



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes City Council

Tuesday, June 8, 2021

5:30 PM

Council Chambers

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

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, June 8, 2021 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 5:31 p.m.

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

Section 551.071, Texas Government Code - Consultation with City Attorney.

A. Seek Legal Advice from City Attorney regarding Texas Administrative Code Rule 3.334, concerning local sales and use taxes.

Discussed under Executive Session

B. Seek Legal Advice from City Attorney regarding accessory structures

under Zoning and Building Codes.

Discussed under Executive Session

Section 551.087, Texas Government Code - Economic Development Negotiations.

- C.** Discussion regarding economic development prospects south of Dividend Drive and west of Belt Line Road.

Discussed under Executive Session

- D.** Discussion regarding economic development prospects south of Northpoint Drive and west of Royal Lane.

Discussed under Executive Session

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

- E.** Discussion regarding acquisition of property for the construction of trails as identified in the City of Coppell Trail Master Plan.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:15 p.m. and reconvened into the Work Session at 6:18 p.m.

- A. Discussion regarding agenda items.
- B. Discuss requests for memorial installations for placement on city owned property.
- C. Discussion regarding proposed travel information communication system for the Belt Line Reconstruction project.
- D. DART Rail Construction Update.

Presented in Work Session

Regular Session

4. Invocation 7:30 p.m.

Associate Pastor Steve Elkins with Coppell Bible Fellowship gave the invocation.

5. Pledge of Allegiance

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

Proclamations

6. Consider approval of a Proclamation designating June 8, 2021, as “Tracy Eubanks Appreciation Day”; and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Metrocrest Services CEO Tracy Eubanks. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Mayor Pro Tem Mark Hill, that this Agenda Item be approved. The motion passed by an unanimous vote.

7. Consider approval of a Proclamation designating the month of June as “Pride Month”; and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Allies in Community members, Leslie McMurray and Seth Phillips. A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote with Councilmember John Jun abstaining.

8. Consider approval of a Proclamation naming the month of July as “Park and Recreation Month;” and authorizing the Mayor to sign.

Mayor Wes Mays read the proclamation into the record and presented the same to Director of Parks and Recreation Jessica Carpenter and her team. A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Biju Mathew, 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) Amelia Anderson, 624 Inglenook Court, spoke in favor of the Pride Month Proclamation.**
- 2) Teresa and Liz Khirallah-Jackson and their sons, 600 Hawk Court, spoke in favor of the Pride Month Proclamation.**
- 3) Liam Lander, 935 Mapleleaf Lane, spoke in favor of the Pride Month Proclamation.**
- 4) Jenne Lander, 935 Mapleleaf Lane, spoke in favor of the Pride Month Proclamation.**
- 5) Meghan Shoemaker, 474 Sandy Knoll Drive, spoke in favor of the Pride Month Proclamation.**
- 6) Leslie McMurray, 588 Parkway Boulevard, spoke in favor of the Pride Month Proclamation.**
- 7) Melissa Lam, 9655 Wharf Road, Apt 388, spoke in favor of the Pride Month Proclamation.**

10. **Consent Agenda**

- A. Consider approval of the minutes: May 25, 2021.

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The

motion passed by an unanimous vote.

- B.** Consider approval of a professional services agreement with American Underwater Services, Inc., for dredging of the canal at Grapevine Springs Park, not to exceed the amount of \$74,425.00, through an Interlocal Agreement with the City of Southlake; as provided for in the CRDC Fund Balance; and authorizing the City Manager to sign any necessary documents.

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

- C.** Consider award of Bid No. Q-0521-01 to Knight Erosion Control, Inc. DBA KEC Retaining Walls & Construction, for wall repairs and diversion wall replacement at Grapevine Springs Park, not to exceed \$269,900.77, as provided for in the CRDC Fund Balance, and authorizing the City Manager to sign any necessary documents.

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

- D.** Consider approval of an extension from June 30, 2021 to December 31, 2021, to the Resolution that granted a moratorium from enforcement within the LI, HC, C, R and TC zoned districts from use of property and/or special use permit requirement in order for the property owner to operate a COVID-19 testing facility and/or COVID-19 vaccination site, or combination thereof, a temporary medical facility; providing for the provisions; and providing an effective date; and authorizing the Mayor to sign.

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

Enactment No: RE 2021-0608.1

- E.** Consider approval of a Resolution approving a Tax Abatement Agreement by and among the City of Coppell and 1-800 CONTACTS, INC.; and authorizing the Mayor to sign.

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

Enactment No: RE 2021-0608.2

- F.** Consider approval of a Resolution approving a Tax Abatement Agreement by and among the City of Coppell and Printful, Inc.; and authorizing the Mayor to sign.

A motion was made by Councilmember Brianna Hinojosa-Smith, seconded by

Councilmember Biju Mathew, that Consent Agenda Items A-J be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-0608.3

- G.** Consider acceptance of the resignation of Laura Ketchum from the Board of Adjustment and moving the alternate member, Casey Smith, into the role of regular member for the remainder of the unexpired term.

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

- H.** Consider approval of an Ordinance extending the moratorium against enforcement on Sections 6-15-3 (A), 6-15-4 and 6-15-5 (3) (A) and (B), (J) - (M), (4) and (8), Article 16 "Business Regulations" of Chapter 6-15 "Temporary Signs" for a period of time until September 30, 2021; and authorizing the Mayor to sign.

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

Enactment No: OR 2021-1561

- I.** Consider approval of an Interlocal Agreement between the City of Coppell and the North Central Texas Council of Governments to establish a cooperative purchasing program for aerial mapping services; and authorizing the Mayor to sign.

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

- J.** Consider approval to enter into a contract with NEMA 3 Electric, to install conduit and fiber optics along Denton Tap Road as part of the Denton Tap Intersection Improvement Project; in the amount of \$154,546.88; as provided for through Bond proceeds; and authorizing the City Manager to sign any necessary documents.

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

End of Consent Agenda

- 11.** Consider approval of an Ordinance for PD-306-HC, VariSpace Coppell, Lot 1, Block A, a zoning change request from HC (Highway Commercial) to PD-306-HC (Planned Development-306-Highway Commercial), to approve a Detail Site Plan for a 185,700-square-foot, 3-story office building with a two-story parking garage; on 9.84 acres of property located at the southeast corner of SH 121 and North Freeport Parkway,

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 Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. Additional comments may be generated upon detail engineering and building permit reviews.
2. The existing conditions drainage area map shall be included with the detail engineering plans.
3. A Tree Removal Permit will be required prior to the removal of any trees. Tree mitigation fees of \$19,100 will be due at that time.
4. The Director of Community Development shall be authorized to administratively review the addition of a third level to the parking garage as an amendment to the Planned Development.
5. The shrub quantities and sizes shall be noted in the landscape plant chart on the Landscape Plan.
6. The address of 450 N. Freeport Parkway be reflected correctly on the plans.
7. An additional single-tenant and an additional multi-tenant monument sign be allowed on-site.
8. Directional signage be allowed as shown on the sign plan.
9. Parking space sizes be allowed as listed on the plans.
10. The loading zone be allowed as depicted on the site plan.

The motion passed by an unanimous vote.

12.

PUBLIC HEARING:

Consider approval of a Resolution granting a variance of three hundred (300') feet to Crescent City, from the 300-foot prohibited requirement, for the sale of alcoholic beverages, with a business address being 780 S. MacArthur Boulevard, Suite 100; and authorizing the Mayor to sign.

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

Kalpana Patel, applicant, was available for questions of 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 unanimous vote.

Enactment No: RE 2021-0608.4

13. City Manager Reports - Project Updates and Future Agendas

City Manager Mike Land gave the following project updates:

Belt Line Road reconstruction will be advertised for bids beginning late June with an expected award late July or early August.

The contractor for Plantation reconstruction is expected to mobilize on June 21st. The neighborhood meeting is scheduled for next week.

The neighborhood/project meeting for Stream G6 was held last week. It was well attended and staff was able to answer questions about the project and schedule. The contractor has started some work clearing and will mobilize in the next two weeks, weather permitting.

Work on the Denton Creek grade control structure project is expected to begin the first week of July (dependent on weather and Lake Grapevine releases). Staging and tree removals will impact trail access, so Public Works is working with the Parks Department to provide information related to trail closures.

