

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council and the Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Joint Session on this the 15<sup>th</sup> day of December, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present:

William D. Tate	Mayor
Sharron Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

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

Larry Oliver	Chairman
BJ Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum, with Alternate Member Bob Tipton absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Tara Brooks	City Secretary

**CALL TO ORDER**

Mayor Tate called the meeting to order at 7:01 p.m.

**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. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) 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 7:03 p.m. The closed session ended at 7:25 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary under Section 551.072 and 551.087.

NOTE: City Council continued with the Regular Meeting in open session in the City Council Chambers.

#### CALL TO ORDER

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

#### INVOCATION

Commissioner Dennis Luers delivered the Invocation and led the Pledge of Allegiance.

#### RECESS AND RECONVENE

Mayor Tate announced the Planning and Zoning Commission would recess to the Planning and Zoning Conference Room to consider published business.

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

#### CITY COUNCIL PUBLIC HEARING

Item 2. Conduct a public hearing and consider an ordinance expanding the boundaries and extending the term of Tax Increment Reinvestment Zone Number One and take any necessary action.

Mayor Tate announced the public hearing was open.

Chief Financial Officer Greg Jordan introduced David Pettit with David Pettit Economic Development who outlined the changes to the Tax Increment Reinvestment Zone Number One to include expanding the boundary an additional 419 acres and extending the term to December 31, 2038.

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

Motion was made to close the public hearing.

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

Motion was made to approve an ordinance to amendment Tax Increment Reinvestment Zone Number One.

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

**ORDINANCE NO. 2015-074**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; AND EXTENDING THE TERM OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

**CITIZEN COMMENTS**

No one spoke during the Citizen Comments.

## PRESENTATIONS

### Item 4. Shonda Schaefer, GRACE Executive Director, to present annual update of GRACE.

Shonda Schaefer thanked the City for their partnership and support of GRACE. Ms. Schaefer highlighted the 2015 activities of GRACE and updated Council on the Capital Expansion Plan.

## NEW BUSINESS

### Item 5. Consider an Interlocal Agreement with the Town of Flower Mound for the development of a fifty acre tract, of which approximately ten acres lies within the Town of Flower Mound and forty acres lies within the City of Grapevine, and take any necessary action.

Mayor Tate recused himself from this item and filed an Affidavit of Conflict of Interest with the City Secretary.

Public Works Director Stan Laster presented this item to Council. City Council originally approved the Interlocal Agreement on October 20, 2015. The Town of Flower Mound approved an agreement that was different from the original agreement. The changes were primarily associated with floodplain management on the acreage in Flower Mound.

Motion was made to approve the Interlocal Agreement with the Town of Flower Mound.

Motion: Coy  
 Second: Freed  
 Ayes: Spencer, Freed, Lease, Coy and O'Dell  
 Nays: None  
 Abstain: Tate  
 Approved: 5-0-1

### Item 6. Consider the award of RFB 435-2015 to MDI Inc. General Contractors for the Library Expansion in the construction cost not to exceed \$490,000 and a remainder of \$24,500.00 to serve as a contingency of 5% for a total of \$514,500, adopting an ordinance appropriating funds from the Special Revenue Fund to the Capital Project Quality of Life Fund, and take any necessary action.

Parks and Recreation Director Kevin Mitchell presented this item to Council. The library expansion will include expanding the Genealogy Room, relocating the periodical room and the expanding the teen area.

Motion was made to approve the award of bid for \$490,000 and stipulating any changes above that amount be submitted to City Council for approval.

Motion: Spencer  
 Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
 Nays: None  
 Approved: 6-0

ORDINANCE NO. 2015-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, TO APPROPRIATE \$67,500.00 IN SPECIAL REVENUE FUND LIBRARY NON-RESIDENT REVENUES, AUTHORIZE THE TRANSFER OF FUNDS, AND APPROPRIATE \$67,500 IN CAPITAL PROJECT QUALITY OF LIFE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be 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. Item 8 was removed from the consent agenda and was considered after the other consent agenda items.

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

Item 7. Consider a one-year extension (to expire March 18, 2016) of Conditional Use Permit CU14-07 approved March 18, 2014 that granted a conditional use permit to amend the site plan approved by Ordinance No. 2013-58, as amended, for a planned commercial center with an indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District.

Development Services Director Scott Williams recommended approval of the extension of Conditional Use Permit CU14-07 for Low-T Centers to March 18, 2016.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider renewal of an annual contract for utility bill printing, mailing and offset printing services with DataPros through an Interlocal Cooperative Agreement with the City of Plano, Texas.

Chief Financial Officer Jordan recommended approval of the annual contract with DataPros in an annual estimated budgeted amount of \$90,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider an informal request for quote for an annual contract with optional renewals for emergency medical continuing education with BEST EMS.

Fire Chief Darrell Brown recommended approval of a contract with BEST EMS for an amount of \$21,600. The Grapevine Fire Department utilizes a certified educational service to provide the required training on a monthly schedule. This annual contract will provide a minimum of 36 continuing education hours per firefighter, per year.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider a resolution authorizing the purchase of Getac tablet computers from PCS Mobile through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

Fire Chief Brown recommended approval of the resolution for the purchase of seven rugged Getac tablets and associated hardware/software to PCS Mobile in an amount not to exceed \$27,541.98. The tablets will be used in the field by the Fire Department and will replace existing mobile workstations that are older technology and are at the end of their useful life expectancy.

Motion was made to approve the consent agenda as presented.

