

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 18th day of May, 2021 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate Member
Jason Parker	Alternate Member

constituting a quorum, with Vice Chairman BJ Wilson being absent, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Pro Tem Freed called the meeting to order at 6:30 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Pro Tem Freed announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:34 p.m. Mayor Tate and Council Member Rogers left the closed session at 6:48 p.m. The closed session ended at 7:24 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow requested Council make a motion to approve an Economic Development Performance and Incentive Agreement with Post Rail and authorize the City Manager to execute same and all other necessary documents and to take all other necessary action.

Motion was made to approve an Economic Development Performance and Incentive Agreement with Post Rail and authorize the City Manager to execute same and all other necessary documents and to take all other necessary action.

Motion: Rogers  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

## **REGULAR MEETING**

Mayor Pro Tem Freed called the regular meeting to order at 7:32 p.m.

### Item 2. Invocation and Pledge of Allegiance

Commissioner Jim Fechter delivered the Invocation and led the Pledge of Allegiance.

### Item 3. City Secretary to administer the Oath of Office for City Council Member Place 1 to Paul Slechta.

City Secretary Tara Brooks administered the Oath to Paul Slechta for his new term as City Council Member Place 1.

Item 4. City Secretary to administer the Oath of Office for City Council Member Place 2 to Sharron Rogers.

City Secretary Brooks administered the Oath to newly elected City Council Member for Place 2, Sharron Rogers.

Council Member Rogers thanked the community for its support.

Item 5. City Secretary to administer the Oath of Office for Mayor to William D. Tate.

City Secretary Brooks swore in Mayor William D. Tate for his seventeenth term as Mayor of Grapevine.

Mayor Tate thanked those that elected him to a new term.

Mayor Tate took his seat at the dais and lead the rest of the meeting.

Item 6. Consider the appointment of the Mayor Pro Tem and take any necessary action.

Mayor Tate welcomed nominations.

Motion was made to appoint Darlene Freed as Mayor Pro Tem.

Motion: Slechta

Second: O'Dell

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

JOINT PUBLIC HEARINGS

Item 7. Conditional Use Permit **CU20-26** (Baywest Development)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Ron Stombaugh reported the applicant, Landev Engineers, was requesting a conditional use permit to establish a master site development plan for the development of a multifamily complex. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

Applicant Representatives John Vincent, Bill Poland and Jonathan Wood presented this item and answered questions from the Commission and Council.

Applicant Representative Matt Gingery answered questions from the Commission and Council.

Development Services Assistant Director Stombaugh answered questions from the Commission.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Luers  
Second: Tiggelaar  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Hutton, and Hallberg  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy  
Second: O'Dell  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

Item 8. Conditional Use Permit **CU21-06** (Summit Climbing)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant, Spiars Engineering, was requesting a conditional use permit to allow for outdoor entertainment and outdoor speakers (climbing gym). The subject property is located at 3105 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

Applicant Tim Carroll answered questions from the Commission.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Fechter  
Second: Luers  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Hutton, and Hallberg  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

Item 9. Conditional Use Permit **CU21-07** (Main Street Bread Baking Company)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant, Fabien Groury, was requesting a conditional use permit to amend the previously approved site plan of CU16-01 (Ordinance No. 2016-21) to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to allow modifications to the floor plan and add a walk up window. The subject property is located at 316 South Main Street and is currently zoned "CBD" Central Business District.

Applicant Fabien Groury presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Hotelling  
Second: Hutton  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Hutton, and Hallberg  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

The Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council remained in session in the Council Chambers to consider published business.

Item 10. Citizen Comments

Nicholas Kaufman, 1830 Silverside Drive, Grapevine spoke in regards to Main Street Fest and the May 1 election campaign.

Paisley Elliott, 555 Dove Creek Place, Grapevine, Texas addressed the need for a sidewalk at the intersection of Dove and Northwest Highway.

## CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. There were not any requests to remove an item from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

### Item 11. Consider the purchase of personal protective equipment from North America Fire Equipment Company, Inc.

Fire Chief Darrell Brown recommended approval of the purchase of lightweight rescue/wildland coats to wear during non-structural firefighting operations for an amount not to exceed \$40,922.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

### Item 12. Consider the purchase of a replacement dock for Dove Loop Boat ramp and gangway for Farris Branch courtesy dock from EZ Dock of Texas, LP.

Parks and Recreation Director Kevin Mitchell recommended approval of the purchase of a new dock system for Dove Loop and a gangway to the service dock at Farris Branch for a total amount not to exceed \$52,892.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

### Item 13. Consider approval of the direct sale of three surplus police vehicles to the City of Blue Mound, Texas.

Police Chief Mike Hamlin recommended approval of the sale of three surplus police vehicles to the City of Blue Mound for an amount of \$6,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 14. Consider approval for the award of a best value contract for RFB 500-2021 for towing services to Euleess Wrecker Service (also known as Euleess B&B Wrecker).

