

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 19th day of March, 2013 at 6:15 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the workshop to order at 6:17 p.m.

ITEM 1. DISCUSS PROPOSED AMENDMENTS TO APPENDIX G HISTORIC PRESERVATION, RESIDENTIAL DESIGN REQUIREMENTS WITHIN HISTORIC DISTRICTS

City Manager Rumbelow stated a public hearing was held on March 5, 2013 to take public input on the proposed design requirements in the historic districts. Development Services Director Scott Williams highlighted comments received during the public hearing.

Discussion ensued on the importance of protecting and preserving the homes within the historic district, maximum roofed area being limited to 3,400 square feet, maximum lot coverage and not including accessory buildings in the calculation, modifying the language relative to building heights and sizes within 300 feet to consider adjoining lots, the appeal process if the Historic Preservation Commission denies an application, and sideyard setback plane.

Following discussion, it was the consensus of Council to test the proposed ordinance by having Staff apply the standards to 15-20 current homes, modify the language to exclude accessory buildings from the 40% lot coverage calculation, include an appeal process in the proposed ordinance and to proceed with a public hearing and notify property owners in the township and historic districts.

There was no formal action taken by the City Council.

ITEM 2. DISCUSS PROPOSED AMENDMENTS TO COMPREHENSIVE ZONING ORDINANCE, SECTION 49 SPECIAL USE PERMITS, PARKING LOTS

Development Services Director Williams reviewed with Council the proposed amendment to Section 49 Special Use Permits that would require a special use permit for stand alone off-street parking lots or the expansion of a lot in excess of four spaces within the Historic Township District.

Following discussion, it was the consensus of the City Council to bring the proposed amendment to a future Joint City Council and Planning & Zoning Commission meeting for consideration.

There was no formal action taken by the City Council.

ITEM 3. MONTHLY FINANCIAL UPDATE

Administrative Services Director John McGrane stated general fund expenditures were up due to transfers; Utility Enterprise Fund revenues are up over last year; sales tax receipts for the month of January were up 20% from prior year and even with an audit adjustment the receipts are trending upward; occupancy tax revenue is trending upward. Mr. McGrane stated holiday unemployment is the reason for the slight rise in unemployment to 5.3% and that Staff will continue to closely monitor.

There was no formal action taken by the City Council.

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Stewart, offered a motion to adjourn the workshop at 7:12 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of April, 2013.

APPROVED:

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



ATTEST:

  
\_\_\_\_\_  
Jodi C. Brown  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Executive Session on this the 19th day of March, 2013 at 7:00 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:13 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Tate announced the City Council would conduct a closed session regarding:

(A) Value, lease, or purchase of real property relative to Public Safety Building 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 or expand in the City; with which businesses the City is conducting economic development negotiations under Section 551.087, Texas Government Code.

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 real property or conference with City Manager and Staff under Sections 551.072 or 551.087, Texas Government Code.

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

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to adjourn the meeting at 8:42 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of April, 2013.

APPROVED:

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



ATTEST:

  
\_\_\_\_\_  
Jodi C. Brown  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council and the Planning & Zoning Commission of the City of Grapevine, Texas met in Regular Joint Session on this the 19th day of March, 2013 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

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

Larry Oliver	Chairman
Herbert Fry	Vice Chairman
Betty "BJ" Wilson	Member
Monica Hotelling	Member
Jim Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate

constituting a quorum, with Commission Elaine Martin absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:33 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

ITEM 1. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-01  
RIVERWOODS MEMORY CARE AND BEAR CREEK LODGE ASSISTED  
LIVING

Mayor Tate declared the public hearing open.

Planning and Development Manager Ron Stombaugh reported that the applicant requested the item be tabled to the April 16, 2013 meeting. Conditional Use Application CU13-01 was filed by Rosco Construction (Riverwoods Memory Care and Bear Creek Lodge Assisted Living) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2008-68 for the development of a 19,304 square foot, 60 bed memory care center and a 40,250 square foot, 48 bed assisted living facility. The subject property is located at 3721 and 3729 Ira E. Woods Avenue and is zoned "PO" Professional Office District Regulations.

Commissioner Hotelling, seconded by Commissioner Wilson, offered a motion to table the public hearing to the April 16, 2013 meeting. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Mayor Pro Tem Wilbanks, seconded by Coy, offered a motion to table the public hearing to the April 16, 2013 meeting. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Mayor Tate stated that this would be the only notification to adjacent property owners of the continued public hearing.

ITEM 2. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-02 FARINA'S WINERY

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh reported that Conditional Use Application CU13-02 had been filed by Gary Farina (Farina's Winery) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-14 for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant. The subject property is located at 418 and 420 South Main Street and is zoned "CBD" Central Business District.

Mr. Gary Farina requested favorable consideration of the application so that the business would be able to support patrons' desires and have the opportunity for the business to grow. Mr. Farina stated the business hours would not change.

Mayor Tate invited guests present to comment regarding the application. The following persons spoke regarding the conditional use application: Mr. John Mayfield, 518 Azalea, stated he had no concerns with the winery changing to a restaurant and that he supported Mr. Farina's business practices. Mr. Carl Young, 4113 Meadow Drive, stated his concerns

with parking in the downtown area and that the site plan presented did not depict a designated kitchen area to serve the proposed restaurant. One letter of support was copied to the Council and Commission.

Commissioner Fechter, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Following discussion, Council Member Coy offered a motion to close the public hearing. Council Member Stewart seconded the motion which prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Lease & Coy  
Nays: None  
Abstain: Freed

### RECESS AND RECONVENE

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

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

### ITEM 3A. CITIZENS COMMENTS

There were no Citizens Comments.

### ITEM 3. PRESENTATION, GOVERNOR'S COMMUNITY ACHIEVEMENT AWARD

Volunteer Management Coordinator Mary Jo Tellin spoke regarding the City's submittal and then introduced Keep Texas Beautiful Board Member Joan Meeks who presented Mayor Tate with the Governor's Community Achievement Award and a check in the amount of \$250,000.00. Staff plans to use these funds for landscaping along the City's highway system.

### ITEM 4. PRESENTATION, LAKE PARKS SURVEY RESULTS

Parks & Recreation Director Doug Evans briefed the City Council regarding the results of the Lake Parks Survey conducted in January 2013. He then introduced Ms. Andrea Thomas, President of National Service Research who presented the results of the 765 responses to the on-line survey.

### ITEM 5. PRESENTATION, DOVE PARK IMPROVEMENTS

Parks & Recreation Director Evans gave a presentation showing the progress on the improvements at Dove Park. Mr. Evans stated the improvements to the pool, parking lot and Casey's Clubhouse were on schedule for the May 2013 opening.

ITEM 6. AWARD RFQ 410-2013 CONSTRUCTION MANAGER AT RISK PRECONSTRUCTION SERVICES CONTRACT, COMMUNITY ACTIVITIES CENTER EXPANSION AND RENOVATION

Parks & Recreation Director Evans recommended approval to award RFQ 410-2013 Construction Manager at Risk Preconstruction Services Contract to Adolfson & Peterson Construction in the amount not to exceed \$65,000.00 for preconstruction services for the Community Activities Center (CAC) expansion and renovation, central utility plant for the CAC and Library, connector roads, parking lot and landscaping.

Council Member Freed, seconded by Council Member Coy, offered a motion approving the award of RFQ 410-2013 Construction Manager at Risk Preconstruction Services Contract to Adolfson & Peterson Construction. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ITEM 7. ORDINANCE, ABANDON PORTION OF DUNN STREET RIGHT OF WAY

Public Works Director Stan Laster recommended approval of an ordinance abandoning a 50 foot wide strip of Dunn Street right of way extending approximately 99 feet east from the intersection of Dunn Street and Teton Drive. This 99 foot long tract dead ends into the rear of Lot 25, Shorecrest Acres and is used as an access route to the rear of Lot 25. The right of way will be retained as a utility easement and remain unimproved.

Council Member Freed, seconded by Mayor Pro Tem Wilbanks, offered a motion to approve the ordinance as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ORDINANCE NO. 2013-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A PORTION OF DUNN STREET RIGHT OF WAY IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 8. ORDINANCE, ABANDON PORTION OF WALNUT STREET RIGHT OF WAY

Public Works Director Laster recommended approval of an ordinance abandoning a 50 foot wide strip of Walnut Street right of way extension extending east approximately 245

feet from the intersection of Eckley Street and Walnut Street into Lot 1R-A1, Block 2A, Grapevine Station Addition. The right of way will be retained as a utility easement.

Council Member Stewart, seconded by Council Member Lease, offered a motion to approve the ordinance as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**ORDINANCE NO. 2013-09**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A PORTION OF WALNUT STREET RIGHT OF WAY IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

**CONSENT AGENDA**

The next order of business for the City Council was to consider the consent agenda items, which were deemed to need little or no discussion and were acted upon as one business item. Mayor Tate asked if there was any member of the audience or the City Council who wished to remove an item from the consent agenda for full discussion. There were none.

**Item 9. Renew Swimming Pool Sanitation Chemicals Annual Contract**

Parks & Recreation Director recommended approval to renew the Swimming Pool Sanitation Chemicals Annual Contract with DCC, Inc. in an amount not to exceed \$18,000.00 through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**Item 10. Renew Bid 364-2011 Traffic Signs, Blanks and Sheeting Hardware Annual Contract**

Public Works Director recommended approval to renew Bid 364-2011 Traffic Signs, Blanks and Sheeting Hardware Annual Contract with Vulcan, Inc. in the estimated amount of \$31,000.00.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 11. Renew Bid 378-2012 Concrete Curb, Gutter and Flatwork Services Annual Contract