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

**RESOLUTION NO. 2015-081**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE**

TABLET COMPUTERS THROUGH A STATE OF TEXAS  
DEPARTMENT OF INFORMATION RESOURCES (DIR)  
CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE  
DATE

Item 12. Consider renewal of an annual sole source contract with Taser International for digital evidence management services for the Police Department.

Police Chief Eddie Salame recommended approval of the contract with Taser International for an annual amount not to exceed \$68,828.22. This purchase is for the storage of digital video evidence obtained through the use of body worn cameras used by peace officers.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider a **resolution** authorizing the purchase of portable radios from Motorola Solutions through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

Fire Chief Brown and Police Chief Salame recommended approval of the purchase of eight portable radios for the Fire Department for an amount not to exceed \$34,566.80. This purchase will replace approximately 25% of the Fire Department's portable radios that are nearing the end of their life cycle.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2015-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER  
OR THE CITY MANAGER'S DESIGNEE TO PURCHASE  
PORTABLE RADIOS THROUGH AN ESTABLISHED  
INTERLOCAL AGREEMENT FOR COOPERATIVE  
PURCHASING AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider a **resolution** authorizing the purchase of ballfield sand groomer from Professional Turf Products through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Public Works Director Laster recommended approval of the purchase for one 2016 Toro Sand Pro 5040 for the Parks Maintenance Division in an amount not to exceed \$23,712.55.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2015-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A BALLFIELD SAND GROOMER THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider a **resolution** authorizing the purchase of a truck with sewer jetter from Rush Truck Center through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Public Works Director Laster recommended approval of the purchase of a truck with sewer jetter in an amount not to exceed \$111,083.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2015-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A TRUCK WITH SEWER JETTER THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider renewal of annual contracts for hot mix asphalt with The Lane Construction Corporation, Austin Asphalt, JLB Contracting, LLC and Reynolds Asphalt.

Public Works Director Laster recommended approval of the contracts for hot mix asphalt in an estimated budgeted amount of \$500,000. The Public Works Street Department will use this material for street repairs and road construction projects.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider an Interlocal Agreement with the City of Colleyville for traffic signal maintenance along State Highway 26 at John McCain Road and Longwood Drive.

Public Works Director Laster recommended approval of an agreement to assume maintenance of the two traffic signals on the recently completed State Highway 26 construction project.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider an Engineering Services Contract with Freese and Nichols for engineering support in the permit renewal process with the Texas Commission on Environmental Quality (TCEQ).

Public Works Director Laster recommended approval of an agreement with Freese and Nichols in an amount not to exceed \$19,600. Grapevine's Texas Pollutant Discharge Elimination System (TPDES) Permit for the Wastewater Treatment Plant requires renewal every five years. Freese and Nichols will assist the City with the permitting process.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider an Engineering Design Services Contract with Gupta & Associates, Inc. for the design of electrical improvements and repairs of the Wastewater Treatment Plant and adopting an ordinance appropriating funds for the contract award that includes 10% contingency to the FY 2015 – 2016 Capital Improvements Plan.

Public Works Director Laster recommended approval of a contract with Gupta & Associates for the design of electrical improvements and repairs of the Wastewater Treatment Plant, and an ordinance to appropriate the funds.

Motion was made to approve the consent agenda as presented.

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

**ORDINANCE NO. 2015-076**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED UTILITY ENTERPRISE CAPITAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING IN 2016, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 20. Consider the minutes of the December 1, 2015 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: Coy  
Second: Freed  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 8. Consider award of annual contract with Hallmark Specialty Insurance Company and Lloyds of London for flood insurance coverage.

Council Member Spencer requested this item be removed from consent. Chief Financial Officer Jordan answered Council's questions and recommended approval for flood insurance for locations that could not be written with the primary carrier. These locations include Meadowmere Park, Trawick Pavilion, Oak Grove Softball and Baseball Parks, The Vineyards Campground, Katie's Woods, and Grapevine Golf Course.

Motion was made to approve the annual contract with Hallmark Specialty Insurance Company and Lloyds of London.

Motion: Spencer

Second: Freed

Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

Approved: 6-0

### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 21. Conditional Use Permit CU15-42 (Andy's Frozen Custard) – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Dunaway Associates, and subsequent ordinance, if applicable. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ordinance No. 2012-17) for a planned commercial center, specifically to allow for a drive-through and outside seating in conjunction with a restaurant. The property is located at 1135 William D. Tate Avenue and is zoned "CC" Community Commercial District.

The Public Hearing was held and closed at the October 20, 2015 Joint City Council and Planning and Zoning Commission meeting. The Planning and Zoning Commission tabled this item at their October 20, 2015 meeting.

Development Services Director Williams reported the Planning and Zoning Commission approved CU15-42 by a vote of 7-0. Mr. Williams described the changes the applicant made from the last submittal that included removing the access onto Ball Street, placing two driveways onto William D. Tate Avenue and modifying the drive-through lanes.

Motion was made to approve Conditional Use Permit CU15-42 (Andy's Frozen Custard).

Motion: Spencer

Second: Lease

Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

Approved: 6-0

### ORDINANCE NO. 2015-077

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-42 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-17 FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A

DRIVE THROUGH AND OUTSIDE SEATING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL 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 8:19 p.m.

Motion: O'Dell

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell

Nays: None

Approved: 6-0

Passed and Approved by the City Council of the City of Grapevine, Texas on this the 5th day of January, 2016.

APPROVED:

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

ATTEST:

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

