



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

---

Tuesday, September 8, 2020

5:30 PM

Council Chambers

---

**KAREN HUNT**  
Mayor

**MARK HILL**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**GARY RODEN**  
Place 4

**BRIANNA HINOJOSA-SMITH**  
Place 2

**NANCY YINGLING**  
Place 5

**WES MAYS**  
Place 3

**BIJU MATHEW**  
Place 6

**MIKE LAND**  
City Manager

**Present** 7 - Karen Hunt;Cliff Long;Brianna Hinojosa-Smith;Wes Mays;Gary Roden;Biju Mathew and Mark Hill  
**Absent** 1 - Nancy Yingling

Also present were City Manager Mike Land, Deputy City Secretary Ashley Owens, and City Attorney Robert Hager. Deputy City Managers Vicki Chiavetta and Traci Leach were in attendance virtually.

The City Council of the City of Coppell met in Regular Session on Tuesday, September 8, 2020 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, Texas.

### 1. Call to Order

As a result of recent Declarations of Emergency made by Dallas County and the City of Coppell in regards to the current pandemic, Governor Abbott has permitted for governing bodies to meet remotely and to conduct open meetings virtually.

Mayor Karen Hunt called the meeting to order, determined that a quorum was present and convened into the Executive Session at 5:39 p.m.

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

**Section 551.072, Texas Government Code - Deliberation regarding Real Property.**

- A.** Discussion regarding real property at Sanders Loop and east Belt Line Road.

**Discussed under Executive Session**

**Section 551.074, Texas Government Code - Personnel Matters.**

- B.** Discussion regarding the evaluation for the City Manager.

**Discussed under Executive Session**

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

**Mayor Karen Hunt adjourned the Executive Session at 5:52 p.m. and convened into the Work Session at 6:01 p.m.**

- A. Discussion regarding agenda items.
- B. Discussion regarding FY 20-21 Work Plan.
- C. Update on Vision 2040 Marketing and Communication Plan.
- D. Discussion regarding license agreement with George Coffee.
- E. Discussion regarding appointments to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees.

**Presented in Work Session**

**Regular Session**

**Mayor Hunt adjourned the Work Session at 6:41 p.m. and reconvened into the Regular Session at 7:30 p.m.**

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

**Councilmember Wes Mays gave the invocation.**

**5. Pledge of Allegiance**

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

**6. Citizens' Appearance**

**Mayor Hunt advised that no one signed up to speak.**

**Proclamations**

- 7.** Consider approval of a Proclamation designating September 22, 2020, as "National Voter Registration Day"; and authorizing the Mayor to sign.

Mayor Karen Hunt read the proclamation into the record and presented the same to Deputy City Secretary Ashley Owens.

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. Consent Agenda**

- A.** Consider approval of the minutes: August 25, 2020.

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

- B.** Consider approval of an Ordinance for PD-133R4R-HC, to approve a Detail Site Plan to allow for a digital drive-thru menu board with speaker to an existing restaurant drive-thru at 605 N. Denton Tap Road; and authorizing the Mayor to sign.

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

Enactment No: OR 91500-A-756

- C.** Consider approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy, Mid-Tex Division regarding the company's 2020 Rate Review Mechanism Filing; and authorizing the Mayor to sign.

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

Enactment No: RE 2020-0908.1

- D.** Consider approval to purchase a replacement Brush Truck for the Fire Department through an interlocal agreement with Buyboard in the amount of \$200,000.00 as budgeted; and authorizing the City Manager to sign any necessary documents.

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

- E.** Consider approval of a License Agreement by and between the City of Coppell and Kaluke LLC for the placement of a temporary mobile vending unit located in the parking lot on the east side of W. Main Street adjacent to the Coppell Old Town Pavilion; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Biju Mathew, seconded by

Councilmember Wes Mays, that Consent Agenda Items A-E be approved. The motion passed by an unanimous vote.

**End of Consent Agenda**

**9.**

**PUBLIC HEARING:**

To receive public comment on the proposed 2020-21 budget for the Coppell Crime Control and Prevention District.

Mayor Hunt announced that presentations for Agenda Items 9, 10, and 11 would be presented together.

Presentation: Kim Tiehen, Assistant Director of Finance, made a presentation to the City Council regarding the Crime Control and Prevention District Budget, the Municipal Budget, and the proposed tax rate.

Mayor Hunt opened the Public Hearings and asked for those who signed up to speak:

1) Subbu Venkat, 933 Brentwood Drive, spoke against the proposed tax rate.

2) Al Enlow, 1514 Pebble Creek Drive, sent in an email regarding the Crime Control and Prevention District. The email was read into the record by Mayor Hunt.

3) Sheila Goldsmith, 420 Leisure Lane, sent in an email regarding the proposed tax rate. The email was read into the record by Mayor Hunt.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, to close the Public Hearings for Agenda Items 9, 10, and 11. The motion passed by an unanimous vote.

**10.**

**PUBLIC HEARING:**

To receive public comment concerning the proposed 2020-21 tax rate of \$0.5800.

Please see Public Hearing Agenda Item 9.

**11.**

**PUBLIC HEARING:**

To receive public comment concerning the proposed 2020-21 Municipal Budget.

Please see Public Hearing Agenda Item 9.

**12.**

**PUBLIC HEARING:**

Consider approval of PD-140R-SF, Deforest Road Fence Section Removal, a zoning change request from PD-140-SF (Planned Development-140-Single Family) to PD-140R-SF (Planned Development-140-Revised-Single Family), to allow for removal of a 550 linear foot portion of the screening fence on the south side of Deforest Road and north side of the alley abutting properties addressed at 802-838 Cheshire Drive, at the request of the Lakes of Coppell HOA;

being represented by Bob Armstrong.

At this time, Mayor Pro Tem Mark Hill recused himself upon filing a Conflict of Interest Affidavit for Public Hearing Item 12.

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

Mayor Karen Hunt opened the Public Hearing and advised that no one signed up to speak.

Ed White, on behalf of the Homeowners' Association, was present to answer questions from City Council.

A motion was made by Councilmember Wes Mays, seconded by Councilmember Gary Roden, to close the Public Hearing and approve this Agenda Item subject to the following condition:

1. The fence removal shall be limited to the segment from the southeast corner of the alley right-of-way at Deforest Road to the section of fence that is 12.5 feet from the eastern end of the white railing.

The motion passed by an unanimous vote.

13.

CONTINUED PUBLIC HEARING:

Consider approval of PD-295R-HC (Sheraton Four Points Hotel), a zoning change request from PD-295-HC to PD-295R-HC, to approve a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675 acres of property located on the northeast corner of SH 121 and Northwestern Drive, as requested by Mike Clark on behalf of Archway 121 Coppell, Ltd.

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

Mary informed City Council of the applicant's request to continue the Public Hearing to October 13, 2020.

A motion was made by Councilmember Cliff Long, seconded by Councilmember Brianna Hinojosa-Smith, that the Public Hearing remain open and this agenda item be continued to the October 13, 2020 City Council meeting. The motion passed by an unanimous vote.

14.

Consider appointments to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees; and authorizing the Mayor to sign.

Nominations for appointment were read into the record:

Place 1 - Robert T. Herrera

Place 2 - John. W. (Buzz) Fullen

Place 3 - Jeffrey Snyder

Place 4 - Robert S. Hauck

A motion was made by Councilmember Cliff Long, seconded by Councilmember Biju Mathew, that the Ballot be completed and signed by the Mayor. The motion passed by an unanimous vote.

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

City Manager Mike Land read the following announcements:

A. Do you have concerns about what voting will look like in the age of COVID-19? Join the Cozby Library and Community Commons for the virtual 'Voting in 2020' program on September 12 at 2 p.m. as the League of Women Voters answers questions and separates the facts from the fear. Attendees will also hear from Christel Pettinos, City Secretary, about what voting will look like in Coppell this year. This program is designed for adults aged 18 and up, although teens are welcome. The program will take place on Zoom, and registration is required. Learn more at [coppelltx.gov](http://coppelltx.gov).

