



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes City Council

Tuesday, August 9, 2022

5:30 PM

Council Chambers

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

Also present were Deputy City Managers Vicki Chiavetta 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, August 9, 2022 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 5:30 p.m.

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

Section 551.074, Texas Government Code - Personnel Matters.

- A.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Presiding Municipal Judge.

Discussed under Executive Session**Section 551.071, Texas Government Code - Consultation with City Attorney.**

- B.** Seek legal advice from City Attorney regarding public facility corporation financing for multi-family housing as authorized by Section 303.042(f) of the Texas Local Government Code.

Discussed under Executive Session

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

- C.** Deliberate the purchase, exchange, lease, or value of real property located in Old Town Coppell.

Discussed under Executive Session

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

Mayor Wes Mays adjourned the Executive Session at 6:29 p.m. and reconvened into the Work Session at 6:29 p.m.

- A. Discussion regarding agenda items.
- B. Presentation from the Chamber of Commerce regarding Discover Coppell marketing program.
- C. Discussion regarding jail services agreement with the City of Grapevine.
- D. Discussion regarding legal notices for Planning and Zoning public hearings.

Presented in Work Session

Regular Session

Councilmember Brianna Hinojosa-Smith left the meeting at 7:16 p.m.

Mayor Wes Mays recessed the Work Session at 7:28 p.m. and convened into the Regular Session at 7:35 p.m.

Present 6 - Wes Mays;Cliff Long;Don Carroll;Kevin Nevels;John Jun and Mark Hill

Absent 2 - Brianna Hinojosa-Smith and Biju Mathew

4. Invocation 7:30 p.m.

Pastor Sumesh Jacob with First United Methodist Church 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 asked for those who signed up to speak:

- 1) Barbara Bailey, 232 Plantation Drive, spoke in regards to curbs and sidewalks in her neighborhood.
- 2) Joe Purcell, 249 Whispering Hills, spoke in regards to curbs and sidewalks in his neighborhood.
- 3) Dhruv Chitiprolu, 457 Hidden Valley Lane, spoke in regards to gun violence.
- 4) Jason Duggan, 236 Plantation Drive, declined to speak and is opposed to the curbs and sidewalks in his neighborhood.

7. Consent Agenda

Councilmember John Jun requested Consent Agenda Item B be pulled from the Consent Agenda to discuss and vote on separately.

A. Consider approval of minutes: July 26, 2022, and July 28, 2022.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

B. Consider approval of an Ordinance for PD-259R2-SF-7&9, Blackberry Farm, a zoning change request from PD-259R-SF-7&9 (Planned Development-259 Revised - Single-Family - 7 & 9), to PD-259R2-SF-7&9 (Planned Development-259 Revision 2- Single-Family - 7 & 9), to reduce the number of developable lots; revise the Concept Plan, Site Plan and Development Regulations, to permit the development of 63 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northwest of Starleaf Road (extended), and authorizing the Mayor to sign.

Councilmember John Jun requested Consent Agenda Item B be pulled from the Consent Agenda to discuss and vote on separately.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Don Carroll, that this Agenda Item approved. The motion passed by the following vote (4-1):

Aye: Councilmember Cliff Long, Councilmember Don Carroll, Councilmember Kevin Nevels, Councilmember Mark Hill

Nay: Councilmember John Jun

Enactment No: OR 91500-A-782

C. Consider accepting the resignation of Presiding Judge Kristine Primrose of the Coppell Municipal Court of Record No. 1, effective August 9, 2022.

A motion was made by Councilmember Don Carroll, seconded by

Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

- D.** Consider accepting the resignation of Chaitnya (Chaitu) Jayanti from the Parks and Recreation Board, effective immediately.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

- E.** Consider approval of awarding a contract with Custard Construction for the general maintenance, repairs, and Americans with Disabilities Act (ADA) compliance to Fire Station #1 under TIPS contract #211001; in the amount of \$73,392.57, utilizing American Rescue Plan Act (ARPA) funds as designated; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

- F.** Consider approval of a professional services engineering design contract with BGE, Inc., to design the Emergency Water System Interconnects with the City of Lewisville and City of Grapevine; as part of the water system redundancy plan; in the amount of \$425,960.00; as provided by 2020 Bond Proceeds; and authorizing the City Manager to sign any necessary documents.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

- G.** Consider approval of a Resolution nominating City Manager Mike Land as a candidate for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool (The Risk Pool), Place 8 for a six-year term, 2022 through 2028, and authorizing the Mayor to sign.

A motion was made by Councilmember Don Carroll, seconded by Councilmember Cliff Long, that Consent Agenda Items A and C through G be approved. The motion passed by an unanimous vote.

