



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

City Council

Tuesday, July 13, 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

DON CARROLL
Place 3

BIJU MATHEW
Place 6

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 Manager Traci Leach, City Attorney Robert Hager, and City Secretary Ashley Owens.

The City Council of the City of Coppel met in Regular Called Session on Tuesday, July 13, 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 Work Session at 5:31 p.m.

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

- A. Discussion of agenda items.
- B. Discussion regarding Council Committee assignments.
- C. Discussion regarding Mayor Pro Tem appointment.
- D. Discussion regarding the Fire Department's Automatic Assistance Agreement with the City of Irving.
- E. Discussion regarding Belt Line Road construction communication system.

F. Discussion of Library and City Administration Staffing.

Presented in Work Session

Regular Session

Mayor Wes Mays adjourned the Work Session at 7:20 p.m. and reconvened into the Regular Session at 7:30 p.m.

3. Invocation 7:30 p.m.

Student Ministry Director Brian Vranicar with Coppell Bible Fellowship gave the invocation.

4. Pledge of Allegiance

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

5. Citizens' Appearance

Mayor Wes Mays advised that no one signed up to speak.

6. Swearing in of Councilmember Place 3.

Presiding Judge Kristine Primrose swore in Don Carroll as Councilmember Place 3.

At this time, the makeup of City Council is as follows:

Wes Mays, Mayor
Cliff Long, Place 1
Brianna Hinojosa-Smith, Place 2
Don Carroll, Place 3
Kevin Nevels, Place 4
John Jun, Place 5
Biju Mathew, Place 6
Mark Hill, Place 7

Presentations

7. "Communities Keep Communities Safe" presentation by Police Chief Danny Barton.

Presentation: Chief of Police Danny Barton made a presentation to the City Council.

8. Consent Agenda

A. Consider approval of the minutes: June 8, 2021 and June 15, 2021.

A motion was made by Councilmember Biju Mathew, seconded by

Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

- B.** 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.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: OR 91500-A-768

- C.** Consider approval of a Resolution approving the second amendment to Civic Center Agreement by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-0713.1

- D.** Consider approval of a Resolution approving the second amendment to Tax Abatement Agreement by and between the City of Coppell and Northpoint Hotel Group, LLC; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-0713.2

- E.** Consider approval of a Resolution approving the second amendment to Tax Abatement Agreement by and between the City of Coppell and Plaza Lodging, LLC; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-0713.3

- F.** Consider approval of a Resolution approving the second amendment to Civic Center Agreement by and between the City of Coppell and Plaza Lodging, LLC; and authorizing the Mayor to sign.

A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.

Enactment No: RE 2021-0713.4

- G.** Consider approval of an Agreement for Fire Department Automatic Assistance between the City of Coppell and the City of Irving; and authorizing the Mayor to sign.
- A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.**
- H.** Consider approval of a contract with Emergicon, LLC, for RFP #182 Ambulance Debt Collections Services, as budgeted annually, and authorizing the City Manager to sign all necessary documents.
- A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.**
- I.** Consider approval of accepting the resignation of Nancy Ludden from Smart City Board.
- A motion was made by Councilmember Biju Mathew, seconded by Councilmember Kevin Nevels, that Consent Agenda Items A-I be approved. The motion passed by an unanimous vote.**

End of Consent Agenda

- 9.** PUBLIC HEARING:
- Consider approval of a zoning change request from PD-250R8-H (Planned Development - 250-Revision 8-Historic) to PD-250R25-H (Planned Development-250-Revision 25 - Historic), to approve a Detail Site Plan for a 7,631-square-foot, 2-story mixed-use building with retail on the first floor and residential on the second floor; on 0.196 acres of property located at 755 W. Main Street.
- Presentation: Mary Paron-Boswell, Senior Planner, made a presentation to the City Council.**
- Mayor Wes Mays opened the Public Hearing and advised that no one signed up to speak.**
- Bill Peck represented the applicant and was available for questions of the City Council.**
- 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 subject to the following conditions:**
- 1. Detailed engineering review to take place with engineering permit submittal.**
 - 2. The Director of Community Development shall have the authority to administratively approve the proposed signage for this development in accordance with planned development regulations for PD-250R8-H and the**

Historic District.

3. The second-floor residence shall be developed in accordance with local ordinance and building codes; and shall be used for residential purposes only.

The motion passed by an unanimous vote.

10. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.

A motion was made by Councilmember Cliff Long to nominate Councilmember Brianna Hinojosa-Smith as Mayor Pro Tem, seconded by Councilmember John Jun. The motion passed by an unanimous vote.

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

City Manager Mike Land gave the following updates:

Belt Line reconstruction is out for bids, staff is expected to present for award of the construction contract during the August 10th City Council meeting.

Airline Road should be finished with all of the westbound street paving this week, then begin on northern driveways. Sidewalk construction and landscaping is in progress. Staff is expecting to open to traffic in the next six weeks.

Plantation / Mossy Oak – Sewer line installation continues.

Cambria / Wise – Utility work is complete. Lime stabilization of subgrade begins this week with paving to occur over the next few weeks.

Denton Creek Grade Control Structure – Tree clearing is ongoing. Staff is waiting on lake release from Grapevine Lake to subside so other work can start. We are coordinating with the Corps of Engineers on the lake releases.

Stream G-6 – clearing and grading is almost complete, soil nail installation is in progress.

Intersection Improvement Project – The left-turn lane at Southwestern is 90% complete, signal work is ongoing and that location will be finished after the signal work is complete. The eastbound right-turn lane at Parkway is in progress with the first concrete pour scheduled for tomorrow. Other turn lanes are being graded. Signal work continues. Staff met with TxDOT last week to start the approval of the right-turn lane at SH 121 and Denton Tap. The plan is still to include it as part of the intersection improvement project.

12. **Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

Join us for free live music outside on the Grove once a month at the Arts Center! The Rich Girls will be performing on July 17th from 8 pm to 10 pm. Enjoy the music, mingle with friends and purchase a cold drink & food from Macklin's Catering Co. 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.

Please join City Council and Staff on Tuesday, July 20th beginning at 6 p.m. as we discuss the proposed Water and Sewer Enterprise Fund and Special Revenue Fund budgets for Fiscal Year 2022. The meeting will be held at Town Center in the 2nd Floor Conference Room. Residents can send in questions and comments regarding the budget to budgetinput@coppelltx.gov.

The next Budget Workshop will be on Thursday, July 22nd also beginning at 6 p.m. at Town Center in the 2nd Floor Conference Room. City Council and staff will be discussing the proposed General Fund and Debt Service budget for Fiscal Year 2022. Residents can send in questions and comments regarding the budget to budgetinput@coppelltx.gov.

As part of the City's Neighborhood Engagement efforts, the City will be kicking off a new Yard of the Month Program. Winners will be selected each month during the months of April – September. Registration is free, and up to six winners will be selected each month. For more information on registering and guidelines, please visit the Community Development page on the website to review Neighborhood Engagement opportunities including the Yard of the Month program.

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

Nothing to report.

14. **Necessary Action from Executive Session**

There was no Executive Session.

15. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 8:22 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary