

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 January, 2022 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

constituting a quorum, with Council Member Leon Leal being absent, and with the following members of the Planning and Zoning Commission:

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

constituting a quorum, with Member Dennis Luers 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 Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

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

- A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

- B. 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.
- C. 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 7:03 p.m. The closed session ended at 7:20 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was required.

### **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:30 p.m.

#### Item 2. Invocation and Pledge of Allegiance

Commissioner Beth Tiggelaar delivered the Invocation and led the Pledge of Allegiance.

#### JOINT PUBLIC HEARINGS

#### Item 3. Conditional Use Permit **CU22-07 (Bombshells), Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant, BMB Dining Services, was requesting to amend the previously approved site plans for CU92-14 (Ordinance No. 92-59), SPRC CU03-51 and CU03-21 (Ordinance No. 2003-31), and SPRC CU03-17 for a planned commercial center, specifically to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and a 40-foot pole sign in conjunction with a restaurant, and revising Lots 1 and 2R, Block 1, The Crossroads of DFW. The subject property is located at 1031 State Highway 114 West and is currently zoned "CC" Community Commercial District.

Applicant Ryan Hughes made a presentation and answered questions from the Commission and Council.

Applicant representatives Travis Reese, Tyler Duncan, and Troy Morgan, 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: Parker  
Second: Hallberg  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 4. Conditional Use Permit **CU22-05** and Planned Development Overlay **PD22-02**  
(Old Dalton Building)

Director of Planning Services Marohnic reported the applicant, Gary Skotnicki, was requesting a planned development overlay to deviate from, but not be limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway and is currently zoned "HC" Highway Commercial District.

Applicants Bob Duane and Gary Scotnicki presented this item and answered questions from the Commission and Council.

Township Restoration Coordinator David Klempin, Planner II Albert Triplett and Director of Planning Services Marohnic answered questions from the Commission and Council.

No one spoke during the public hearing. A letter from the Grapevine Housing Authority with concerns about the sign and lighting was read into the record.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: O'Dell

Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 5. Final Plat of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW

Development, Engineering and Construction Manager John Robertson reported that the applicant, Blake Purnell, was requesting to divide one lot into four lots on the property located at 1709 Crossroads Drive that is currently zoned "CC" Community Commercial District.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Coy  
Second: Rogers  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

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 6. Citizen Comments

No one spoke during citizen comments.

NEW BUSINESS

Item 7. Consider acceptance of the Texas Department of Transportation grant in the amount of \$338,940, Ordinance No. 2022-001 to appropriate funds in the amount of \$475,000 in the Capital Projects Streets Fund, award the design of the Fairway Drive Expansion to Kimley Horn and Associates, Inc. based upon TxDOT concurrence in the amount of \$475,000, and take any necessary action.

Development, Engineering and Construction Manager Robertson presented this item to Council and described the improvements that are proposed for Fairway Drive.

Motion was made to approve the acceptance of the Texas Department of Transportation Grant, Ordinance No. 2022-001 to appropriate funds, and the award of the design of Fairway Drive to Kimley Horn and Associates.

Motion: Coy  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

#### ORDINANCE NO. 2022-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT \$338,940 IN THE CAPITAL PROJECTS STREETS FUND TO BE RECEIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION GRANT FOR USE IN CONJUNCTION WITH APPROVED GRANT EXPENDITURES; AUTHORIZING THE APPROPRIATION OF \$475,000 IN THE CAPITAL PROJECTS STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

#### Item 8. Consider the installation of a Pedestrian Hybrid Beacon at the intersection of Hall-Johnson Road and Hazy Meadow Lane, and take any necessary action.

Development, Engineering and Construction Manager Robertson presented this item to Council and described the proposed beacon that will be installed for an estimated amount of \$60,000.

Motion was made to approve the installation of a Pedestrian Hybrid Beacon at the intersection of Hall-Johnson Road and Hazy Meadow.

Motion: Rogers  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

#### 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 any items 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 9. Consider the renewal of an annual contract for cleaning, inspection and repair of personal protective equipment with Lion Total Care.

Fire Chief Darrell Brown recommended approval of the renewal of the annual contract for cleaning, inspection and repair of personal protective equipment for an estimated annual amount of \$23,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 10. Consider the renewal of annual membership dues from the North East Fire Department Association (NEFDA).

Fire Chief Brown recommended approval of the payment of an estimated amount of \$31,141 to the North East Fire Department Association to cover membership dues and capital replacement dues for equipment and apparatus.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 11. Consider the payment to Revenue Optimization Solutions, LLC for services rendered in obtaining funds under the Texas Ambulance Services Supplemental Payment Program.

Fire Chief Brown recommended approval of the payment of \$44,830 for services rendered in obtaining funds under the Texas Ambulance Services Supplemental Payment Program.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 6-0

Item 12. Consider an annual contract for book leasing services with the Brodart Company.