Enactment No: RE 2022-0809.1

End of Consent Agenda

- 8.** Consider approval of an Ordinance appointing a Presiding Municipal Judge of the Coppell Municipal Court of Record No. 1 of the City of Coppell; and authorizing the Mayor to sign.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Don Carroll, to appoint Sandra White as the Presiding Municipal Court Judge to the Coppell Municipal Court of Record No. 1 of the City of Coppell. The motion passed by an unanimous vote.

9. Swearing in of Presiding Municipal Judge.

Mayor Wes Mays swore in Sandra White as the Presiding Municipal Court Judge to the Coppell Municipal Court of Record No. 1 of the City of Coppell.

10. Consider approval of a maximum proposed tax rate of \$.518731 for the 2022 tax year and to set the Public Hearings on the budget and proposed tax rate for the regularly scheduled City Council Meeting on August 23, 2022, at 7:30 p.m.

Presentation: Director of Finance Kim Tiehen gave a brief presentation to City Council.

A motion was made by Councilmember Mark Hill, seconded by Councilmember Kevin Nevels, that this Agenda Item be approved. The motion passed by an unanimous vote.

11. PUBLIC HEARING:

Consider approval of case PD-250R26-H, Old Town Addition, Lot 4R, Block D, a zoning change request from PD-250R8-H (Planned Development- 250 Revision 8- Historic) to PD-250R26-H (Planned Development-250-Revision 26 - Historic), to approve a Detail Site Plan for a 10,215-square-foot, two-story mixed-use building with retail on the first floor and two residential units on the second floor on 0.25 acres of land located on the west side of West Main Street between Houston Street and Travis Street, at 767 W. Main Street, at the request of Diana Ahmad being represented by Bill Peck, William Peck & Associates, Inc.

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

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

The applicant, Bill Peck, was present to address questions and concerns from City Council.

A motion was made by Councilmember Kevin Nevels, seconded by Councilmember Cliff Long, to close the Public Hearing and approve this Agenda Item with conditions:

- 1. Detailed engineering review to take place with engineering permit submittal.**
- 2. Include additional garage area to accommodate two vehicles for each of the residential units.**
- 3. 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.**
- 4. The second-floor residences 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.

12.

PUBLIC HEARING:

Consider approval of a Resolution granting a distance variance of two hundred and forty-one (241') feet to St. Ann's Catholic Parish for a temporary event, from the 300-foot prohibited requirement, for the on-premise sale of alcoholic beverages, with an address being 180 Samuel Boulevard; and authorizing the Mayor to sign.

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

Mayor Wes Mays opened the Public Hearing and stated that no one had signed up to speak.

The applicant, Tim Barr and members of St. Ann's Parish, were present to address questions and concerns from City Council.

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

Enactment No: RE 2022-0809.2

13. City Manager Reports - Project Updates and Future Agendas

The Royal Lane partial asphalt overlay is complete. The goal of this project is only to get us through to the start of Royal Reconstruction, which should be mid-2023.

We received a report late Monday that one of our contractors hit a gas line in the Mockingbird/Crestview area causing a gas outage to around 60 homes. This was related to our concrete panel replacement work on Mockingbird, our contractor did call for locates, but the gas line was located just below the concrete pavement, not 18" below the bottom of the concrete as is standard. We are working with Atmos to lower this line so we can resume work.

Last week was the first week since early June that did not see an increase in total water demand for the entire week (July 31-August 6). We are hopeful that with continued cooperation by our customers, and some slightly cooler temperatures and rain chances in the forecast, that we will be able to continue to operate without implementing Stage 2 Drought Response.

Sandy Lake Lift Station is currently on schedule. The contractor is currently constructing the new lift station building. We expect startup of the new lift station to occur Spring of 2023.

14. Mayor and Council Reports

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

Currently, the Coppell community is welcome to irrigate UP TO 2 days per week with no outside watering, except hand watering, permitted between 10

am and 6 pm.

The City has not yet implemented Stage 2 of its Water Conservation Plan, but water supply levels continue to inch closer to their limits. If this usage trend continues, it may be necessary for the City to institute day-of-the-week watering restrictions in accordance with the Drought Contingency Plan meaning residents would only be able to irrigate on certain days.

Andy Brown Eats

Thursday, August 11 | 5:30 - 7:30 pm

Andrew Brown Park East | 260 Parkway Blvd.

Head out to Andrew Brown East for Andy Brown Eats! Stop by and grab some grub from the F&F Express food truck to take home with you or enjoy dinner in the park!

Are you at least 65 years old? Then you qualify for a 10% discount on your water bill! Senior citizens must provide a copy of their driver's license or other form of identification listing their birth date to the Utility Billing department at H2OBills@coppelltx.gov. The discount is not available retroactively, but will be applied on the next billing cycle. Specific rates are available on our website. If you have any questions, please contact the Utility Billing department at 972-304-3695.

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.

17. **Adjournment**

There being no further business before the City Council, the meeting was adjourned at 8:27 p.m.

Wes Mays, Mayor

ATTEST:

Ashley Owens, City Secretary