

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 20th day of December, 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
Leon Leal	Council Member

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

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Member
Mark Assaad	Alternate Member
Jeremiah Radandt	Alternate Member

constituting a quorum, with Commissioner Dennis Luers being absent, and with the following members of the City Staff:

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

Item 1. Executive Session

Mayor Tate called the meeting to order at 6:45 p.m.

Mayor Tate 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, (downtown parking), 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 6:53 p.m. The closed session ended at 7:33 p.m.

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

City Manager Bruno Rumbelow requested City Council approve a Ground Lease Agreement with Grain Mill, Ltd, and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve a Ground Lease Agreement with Grain Mill, Ltd, and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

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

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:37 p.m.

Item 2. Invocation and Pledge of Allegiance

Commissioner Beth Tiggelaar gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Historic Landmark District **HL22-06** (201 Ball Street)

Mayor Tate declared the public hearing continued from the November 15, 2022 joint meeting.

Planning Services Director Erica Marohnic introduced this item. Convention and Visitors Bureau Director P.W. McCallum described the proposed location of the Bushong Cabin that will be moved to the Grapevine Botanical Garden.

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

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Hallberg, and Assaad

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, Slechta, and Leal

Nays: None

Approved: 7-0

Item 4. Conditional Use Permit **CU22-48** (Chipotle)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU13-13 (Ordinance No. 2013-026) for a planned commercial center, this request is specifically to allow the addition of a drive-through for pick up orders only for the existing Chipotle restaurant. The subject property is located at 2225 East Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

Applicant Representative Diana Steelquist presented the proposed plans for the drive-through window.

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

Motion was made to close the public hearing.

Motion: Assaad

Second: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Hallberg, and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

Item 5. Conditional Use Permit **CU22-55** (Morsco Supply)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting a conditional use permit to allow for outdoor storage in conjunction with a wholesale building materials business. The subject property is located at 3200 Stone Myers Parkway and is currently zoned "LI", Light Industrial District.

Applicant Representative Mathias Haubert presented this item and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Coy
Second: Freed
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 6. Citizen Comments

There was no one wishing to speak during Citizen Comments.

PRESENTATIONS

Item 7. Teresa Grady, Chief Operating Officer of 6 Stones, to update Council on the Community Powered Revitalization (CPR) project.

Teresa Grady from 6 Stones updated Council on the projects that 6 Stones has done in the City of Grapevine since the initial agreement in 2019. During this time, 6 Stones has completed repair work on 26 homes utilizing the labor of 769 volunteers.

Jennifer Leney, Executive Director of 6 Stones, updated Council on the other services the organization provides.

Ms. Grady and Ms. Leney answered questions from Council.

Council discussed the 6 Stones CPR partnership.

No action was taken by Council.

Mayor Tate announced City Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Historic Landmark District **HL22-06** (201 Ball Street)

Chairman Oliver reported the Commission approved the Historic Landmark District with a vote of 7-0.

Motion was made to approve Historic Landmark District **HL22-06** (201 Ball Street) and **Ordinance No. 2022-089**.

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

ORDINANCE NO. 2022-89

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL22-06 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING A PORTION OF THE AREA LEGALLY DESCRIBED AS ABSTRACT 518, TRACT 10J1A, FOSTER, A. HEIRS SURVEY (201 BALL STREET) AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "GU", GOVERNMENTAL USE DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 201 BALL STREET HISTORIC DISTRICT PRESERVATION CRITERIA; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Conditional Use Permit **CU22-48** (Chipotle)

Chairman Oliver reported the Commission approved the Conditional Use Permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU22-48** (Chipotle) and **Ordinance No. 2022-094**.

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

ORDINANCE NO. 2022-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-48 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU13-13 (ORDINANCE NO. 2013-26) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW FOR THE ADDITION OF A DRIVE-THROUGH FOR PICK UP ORDERS FOR THE EXISTING CHIPOTLE RESTAURANT FOR BLOCK 5, LOT 2, GRAPEVINE MILLS ADDITION (2225 EAST GRAPEVINE MILLS CIRCLE) 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 **CU22-55** (Morsco Supply)

Chairman Oliver reported the Commission approved the Conditional Use Permit with a vote of 7-0 stipulating an 8-foot tall fencing screen would be required and the storage height shall not exceed the 8-foot tall screening fence.

Motion was made to approve Conditional Use Permit **CU22-55** (Morsco Supply) and **Ordinance No. 2022-095** stipulating an 8-foot tall fencing screen would be required and the storage height shall not exceed the 8-foot tall screening fence.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2022-095

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-55 TO ALLOW FOR OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF A WAREHOUSE BUILDING FOR WHOLESALE BUILDING MATERIALS FOR BLOCK A, LOT 1, STONE MYERS BUSINESS PARK (3200 STONE MYERS PARKWAY) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL 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

City Council continued with the agenda in the published order.