Starting this week, Public Works will be pressure washing and sealing the exterior of Town Center. The caulking at the base of the building will be replaced as well. The majority of the work will be done during normal hours but we do not expect this to cause any issues. The entrance area will be done over a weekend so as to not disrupt City operations. We may have to restrict parking on the side of the building for one day to ensure the work is completed in a timely manner. We expect this to take no longer than two weeks depending on weather.

14. Mayor and Council Reports

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

Join us for free live music outside on Grove once a month at the Arts Center! Cafe con Leche will be performing on Saturday, June 12th from 6 pm to 8 pm. Enjoy the music, mingle with friends and purchase a cold drink from Macklin's Catering Co. or food from Food Trucks on-site at the Arts Center during this free outdoor concert. Our outdoor seating will be first-come, first-serve, and lawn chairs are welcome! For more information visit: www.CoppellArtsCenter.org.

Who could use a night out with friends right now? Paint & Sip at the Coppell Arts Center are a fun way to create memories and masterpieces. Join us on Wednesday, June 23, from 6 to 8 p.m. Please bring your friends or significant other to wine up and then wind down during one of our two-hour painting classes. We'll provide all the painting supplies so you can enjoy a stress-free evening with your instructor Kate Shema of Createria Studios. And as for the sip part of the event, a selection of beer and wine will be available for purchase at the bar. Participants will individually work on the same theme, painting a Hibiscus flower. No experience necessary, just an open spirit and willingness to have fun! For more information visit: www.CoppellArtsCenter.org.

Is your dog a star? We're rolling out the red carpet for every VIP: Very Important Pup with a fashion show and more! This free event is from 10 am to 1 pm on June 26th outside on the Grove at the Coppell Arts Center. Come watch the fashion show, that starts at 11 am or find your next best friend with

the help of an on-site animal adoption agency. Join us for pet family photos, food trucks, local pet-related vendors, and more! *A \$10 Registration fee is required for your dog to participate in the Fashion Show. For more information visit: www.CoppellArtsCenter.org

On Saturday, July 3rd, The Parade Down Parkway kicks off at 9 a.m. and begins at Samuel Blvd. and Sandy Lake Rd., travels north on Samuel to Parkway Blvd., then heads west to Town Center. Intersections along the parade route will be closed prior to the approaching parade and remain closed until all entries have passed. Line the parade route early for the best spot to see the red, white, and blue floats go by! Residents and businesses are encouraged to be a part of the fun by designing a patriotic float for a sports team, civic organization, HOA, or group of friends and family. Decorate a vehicle, bicycles, or simply walk in the parade! To participate in the parade, a completed application must be submitted by 5 p.m. on Friday, June 25. There is no charge to enter the parade; however, all organizations must complete an entry form and all entries must have a representative attend a mandatory pre-parade meeting.

Party in the Park will also take place on Saturday, July 3rd from 5 to 10 p.m. at Andrew Brown Park East. Enjoy live music by Rubiks Groove and Big City Outlaws, lawn games, and delicious food truck fare. The fireworks spectacular, choreographed to patriotic music, begins at 9:30 p.m.

City of Coppell administrative offices and Library will be closed in observance of the Independence Day holiday on July 5, 2021.

On Thursday, July 8, 2021, from 6 to 9 p.m., join City Council and Staff as they begin discussions on the Fiscal Year 2022 annual operating budget. This workshop will be held at Town Center and will include service organization presentations and details on the Water-Sewer and Special Revenue funds.

The Drive-In Movies Series is back at the Coppell Arts Center! On July 10th, the movie is Spider-Man Into the Spider-Verse. Tickets to the Drive-In are sold per vehicle for \$15. The Parking Lot opens at 8 pm and spots are first-come, first served. The movie will start at 8:30 pm. Concessions will be available on-site for purchase. For more information visit: www.CoppellArtsCenter.org

Reminder that City Council does not have a 2nd meeting in June. The next regularly scheduled meeting for City Council will be held on July 13th.

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

Nothing to report.

16. 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 Executive Session for Items B and E at 8:51 p.m.

17. Adjournment

Mayor Wes Mays adjourned the Executive Session at 10:12 p.m. and reconvened into the Regular Session at 10:13 p.m.

There being no further business before the City Council, the meeting was adjourned at 10:13 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary