

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 16th day of February, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Spencer	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	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 6:45 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 6:49 p.m. The closed session ended at 7:28 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 relative to conference with City Manager and Staff under Sections 551.072 and 551.087, Texas Government Code.

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 7:36 p.m. in the City Council Chambers.

Item 2. Invocation and led the Pledge of Allegiance. Commissioner Hotelling gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Zoning Application Z15-10, Conditional Use Permit CU15-44, and a Planned Development Overlay PD15-06 (Grapevine Bluffs)

Mayor Tate announced he would recuse himself from this item and filed a Conflict of Interest Affidavit with the City Secretary.

Mayor Pro Tem Freed declared the public hearing open.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting to rezone 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-Family District to allow a 472 unit multi-family project; a conditional use permit to vary from the district standards relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation; and a planned development overlay request to deviate from, but

not be limited to, unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.

Applicant, Britton Church with JLB, presented the plans and answered questions from the Planning and Zoning Commission and City Council.

Development Services Assistant Director Stombaugh and Public Works Director Stan Laster answered questions from City Council.

Carl Young, 4113 Meadow, Grapevine, spoke in opposition to this item.
Don Mayo, 2904 Kimball Court, Grapevine, spoke in opposition to this item.

There was one letter of opposition copied to the Planning and Zoning Commission and City Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Coy
Second: Lease
Ayes: Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Abstain: Tate
Approved: 6-0-1

Mayor Tate rejoined the meeting.

Item 4. Final Plat of Lots 1 – 8, Block 1, Wall Street Township, being a replat of Lot 1A, Block 1, Adams Addition

Mayor Tate declared the Public Hearing open.

Public Works Director Laster presented this item. The property is located between Northwest Highway, Wall Street and east of Austin Street and is zoned "R-5.0" Zero Lot Line District and "HC" Highway Commercial District.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Hotelling
Second: Tiggelaar

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

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 HEARINGS

Item 5. City Council to conduct a public hearing relative to the adoption of an ordinance adopting the Youth Programs Standards of Care, and take any necessary action.

Mayor Tate declared the Public Hearing Open.

Parks and Recreation Director Kevin Mitchell presented this item and answered questions from City Council. The Texas Legislature requires municipal day camp youth programs for elementary age children to meet day care licensing requirements or file for an exemption. To receive exempt status, a municipality must submit a copy of program standards, a notice of a public hearing for the program and a copy of the ordinance adopting the standards. All of the proposed Standards of Care included in the City of Grapevine Parks and Recreation day camp policies and procedures were already in place prior to this formal adoption process and have been used in the staff training process.

Motion was made to close the public hearing.

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

Motion was made to approve the ordinance adopting the Youth Programs Standards of Care.

Motion: Spencer
Second: Slechta

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
 Nays: None
 Approved: 7-0

ORDINANCE NO. 2016-012

AN ORDINANCE AMENDING THE GRAPEVINE CODE OF ORDINANCES BY ADDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Item 6. City Council to conduct a public hearing relative to the proposed 42nd Year Community Development Grant (CDBG) Program street reconstruction project, regarding a street reconstruction project within the 200 and 300 blocks of South Austin Street, between Worth Street and Estill Street, and take any necessary action.

Mayor Tate declared the Public Hearing Open.

Public Works Director Laster presented this item and answered questions from City Council. The scope of the project is the reconstruction of the 200 and 300 blocks of South Austin Street (from Worth to Estill Streets) including new curb and gutter, asphalt paving, sidewalks on both sides of the road, handicap ramps and driveway approaches. The cost estimate for this project, including engineering and testing, is \$328,402. The CDBG 42nd Year will fund approximately \$212,000 and the City portion will be approximately \$116,402.

Motion was made to close the public hearing.

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

Motion was made to approve the 42nd Year Community Development Grant (CDBG) Program street reconstruction project.

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

Item 7. Citizen Comments

Laura Jenkins, 8101 Canyon Oak Drive, North Richland Hills, spoke about her son, Roy Adams Jr., who is in prison for the death of Officer Darren Medlin.

PRESENTATIONS

Item 8. Chief Financial Officer to present monthly financial update.

Chief Financial Officer Greg Jordan reported the general fund, golf fund and utility fund are projected to have a surplus this year, but the Lake Parks Enterprise Fund struggles due to the high lake levels. Unemployment remains below the national average.

NEW BUSINESS

Item 9. Consider future City Council Strategic Planning Retreat, and take any necessary action.

City Manager Rumbelow presented this item to Council. This 2016 Retreat is designed to allow a process by which Council can chart a 5-10 year course for the City.

Council discussed this item and directed staff to move forward on planning the retreat.

No action was necessary.

Item 10. Consider a resolution authorizing the City to enter into a contract with Texas Coalition for Affordable Power (TCAP) to provide the City with electric power for the years of 2018 thru 2022, and take any necessary action.

Public Works Director Laster presented this item and answered questions from City Council. TCAP is looking for an opportunity to lock-in prices for the five-year term of 2018 through 2022 at or below a benchmark price of \$0.0410 per kWh. At this price the City would experience a savings of \$200,000 per year for five years or approximately \$1,000,000.

Motion was made to approve the resolution authorizing the contract with TCAP.

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

RESOLUTION NO. 2016-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP) TO NEGOTIATE AN ELECTRIC SUPPLY AGREEMENT FOR FIVE YEARS FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018; AUTHORIZING TCAP TO ACT AS AN AGENT ON BEHALF OF THE CITY TO ENTER

INTO A CONTRACT FOR ELECTRICITY; AUTHORIZING WILLIAM D. TATE, BRUNO RUMBELOW OR JOHN S. LASTER TO EXECUTE AN ELECTRIC SUPPLY AGREEMENT FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018 AND COMMITTING TO BUDGET FOR ENERGY PURCHASES IN 2018 THROUGH 2022 AND TO HONOR THE CITY'S COMMITMENTS TO PURCHASE POWER FOR ITS ELECTRICAL NEEDS IN 2018 THROUGH 2022 THROUGH TCAP 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. No items were removed 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 a **resolution** appointing Council Member Paul Slechta to the Industrial Corporation Board.

City Secretary Tara Brooks recommended approval of a resolution to formally appoint Paul Slechta to the Industrial Corporation Board.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPOINTING A MEMBER TO THE BOARD OF DIRECTORS OF THE CITY OF GRAPEVINE INDUSTRIAL DEVELOPMENT CORPORATION AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider a **resolution** authorizing the purchase of a sudden cardiac arrest alert system from Physio-Control, Inc.

Fire Chief Darrell Brown recommended approval of a resolution authorizing the purchase of a sudden cardiac arrest alert system for an amount not to exceed \$18,000. This app integrates with CAD and notifies trained personnel/civilians within a particular radius of a cardiac arrest victim. Along with the notification of the location of the victim, this app will notify them of the closest AED.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-015

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 SUDDEN CARDIAC ARREST ALERT SYSTEM FROM A SOLE SOURCE VENDOR, PHYSIO-CONTROL INC., AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider declaring certain items as surplus property and authorizing their sale through public auction.

Chief Financial Officer Jordan recommended declaring various Christmas decorations, utility vehicles, mowers, aerator, A/C units, portable radios, mobile computers, tablets, monitors, desktop printers, tower computers, a pavement repair unit, hydraulic pump and a sewer camera system as surplus and authorizing their sale through public auction.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider a **resolution** authorizing the purchase of a Toro Groundsmaster 3380-D mower from Professional Turf Products, L.P. through a Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance.

Director of Golf Russell Pulley recommended approval of a resolution authorizing the purchase of a mower for an amount not to exceed \$23,791.07.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-016

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 TORO GROUNDSMASTER 3380-D MOWER THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider a **resolution** authorizing the purchase of a heavy duty utility truck from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Director of Golf Pulley recommended approval of a resolution authorizing the purchase of a heavy duty truck for an amount not to exceed \$25,678.08.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-017

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 HEAVY DUTY UTILITY TRUCK THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider a **resolution** authorizing an annual contract, with renewals, for baseball field material and services from MasterTurf Products and Services, Inc.

Parks and Recreation Director Mitchell recommended approval of a resolution authorizing an annual contract for baseball field material and services in an estimated amount of \$30,000. These materials and services will be ordered on an as-needed basis to continue

the reconditioning of City baseball and softball fields and replace infield material when needed.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE MASTER SEAL PRODUCTS AND SERVICES FROM A SOLE SOURCE VENDOR, MASTERTURF PRODUCTS AND SERVICES INC., AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider renewal of an annual contract for pool maintenance services with Aloha Pool Service for City swimming pools.

Parks and Recreation Director Mitchell recommended approval of the renewal of an annual contract for pool maintenance services for an estimated amount of \$30,000. Aloha Pool Service will assist with all sanitization needs to comply with maintaining high public health standards and provide scheduled cleaning of City pools and fountains. These services include vacuuming of pool walls and floors, scrubbing and brushing, removing debris and complete any normal repair issues that might arise.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider revised license agreements for six pipeline crossings of the DART Railroad Right-of-Way.

Public Works Director Laster recommended approval of license payments in the amount of \$5,206 for the City water and wastewater lines that cross the railroad right-of-way at locations other than at street crossings.

Motion was made to approve the consent agenda as presented.

Motion: Lease

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

Item 19. Consider renewal of an annual contract for lighting and ballasts with Facility Solutions Group, Inc.

Public Works Director Laster recommended approval of an annual contract in an estimated amount of \$20,000 for the purchase of various types of lighting and ballasts on an as-needed basis to service various City facilities.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the award of an informal request for quote for filter media from Unifelt Corporation.

Public Works Director Laster recommended approval of the award for filter media in an amount not to exceed \$36,500. Filter media removes suspended solids and small particles such as silt, grit, organic matter, algae and other micro-organisms from treated drinking water.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the minutes of the February 2, 2016 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Mayor Tate announced Council would consider item 26 next.

Item 26. Final Plat of Lots 1 – 8, Block 1, Wall Street Township

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the final plat.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1 – 8, Block 1, Wall Street Township.

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

Item 22. Zoning Application Z15-10 (Grapevine Bluffs)

Mayor Tate announced he would recuse himself from this item and filed a Conflict of Interest Affidavit with the City Secretary.

Chairman Oliver reported the Planning and Zoning Commission voted 6-1 to deny the zoning application without prejudice.

Motion was made to deny zoning application Z15-10.

Motion: Coy
Second: Spencer
Ayes: Spencer, Coy
Nays: Freed, Lease, O'Dell and Slechta
Abstains: Tate
Motion failed: 2-4-1

Motion was made to deny zoning application Z15-10 without prejudice.

Motion: Lease
Second: Slechta
Ayes: Freed, Spencer, Lease, O'Dell and Slechta
Nays: Coy
Abstains: Tate
Approved (to deny): 5-1-1

Item 23. Conditional Use Permit CU15-44 (Grapevine Bluffs)

Mayor Tate announced he would recuse himself from this item and filed a Conflict of Interest Affidavit with the City Secretary.

Chairman Oliver reported the Planning and Zoning Commission voted 6-1 to deny the conditional use permit without prejudice.

Motion was made to deny conditional use permit CU15-44 without prejudice.

Motion: Slechta
Second: O'Dell
Ayes: Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Abstains: Tate
Approved (to deny): 6-0-1

Item 24. Planned Development Overlay PD15-06 (Grapevine Bluffs)

Mayor Tate announced he would recuse himself from this item and filed a Conflict of Interest Affidavit with the City Secretary.

Chairman Oliver reported the Planning and Zoning Commission voted 6-1 to deny the planned development overlay without prejudice.

Motion was made to deny planned development overlay PD15-06 without prejudice.

Motion: Spencer
Second: Slechta
Ayes: Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Abstains: Tate
Approved (to deny): 6-0-1

Item 25. Final Plat of Lot 1, Block 1, Grapevine Bluffs Addition

Mayor Tate announced he would recuse himself from this item and filed a Conflict of Interest Affidavit with the City Secretary.

Chairman Oliver reported the Planning and Zoning Commission voted 6-1 to deny the final plat.

Motion was made to deny the final plat of Lot 1, Block 1, Grapevine Bluffs Addition.

Motion: Slechta
Second: O'Dell
Ayes: Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Abstains: Tate
Approved (to deny): 6-0-1

ADJOURNMENT

Motion was made to adjourn the meeting at 9:19 p.m.

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

Passed and Approved by the City Council of the City of Grapevine, Texas on this the 1st day of March, 2016.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

