



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes City Council

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Tuesday, September 28, 2021

5:30 PM

Council Chambers

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**WES MAYS**  
Mayor

**BRIANNA HINOJOSA-SMITH**  
Mayor Pro Tem

**CLIFF LONG**  
Place 1

**JOHN JUN**  
Place 5

**DON CARROLL**  
Place 3

**BIJU MATHEW**  
Place 6

**KEVIN NEVELS**  
Place 4

**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 Vicki Chiavetta and Traci Leach, City Attorney Bob Hager, Deputy City Secretary Sara Egan and City Secretary Ashley Owens.

The City Council of the City of Coppell met in Regular Called Session on Tuesday, September 28, 2021 at 5:30 p.m. in the City Council Chambers of Town Center, 255 Parkway Boulevard, Coppell, 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 zoning ordinance and accessory structures.

**Discussed under Executive Session**

**B.** Seek Legal Advice from City Attorney regarding drainage channel

program.

**Discussed under Executive Session**

**Section 551.087, Texas Government Code - Economic Development Negotiations.**

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

**Discussed under Executive Session**

**Section 551.072, Texas Government Code - Deliberation regarding Real Property and  
Section 551.071, Texas Government Code - Consultation with City Attorney.**

- D.** Discussion regarding real property located south of East Belt Line Road and east of South Belt Line Road and bond indebtedness.

**Discussed under Executive Session**

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

**Mayor Wes Mays adjourned the Executive Session at 7:16 p.m. and reconvened into the Work Session at 7:19 p.m.**

- A. Discussion regarding agenda items.
- B. Discussion regarding temporary signage.
- C. Update on draft Social Media Policy.

**Work Session Item A and B were presented in Work Session.**

**Due to time constraints, Work Session Item C was moved to the October 12, 2021, meeting.**

**Regular Session**

**Mayor Wes Mays adjourned the Work Session at 7:43 p.m. and reconvened into the Regular Session at 7:50 p.m.**

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

**Councilmember Don Carroll gave the invocation.**

**5. Pledge of Allegiance**

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

**6. Citizens' Appearance**

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

**Proclamations**

7. Consider approval of a Proclamation naming the month of October, "National Breast Cancer Awareness Month," and authorizing the Mayor to sign.

**Mayor Wes Mays read the proclamation into the record and presented the same to members of Pink Soles in Motion.**

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Kevin Nevels, that this Agenda Item be approved. The motion passed by an unanimous vote.**

8. Consider approval of a Proclamation naming the month of October as "Fire Prevention Month," and authorizing the Mayor to sign.

**Mayor Wes Mays read the proclamation into the record and presented the same to Fire Chief Kevin Richardson and Life Safety Park Manager Jeana Lantieri.**

**A motion was made by Councilmember Don Carroll, seconded by Mayor Pro Tem Brianna Hinojosa-Smith, that this Agenda Item be approved. The motion passed by an unanimous vote.**

9. Consider approval of a Proclamation naming "National Night Out" on Tuesday, October 5, 2021; providing for City Council support and endorsement of National Night Out festivities; and authorizing the Mayor to sign.

**Mayor Wes Mays read the proclamation into the record and presented the same to Deputy Chief of Police Sammy Lujan and members of the Police Command Staff.**

**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.**

10. **Consent Agenda**

- A. Consider approval of minutes: September 14, 2021.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- B. Consider approval of the Second Amended and Restated Interlocal Cooperation Agreement by and between the City of Coppell and Denton County Transportation Authority to provide transportation services for Coppell businesses; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- C.** Consider approval of awarding a one-year renewal of city wide holiday decoration and lighting services contract to Premier Lighting for a one-year period; beginning November 1, 2021; in the amount of \$179,520.00; as budgeted in the General fund; and authorizing the City Manager to sign all necessary documents
- A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**
- D.** Consider approval of Change Order #1 with Rebcon Inc.; for the construction of a hike and bike trail extension along Parkway Boulevard on the Intersections project; in the amount of \$169,755.50; funded through Bond proceeds; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**
- E.** Consider approval of Change Order #4 with Pape Dawson Engineers for the Plantation/Mossy Oaks project; in the amount of \$38,500.00; due to cost escalation for additional time between original design bid rates in February 2016 to current rates for final design and construction administration; as budgeted in the ¼ cent Sales Tax fund; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**
- F.** Consider approval of contract addendum for the renewal for third party claims administration services with UMR, Inc. in the amount of \$196,500.00 as budgeted in FY 21-22; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**
- G.** Consider approval of the renewal contract with Tru Services (Liberty Mutual) for medical group excess loss insurance in the amount of \$409,479.00 as budgeted in FY 21-22; and authorizing the City Manager to sign all necessary documents.
- A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**
- H.** Consider approval of a renewal policy for fully insured organ transplant coverage with Tokio Marine - HCC in the amount of \$76,000.00 as budgeted in FY 21-22; and authorizing the City Manager to sign all

necessary documents.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- I. Consider approval of the renewal contract for the procurement of Life, Accidental Death and Dismemberment (AD&D), Short Term Disability and Long Term Disability (LTD) with Mutual of Omaha in the amount of \$188,544.00 as budgeted in FY 21-22; and authorizing the City Manager to sign all necessary documents.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- J. Consider approval of Consulting Contract with Holmes Murphy and Associates for employee benefits consulting, wellness services and other related benefit programs in the amount of \$105,000.00 as budgeted in FY 21-22; and authorizing the City Manager to sign all necessary documents.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- K. Consider approval of an Interlocal Cooperation Agreement between Carrollton, Farmers Branch, Coppell, Addison and Dallas County, Texas, for a Mental Health and Justice Systems Assessment to study and provide recommendations regarding prevention-oriented mental health services and the reduction of emergency and first responder systems for mental health services, in the amount of \$25,000.00, funded by American Rescue Plan Act funds, and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- L. Consider approval of a Resolution of the City of Coppell in support of the Dallas Area Rapid Transit Resolution Nos. 210061 and 210103 related to the adoption of the Silver Line Light Rail alignment; providing for authorization to exercise eminent domain to acquire right-of-way within the corporate limits; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

Enactment No: RE 2021-0928.1

- M. Consider approval of a contract for the renewal of an Interlocal Agreement with Trinity River Authority, effective October 1, 2021, through

September 30, 2022, in the amount of \$9,500.00; as budgeted in FY 21-22; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- N.** Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement for mosquito spraying; effective October 1, 2021, through September 30, 2022; in an amount not to exceed \$60,000.00; as budgeted in FY 21-22; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- O.** Consider approval of the renewal of the Dallas County Health and Human Services Interlocal Government Agreement, effective October 1, 2021, through September 30, 2022; in the amount of \$3,131.00; as budgeted in FY 21-22; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- P.** Consider approval of an Interlocal Agreement between the City of Coppell and Wise County for cooperative purchasing activities; and authorizing the Mayor to sign.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- Q.** Consider approval and adoption of the FY 2021-2022 Council Goals and Staff Work Plan.

**A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, that Consent Agenda Items A-Q be approved. The motion passed by an unanimous vote.**

- R.** Consider approval of the City of Coppell's Elected and Appointed Officials' Social Media policy.

**Due to time constraints, this item was moved to the October 12, 2021, meeting.**

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

- 11.** Consider approval of an Ordinance for PD-213R6-H, (Planned Development-213 Revision 6-Historic), Live/Work Lost Creek Addition, Lot 27, Block 1, to amend the concept plan and attach a Detail Site Plan to allow five live/work units and a common parking area on 0.71 acres of

property located at the northeast corner of S. Coppell Rd. and McNear Dr.; and authorizing the Mayor to sign.

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

The applicant, Greg Frnka, 549 E. Sandy Lake, Suite 100, Coppell, TX, was present to address questions and concerns of City Council.

The owner, Chris Collins, 564 S Coppell Road, Coppell, TX, was present to address questions and concerns of City Council.

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

- 1) Don Walker, 522 Mobley Way Court, spoke in regards to concerns of the proposed development.
- 2) Debbie Elliott, 542 Mobley Way Court, spoke in regards to density and parking.

A motion was made by Mayor Pro Tem Brianna Hinojosa-Smith, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required to subdivide the lots and to provide easements.
3. Submit draft HOA documents for City Attorney review. These shall be filed with the plat.
4. An exception be granted to allow an eight-foot wood fence in lieu of a six-foot brick wall on the eastern property line. This will be owned and maintained by the HOA.
5. No more than one unit shall be a high parking generator (1 space per 175 square feet). This includes uses such as medical & dental office and chiropractor. The remaining uses will be professional office.
6. Garages shall only be used for the parking of vehicles, no workspace.
7. Screening of second floor patio area is required to reduce the sight lines to the adjacent residences to the east.

The motion passed by an unanimous vote.

**12.**

Consider approval of an Ordinance of the City of Coppell, Texas, amending Ordinance No. 2020-1542, the budget for Fiscal Year October 1, 2020, through September 30, 2021, and authorizing the Mayor to sign.

**Presentation:** Kim Tiehen, Assistant Director of Finance, made a presentation to the City Council.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Kevin Nevels, that the agenda item be approved.

The motion carried (5-2) by the following vote:

**Aye:** 5 - Mayor Pro Tem Brianna Hinojosa-Smith, Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember

Mark Hill

Nay: 2 - Councilmember John Jun, Councilmember Biju Mathew

Enactment No: OR 2021-1565

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

City Manager Mike Land gave the following updates:

Airline Drive – all work is complete with the exception of a few landscaping items.

Cambria/Wise Way – Utilities are complete, Wise Way paving 40% complete, Cambria paving 80% complete. Sidewalk and landscaping will commence soon.

Plantation – Water line, sanitary sewer and storm sewer installations are in progress.

Stream G6 – Work on two of the sites is nearing completion and work on the remaining three sites is commencing.

Belt Line – The contractor is expected to begin initial phases of work mid-October. The twitter account @CoppellBeltLine is live. The automated travel time feed will start when traffic impacts begin.

In case you haven't heard, last week the Parks and Recreation Department was awarded the National Gold Medal for Excellence in Parks and Recreation management. This is the highest honor in the parks and recreation industry, and defines Coppell Parks and Recreation as the top department in the United States in our population size. This award will be formally presented as a future Council meeting.

**14. Mayor and Council Reports**

Report by the City Council on recent and upcoming events.

On October 9, 2021, from 2 to 3 p.m., the Coppell Arts Center will feature Buddy: The Buddy Holly Story. The "World's Most Successful Rock' n' Roll Musical" continues to thrill audiences around the world. Buddy tells the story of Buddy Holly through his short yet spectacular career and features the classic songs, That'll Be The Day, Not Fade Away, Oh Boy, Ritchie Valens' La Bamba, The Big Bopper's Chantilly Lace, and many more! The Mr. Cooper Group Lobby Gallery opens one hour prior to the performance, and the Main Hall doors open 30 minutes prior to the performance.

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

Councilmember John Jun gave an update on activities at the Senior & Community Center at Grapevine Springs.

**16. Necessary Action from Executive Session**



There was no action from Executive Session.

**17. Adjournment**

There being no further business before the City Council, the meeting was adjourned at 9:29 p.m.

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**Wes Mays, Mayor**

**ATTEST:**

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**Ashley Owens, City Secretary**