Item 8. Emergency Management Coordinator to update Council on December 13, 2022 weather event.

Emergency Management Coordinator T.J. Manor described the paths of the two tornados that touched down in Grapevine on December 13, as well as the actions taken by the Emergency Management Division during the storm.

Mr. Manor described the damage that was done to Sam's Club, Grapevine Middle School, the City's Public Works Service Center and Grapevine Mills Mall.

Coordinator Manor, Public Works Director Bryan Beck and City Manager Rumbelow answered questions from Council.

Mayor Tate thanked the Cities of Haltom City, Euless, Southlake, Coppell, Flower Mound and Colleyville; Tarrant County; the North Texas Public Safety Unmanned Reconnaissance Team; the Texas Department of Public Safety; and the Texas Division of Emergency Management for their assistance during this event.

Mayor Tate then thanked City staff including Emergency Management Coordinator T.J. Manor, the Police Department, Fire Department, Public Works Department, Parks and Recreation Department, Information Technology Department, Building Services, Planning Services, Public Information Officer Mona Quintanilla and Police Media Manager Amanda McNew for their work during the emergency.

No action was taken by Council.

NEW BUSINESS

Item 9. Consider the purchase of technology equipment, products, services and software support services with Waypoint and network switches from ePlus for the Data Center, and take any necessary action.

Chief Information Officer Tessa Allberg presented this item and described the planned updates to the Data Center, which includes replacing aging end of life server hardware and network switches, and increasing security, data protection and disaster recovery for an estimated amount of \$1,473,755.

Motion was made to approve the purchase of technology equipment, products, services and software support services with Waypoint and network switches from ePlus for the Data Center.

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

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 items for 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 10. Consider approval of an annual grant to 6 Stones Community Powered Revitalization.

City Manager Rumbelow recommended approval of a grant to 6 Stones Community Powered Revitalization in an amount not to exceed \$35,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider a permit for a fireworks display to take place on December 31, 2022 at Paradise Cove.

Fire Chief Darrell Brown recommended approval of a permit for a five-minute fireworks display for a wedding scheduled at Paradise Cove on December 31, 2022.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the purchase of maintenance and software support from ePlus Inc.

Chief Information Officer Allberg recommended approval of the purchase of maintenance and software support for the network switching equipment in the Data Center for an amount not to exceed \$163,550.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase of VMware support/subscription services from SHI Government Solutions.

Chief Information Officer Allberg recommended approval of the purchase of software license maintenance for the virtual desktop and virtual server infrastructure environment for an amount not to exceed \$61,313.

Motion was made to approve the consent agenda as presented.

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

Nays: None
Approved: 7-0

Item 14. Consider the purchase of Quantum Scalar i3 Long Term Data Storage and Ransomware Protection from SHI Government Solutions, Inc.

Chief Information Officer Allberg recommended approval of the purchase of long term data storage protection to recover City data from the disaster recovery location for an amount not to exceed \$30,054.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of VEEAM License Migration support and maintenance from Soccour Solutions.

Chief Information Officer Allberg recommended approval of the purchase of VEEAM software and maintenance support to backup data on the IT network for an amount not to exceed \$18,920.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider an annual contract for book leasing services with the Brodart Company.

Library Director Leigh Kapsos recommended approval of the renewal of the contract for book leasing services for an amount not to exceed \$24,495.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider for the renewal of a contract for RFB 506-2022 PARD for the purchase of athletic field fertilizers to Gecko Green.

Parks and Recreation Director Chris Smith recommended approval of the contract for the purchase of athletic field fertilizers for an annual amount not to exceed \$75,000.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the purchase for Glasscoat at Pleasant Glade Pool from The Slide Experts.

Parks and Recreation Director Smith recommended approval of the purchase of plaster for the Pleasant Glade Pool for an amount not to exceed \$89,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider a Master Interlocal Agreement with Dallas County for the purpose of transportation maintenance improvements on roads located inside Dallas County.

Public Works Director Bryan Beck recommended approval of the Master Interlocal Agreement for the purpose of partnering with Dallas County for road and bridge maintenance projects as needed.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider a contract with Burgess and Niple, Inc. to provide design services for the Bellaire Addition Wastewater Improvement Project and **Ordinance No. 2022-093** appropriating the funds.

Public Works Director Beck recommended approval of the contract for the design services of the Bellaire Addition Wastewater Improvement Project for an estimated amount of \$740,000.

Motion was made to approve the consent agenda as presented.

Motion: Rogers

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

ORDINANCE NO. 2022-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$740,000 IN THE UTILITY ENTERPRISE CAPITAL PROJECTS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider the awards of best value annual contracts for RFB 07-23 for painting services with Ware Painting as primary vendor and Artistic Painting Company as secondary vendor.

Public Works Director Beck recommended approval of the award of the best value contracts for painting services for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the minutes of the December 6, 2022 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:37 p.m.

Motion: Coy
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 3rd day of January, 2023.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