Public Works Director recommended approval to renew Bid 378-2012 Concrete Curb, Gutter and Flatwork Services Annual Contract with Manning Concrete Sawing as primary vendor and Estrada Concrete Company, LLC as secondary vendor. Funding for this annual contract is limited to the budgeted amount by each department in an estimated amount of \$400,000.00.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 12. Award Bid 398-2013 Water Meters and Registers Annual Contract

Public Works Director recommended approval to award Bid 398-2013 Water Meters and Registers Annual Contract with optional renewals to HD Supply Waterworks in the estimated amount of \$93,000.00. The bid is for a one-year period with options to renew for four additional, one-year periods.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 13. Award Bid 402-2013 Waterworks Products Annual Contract

Public Works Director recommended approval to award Bid 402-2013 Waterworks Products Annual Contract with optional renewals to Fortiline Waterworks and HD Supply Waterworks on an as-needed basis in an estimated amount of \$182,000.00. The bid is for a one-year period with options to renew for four additional, one-year periods.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 14. Resolution, Authorize and Ratify Emergency Pump Repair Services

Public Works Director recommended approval of a resolution authorizing and ratifying the emergency purchase of pump repair services from Pierce Pump Company in the amount of \$24,057.18 for the repair and replacement of a raw water pump at the Water Treatment Plant.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**RESOLUTION NO. 2013-25**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE THE EMERGENCY REPAIR AND REPLACEMENT THAT WAS MADE FOR A RAW WATER PUMP AND PROVIDING AN EFFECTIVE DATE

**Item 15. Resolution, Authorize Purchase of Toro 3320 Triflex Hybrid Mower**

Administrative Services Director recommended approval of a resolution authorizing the purchase of a Toro 3320 triflex hybrid mower for the Grapevine Golf Course from Professional Turf Products, LP in an amount not to exceed \$32,099.40 through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**RESOLUTION NO. 2013-26**

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 3320 TRIFLEX HYBRID MOWER THROUGH AN ESTABLISHED INTERLOCAL COOPERATIVE PURCHASING AGREEMENT AND PROVIDING AN EFFECTIVE DATE

**Item 16. Contract, Grapevine Ice House Museum Interior Exhibits Design and Build**

Convention & Visitors Bureau Executive Director recommended approval of a contract with Museum Arts of Dallas to design and build all interior exhibits for the Grapevine Ice House Museum in the amount of \$225,000.00.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

Item 17. Resolution, Expressing Intent to Finance Expenditures, Public Safety Building Preliminary Design and Land Preparation Costs

Administrative Services Director recommended approval of a reimbursement resolution expressing intent to finance expenditures to be incurred relative to the preliminary design and land preparation costs associated with the construction of a Public Safety Building. This resolution allows for the expenditure of funds, estimated to be \$500,000.00 occurring prior to issuing obligations.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

RESOLUTION NO. 2013-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED AND PROVIDING AN EFFECTIVE DATE

Item 18. Resolution, Expressing Intent to Finance Expenditures, Acquisition of Lighted Street Signs

Administrative Services Director recommended approval of a reimbursement resolution expressing intent to finance expenditures to be incurred relative to the acquisition of lighted street signs. This resolution allows for the expenditure of funds, estimated to be \$200,000.00 occurring prior to the issuance of Certificates of Obligation.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

RESOLUTION NO. 2013-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED AND PROVIDING AN EFFECTIVE DATE

Item 19. Consideration of Minutes

City Secretary recommended approval of the minutes of the March 5, 2013 City Council meetings as published.

Motion by Council Member Stewart, seconded by Council Member Spencer, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ITEM 20. PLANNING & ZONING COMMISSION RECOMMENDATION  
CONDITIONAL USE APPLICATION CU13-02 FARINA'S WINERY

Development Services Director Scott Williams reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU13-02 with the conditions: alcohol sales of beer and wine only and closing hours be 10 p.m. on Sunday-Thursday and 11 p.m. on Friday and Saturday. The application was filed by Gary Farina (Farina's Winery) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-14 for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant. The subject property is located at 418 and 420 South Main Street and is zoned "CBD" Central Business District.

Following discussion, Council Member Lease offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. Council Member Coy seconded the motion which prevailed by the following vote:

Ayes: Lease & Coy  
Nays: Tate, Wilbanks, Spencer & Stewart  
Abstain: Freed

Mayor Pro Tem Wilbanks, seconded by Council Member Stewart, offered a motion to deny the conditional use application. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer & Stewart  
Nays: Lease & Coy  
Abstain: Freed

ITEM 21. PLANNING & ZONING COMMISSION RECOMMENDATION  
FINAL PLAT, LOT 3B, BLOCK 31, THE ORIGINAL TOWN OF GRAPEVINE

No action was taken by the City Council on Item 21 relative to the final plat of Lot 3B, Block 31, The Original Town of Grapevine.

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to adjourn the meeting at 8:42 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of April, 2013.

APPROVED:



William D. Tate  
Mayor



ATTEST:



Jodi C. Brown  
City Secretary