Police Chief Hamlin recommended approval of the award of the best value contract for towing services to Euleess Wrecker Service (also known as Euleess B&B Wrecker.)

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 15. Consider the purchase of EMC datacenter storage maintenance from SHI Government Solutions, Inc.

Chief Technology Officer Tessa Allberg recommended approval of the purchase of EMC datacenter storage maintenance for an amount not to exceed \$29,588.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 16. Consider the award of an informal request for quote for a submersible pump from Global Pump Solutions, LLC.

Public Works Director Bryan Beck recommended approval of an informal request for quote for a submersible pump of the Opryland lift station for an amount not to exceed \$21,172.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None

Approved: 7-0

Item 17. Consider the award of an informal request for quote for a replacement pump for Dove Lift Station from Global Pump Solutions, LLC.

Public Works Director Beck recommended approval of an informal request for quote for a replacement pump for Dove Lift Station for an amount not to exceed \$20,045.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 18. Consider the award of an informal request for quote for a control panel upgrade from Plus 1 Services.

Public Works Director Beck recommended approval of the award of an informal request for quote for a control panel upgrade for an amount not to exceed \$24,924.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 19. Consider **Ordinance No. 2021-014** abandoning two 10-foot wide sanitary sewer easements on Lot 35-R, Block 4, Placid Peninsula located at 2861 Placid Circle.

Public Works Director Beck recommended approval of the abandonment of two easements located on Lot 35-R, Block 4, Placid Peninsula, per the request of the the landowner.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

ORDINANCE NO. 2021-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING TWO 10-FOOT WIDE SANITARY SEWER EASEMENTS ON LOT



35-R, BLOCK 4, PLACID PENINSULA TO THE CITY OF  
GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED

Item 20. Consider ratification of an engineering contract executed by staff and approval of an engineering contract for the water and wastewater impact fee update with Freese and Nichols, Inc. and **Ordinance No. 2021-015** appropriating the funds.

Public Works Director Beck recommended approval of the engineering contract for the water and wastewater impact fee update in an estimated amount of \$140,000 in accordance with State law that requires review of impact fees every five years. The agreement will also include an update of the Land Use Assumptions and 10-Year Capital Improvements Plan.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

ORDINANCE NO. 2021-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS, AUTHORIZING THE  
APPROPRIATION OF \$140,000 IN THE UTILITY  
ENTERPRISE CAPITAL FUND; DECLARING AN  
EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider the renewal of an annual contract for City janitorial services with Regent Services.

Public Works Director Beck recommended approval of the renewal of the janitorial services contract for an estimated amount of \$550,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 22. Consider the minutes of the May 4, 2021 Regular City Council meeting and the May 12, 2021 Special City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Conditional Use Permit **CU20-26** (Baywest Development)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 4-3.

Motion was made to deny Conditional Use Permit CU20-26 (Baywest Development) and **Ordinance No. 2021-016**.

Motion: Coy

Council discussed this item.

Second: Rogers  
Ayes: Tate, Freed, Rogers, Coy, Slechta and Leal  
Nays: O'Dell  
Approved: 6-1 (to deny)

Item 24. Conditional Use Permit **CU21-06** (Summit Climbing)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU21-06 (Summit Climbing) and **Ordinance No. 2021-017**.

Motion: Rogers  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

ORDINANCE NO. 2021-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU21-06 TO ALLOW FOR OUTDOOR ENTERTAINMENT AND OUTDOOR SPEAKERS FOR LOT

2, BLOCK 1, CLASSIC COLLISION ADDITION (3105 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 25. Conditional Use Permit **CU21-07** (Main Street Bread Baking Company)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU21-07 (Main Street Bread Baking Company) and **Ordinance No. 2021-018**.

Motion: Freed  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

ORDINANCE NO. 2021-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-07 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2016-21 FOR A RESTAURANT TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) SPECIFICALLY TO ALLOW MODIFICATION OF THE FLOOR PLAN TO ALLOW A WALK UP WINDOW FOR LOTS 18 AND 19A, BLOCK 1, CITY OF GRAPEVINE (316 SOUTH MAIN STREET) IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73

AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE


ADJOURNMENT

Motion was made to adjourn the meeting at 9:02 p.m.


Motion: Rogers  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 1st day of June, 2021.

APPROVED:

  
\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

  
\_\_\_\_\_  
Tara Brooks  
City Secretary