Library Director Ruth Chiego recommended approval of the annual contract for book leasing services for an amount not to exceed \$24,495.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 13. Consider the renewal of an annual contract for promotional items for resale and public event giveaways from Coveys Promotional, Inc.

Police Chief Mike Hamlin recommended approval of the contract for the purchase of promotional items for resale and public event giveaways for an amount not to exceed \$45,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 14. Consider the purchase of four Ford police interceptor utility vehicles and three Chevrolet Tahoes from Silsbee Ford and Lake Country Chevrolet.

Police Chief Hamlin and Public Works Director Bryan Beck recommended approval of the purchase of four Ford police utility vehicles and three Chevrolet Tahoes for a total amount not to exceed \$452,964. The cost for each vehicle includes lights, seats, cages, console, ballistic door panels, partitions, paint scheme, majority of electronics, cargo boxes and gun locks.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 15. Consider an engineering design contract with Provenance Engineering, LLC for replacement of the train 1 filter complex at the Wastewater Treatment Plant and Ordinance No. 2022-002 to appropriate funds.

Public Works Director Beck recommended approval of the engineering design contract for the replacement of the train 1 filter complex at the Wastewater Treatment Plant for an estimated amount of \$230,000 and Ordinance No. 2022-002 appropriating funds in the Utility Enterprise Capital Fund.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

ORDINANCE NO. 2022-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$230,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider the purchase of a tandem truck from Bruckner Truck Sales.

Public Works Director Beck recommended approval of the purchase of a tandem truck for the Public Works department for an amount not to exceed \$175,286.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Item 17. Consider ratifying Contract Amendment No. 1 and approving Contract Amendment No. 2 to the engineering services contract for the 2019 Wastewater and Drainage System Improvements Design with Burgess & Niple, Inc., and Ordinance No. 2022-003 to appropriate funds.

Public Works Director Beck recommended approval of the ratification of the Contract Amendment No. 1 for additional work that was completed for \$12,550. Upon review of the additional survey work, it was determined that changes to the proposed alignment to the wastewater line would be required in the amount of \$62,580.



Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

ORDINANCE NO. 2022-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$75,130.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider the minutes of the January 4, 2022 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Council took a break at 7:50 pm. Mayor Tate reconvened the meeting at 7:55 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 19. Conditional Use Permit **CU22-07** (Bombshells)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 5-2.

Motion was made to deny Conditional Use Permit CU22-07 (Bombshells).

Motion: Freed  
Second: Rogers  
Ayes: Tate, Freed, Rogers, Coy, and Slechta  
Nays: O'Dell  
Approved: 5-1

Item 20. **Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW

Chairman Oliver reported the Planning and Zoning Commission approved the amended final plat with a vote of 7-0.

Motion was made to deny the Amended Final Plat of Lot 2R1, Block 1, The Crossroads of DFW.

Motion: Rogers  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, and Slechta  
Nays: O'Dell  
Approved: 5-1

Item 21. Conditional Use Permit **CU22-05** (Old Dalton Building)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0 with the condition that the pole sign be moved to the east side of the property and to eliminate the up lighting of the tree on the back of the lot.

Motion was made to approve Conditional Use Permit CU22-05 (Old Dalton Building) subject to the Planning and Zoning Commission recommendation and the first reading of Ordinance No. 2022-005.

Motion: Coy  
Second: O'Dell  
Ayes: Tate, Freed, Rogers, Coy, O'Dell and Slechta  
Nays: None  
Approved: 6-0

ORDINANCE NO. 2022-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-05 TO ALLOW FOR A 20-FOOT POLE ON BLOCK A, DALTON ADDITION (1323 WEST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC" HIGHWAY 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) AND PROVIDING AN EFFECTIVE DATE

Item 22. Planned Development Overlay PD22-02 (Old Dalton Building)

Chairman Oliver reported the Planning and Zoning Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay PD22-02 (Old Dalton Building and the first reading of Ordinance No. 2022-006

Motion: Coy  
Second: Rogers  
Ayes: Tate, Freed, Rogers, Coy, O'Dell and Slechta  
Nays: None  
Approved: 6-0

ORDINANCE NO. 2022-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD22-02 TO DEVIATE FROM THE PERIMETER LANDSCAPE AREA REQUIREMENT IN THE LANDSCAPING REGULATIONS ON BLOCK A, DALTON ADDITION (323 WEST NORTHWEST HIGHWAY) 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 PLANNED DEVELOPMENT OVERLAY 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 23. Final Plat of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW

Chairman Oliver reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW.

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

Nays: None  
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:56 p.m.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 1st day of February, 2022.


APPROVED:



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William D. Tate  
Mayor

ATTEST:

  
Tara Brooks  
City Secretary

