketball Team.

**Proclamations****6. Consider approval of a Proclamation designating the month of May as "Building Safety Month," and authorizing the Mayor to sign.**

Mayor Pro Tem Biju Mathew read the Proclamation into the record and presented the same to Chief Building Official Steve Schubert. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Kevin Nevels, that this Agenda Item be approved. The motion passed by an unanimous vote.

**7. Consider approval of a Proclamation celebrating the month of May as "National Water Safety Month"; and authorizing the Mayor to sign.**

Mayor Pro Tem Biju Mathew read the Proclamation into the record and presented the same to Aquatics Supervisor Trinity Klepzig and staff members of The CORE. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that this Agenda Item be approved. The motion passed by an unanimous vote.

**8. Citizens' Appearance**

Mayor Pro Tem Biju Mathew asked for those who signed up to speak:

- 1) Phil LaBerge, 858 Dalmalley Lane, spoke in regards to the proposed Veterans Memorial.
- 2) Barbara Bailey, 232 Plantation Drive, spoke in regards to ramps and the budget.

**9. Consent Agenda**

At this time, Councilmember John Jung requested that Consent Agenda Item B be considered separately.

Consent Agenda Items A, C-F were considered together.

**A.** Consider approval of the Minutes: April 25, 2023.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A and C through F be approved. The motion passed by an unanimous vote.

**B.** 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 and 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 property located on the southwest corner of Main Street and W. Bethel Road, at the request of Chadick Capital L.P. and Chadick Management L.L.C., being represented Greg Frnka, GPF Architects, and developer Chris Collins.

STAFF REP.: Mary Paron-Boswell

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, that Consent Agenda Item B be approved. The carried by the following vote:

**5 - Aye: Councilmember Cliff Long, Councilmember Brianna Hinojosa-Smith, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember Mark Hill**

**2 - Nay: Mayor Pro Tem Biju Mathew, Councilmember John Jun**

Enactment No: OR 91500-A-789

**C.** Consider approval of an Ordinance amending the Code of Ordinances by amending Chapter 2, Article 2-1, 'Library Board', by repealing Sections 2-1-1 and 2-1-4(C) in its entirety and replacing it with new sections 2-1-1 and 2-1-4(C) to include the appointment of two (2) Youth Advisors to serve as non-voting members as reflected in the Bylaws; by amending Chapter 2, Article 2-7, 'Smart City Board', by repealing Section 2-7-1 in its entirety and replacing it with new Section 2-7-1 to increase the number of members by providing for the appointment of two (2) Youth Advisors to serve as non-voting members; and authorizing the Mayor to sign.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A and C through F be

**approved. The motion passed by an unanimous vote.**

Enactment No: OR 2023-1595

- D.** Consider approval of an award of a bid to B-Weiss Entertainment Group for Special Event Production Services in the amount not to exceed \$250,000, as budgeted; and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A and C through F be approved. The motion passed by an unanimous vote.**

- E.** Consider approval of a Resolution denying a proposed application filed on April 5, 2023, by Texas-New Mexico Power (TNMP) to amend its Distribution Cost Recovery Factor ("DCRF") to increase distribution rates within the city; and authorizing the Mayor to sign.

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A and C through F be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2023-0509.1

- F.** Consider approval of awarding a contract to Loftin Equipment Company for the purchase of a replacement generator for the Coppell Arts Center; utilizing BuyBoard Quote BB-269253689 (Buyboard contract #657-21); in the amount of \$185,210.00; as budgeted in the Infrastructure Maintenance Fund (IMF); and authorizing the City Manager to sign any necessary documents.

**A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Mark Hill, that Consent Agenda Items A and C through F be approved. The motion passed by an unanimous vote.**

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

- 10.** PUBLIC HEARING:  
Consider text change and definition amendments to the Code of Ordinances, Chapter 12, Article 30 (S or Special Use Permits) defining and establishing Special Use Permit requirements for lodging houses (short term rentals (STRs), bed and breakfasts, boarding homes, hostels, vacation homes, and corporate housing) within the SF-7, SF-9, SF-12, SF-18, SF-ED and H Districts.

STAFF REP.: Mary Paron-Boswell

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

**Mayor Pro Tem Biju Mathew opened the Public Hearing and asked for those who signed up to speak:**

1) Gary Tanel, 316 Crooked Tree Court, spoke in favor of the agenda item.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Mark Hill, to close the Public Hearing and approve this Agenda Item. The motion passed by an unanimous vote.

11. Consider review of Erin Bogdanowicz' appointment to the Smart City Board pursuant to Section 2-11-2 of the Code of Ordinances.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, that Erin Bogdanowicz' appointment to the Smart City Board be retained. The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following updates:

**Work Session Direction:** Staff received direction to have the following Service Organizations make presentations to the Council at the July 13 Budget Workshop:

Friends of Coppell Nature Park  
Coppell Historical Museum  
Coppell Community Theater  
Coppell Community Chorale  
Christian Community Action  
Children's Advocacy Center- Denton County

**Thweatt Park Improvements:** Construction is expected to begin in mid-June. As a safety precaution, the park will be closed during the duration of the project. Resident notification letters were delivered on Monday, May 8th. The estimated completion date for this project is mid-Fall.

**The Duck Pond Park Improvements:** Construction is expected to begin next week and is estimated to take 8 months to complete.

**Moore Road Boardwalk:** We are still on schedule and the contractor has completed drilling all piers. They are now completing the sidewalk paving on the western side of the trail along with storm drain and headwall construction.

**S. Belt Line:** Working on the median paving as well as pouring sidewalks and trails. They will begin Phase 3 from Hackberry to 635 in the coming weeks.

Panel replacement on E. Sandy Lake still ongoing.

**Striping Project –** Completed the Moore Road bike path and currently re-striping Freeport Parkway.

13. **Mayor and Council Reports on Recent and Upcoming Events.**

The month of May is Building Safety Month. Building Safety Month is an international campaign to raise awareness about building safety. Building codes protect communities from disasters like fires, weather-related events, and structural collapse and are our best way of protecting homes, offices,

schools, and businesses. Have questions about building safety? The City of Coppell's Chief Building Official will be at Ace Hardware in Coppell from 8 am - 2 pm on May 20. Come join us to learn more about building safety!

National Public Works Week is May 21 – 27. Public Works Week honors these first responders who connects us through infrastructure and service, enhancing the quality of life for our community. Coppell's Public Works team has partnered with the Cozby Library to host Public Works storytime at 10:15 am on Wednesday, May 24 at the library. Youngsters will have the opportunity to check out Public Works equipment in the library parking lot after storytime.

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

There were no Public Service Announcements.

**15. Necessary Action from Executive Session**

There was no Executive Session.

**16. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 8:52 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Ashley Owens, City Secretary**