B. Allies in Community is now accepting applications to Cohort III! Applications will be accepted through September 18, 2020. Build bridges, foster a sense of belonging, and encourage civic engagement in your community by becoming an Ally. Cohort III members will attend a virtual 2-hour Introduction and Orientation session on Tuesday, October 20, and then the Cohort will attend 12, 2-hour virtual sessions on Tuesdays from 6-8 p.m. beginning on November 3. Learn more at [coppelltx.gov/allies](http://coppelltx.gov/allies).

C. The City of Coppell recently joined the Texas Power Switch Program to help residents get the best deal from their electricity provider and potentially save money. It's free to sign up, and there is no obligation to switch electric providers. The City does not receive any compensation from this, nor do we pay a cost to participate. This is simply a way for us to help residents find the best rates on electricity. The next auction is on September 15, so a chance to potentially save on your electric bill is right around the corner. Learn more at [coppelltx.gov/TexasPowerSwitch](http://coppelltx.gov/TexasPowerSwitch).

D. Join Coppell Parks and Recreation for Sunset Social Distancing: Virtual Trivia Nights on Friday nights in September. Registration is free. Participants will be able to register as individuals or families for any of four dates in September for a game of trivia. Each trivia night will begin at 7 p.m. Registering participants are encouraged to be ages 16 and older, but the whole family can join in the fun including kids! All teams will compete for a variety of gift cards from more than 200 retailers! Learn more at [coppelltx.gov/events](http://coppelltx.gov/events).

E. This year, Kaleidoscope: A Celebration of Art and Cultures will be observed virtually throughout the entire month of October. The virtual platform will showcase the unique community fabric in Coppell, and this year residents are invited to contribute to the celebration. Through September 21, email stories and/or photos of cherished elements of your culture, from cuisine to traditional dress to home décor, to [parks@coppelltx.gov](mailto:parks@coppelltx.gov). Participants are also encouraged to send recipes for a favorite dish, or a sentence or two highlighting favorite things about their culture. Staff will compile information submitted to create a Coppell Cultural Scrapbook to be shared online. Visit [coppelltx.gov/kaleidoscope](http://coppelltx.gov/kaleidoscope) for more information.

**16. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

Mayor Karen Hunt reported on the following:

A. City Council will hold a virtual meeting to approve the budget and tax rate Tuesday, September 15th at 6 p.m. Council members will be following social distancing protocols and conferencing in remotely to the meeting. Watch the livestream or view the recording at your leisure at [coppelltx.gov](http://coppelltx.gov). Those wishing to have a comment read into the public record should email them to [citysec@coppelltx.gov](mailto:citysec@coppelltx.gov) by 2 pm on September 15th.

B. Participate in local government and give back to the community by serving on one of the City of Coppell's Boards or Commissions. The City is currently seeking passionate individuals to be a part of Boards and Commissions that help guide development, future needs, regulations, and more for Coppell. Applications will be accepted online at [coppelltx.gov/boards](http://coppelltx.gov/boards) now through September 25, 2020.

**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**

City Attorney Robert Hager read the following motion into the record:

Motion to approve adoption of real estate three (3) year option agreement by and between City of Coppell and Coppell Independent School District to provide an option for the City of Coppell to purchase 2-acre and 3-acre site(s) at Sanders Loop and East Beltline, for an agreed price and fair market value on 3-acre tract, respectively, and, authorize the City Manager to sign.

A motion was made by Councilmember Wes Mays, seconded by Mayor Pro Tem Mark Hill, that this Item be approved. The motion passed by an unanimous vote.

City Attorney Robert Hager read the following motion into the record:

Motion to approve an amendment to the employment contract of the City Manager, Mike Land, as previously amended, without a salary increase; and, authorize the Mayor to sign.

A motion was made by Councilmember Cliff Long, seconded by Councilmember Brianna Hinojosa-Smith, that this Item be approved. The motion passed by an unanimous vote.

**19. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:09 p.m.

\_\_\_\_\_  
Karen Selbo Hunt, Mayor

ATTEST:

\_\_\_\_\_  
Ashley Owens, Deputy City Secretary