

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 16th day of November, 2021 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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 with Mayor William D. Tate being absent, and with the following members of the Planning and Zoning Commission:

Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate Member
Gabe Griess	Alternate Member

constituting a quorum with Chairman Larry Oliver, Vice Chairman Monica Hotelling and Commissioner Jim Fechter 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 Pro Tem Freed called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Pro Tem Freed 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, 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 7:04 p.m. The closed session ended at 7:24 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed asked if there was any action necessary relative to Sections 551.072 or 551 087.

In regards to Section 551.087, City Manager Bruno Rumbelow requested Council approve the First Amendment to the Economic Development Agreement with Grapevine Equity Partners, LLC and authorize the City Manager to execute same and all other associated documents and to take all other necessary action

Motion was made to approve the First Amendment to the Economic Development Agreement with Grapevine Equity Partners, LLC and authorize the City Manager to execute same and all other associated documents and to take all other necessary action.

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

REGULAR MEETING

Mayor Pro Tem Freed called the regular meeting to order at 7:30 p.m.

Item 2. Invocation and Pledge of Allegiance

Commissioner Jason Parker delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Zoning Application **Z21-06**, Conditional Use Permit **CU21-26** (Chicken N Pickle), Preliminary Plat of Lot 1 and 2, Block 1, Post Rail Addition and Final Plat of Lot 1 and 2, Block 1, Post Rail Addition

Mayor Pro Tem Freed declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant, CNP7 Real Estate, LLC, was requesting to rezone 4.494 acres from "HCO" Hotel and Cooperate Office District to "CC" Community Commercial District and a conditional use permit to establish

a planned commercial center to allow the possession, storage, retail sales on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. The subject property is located at 4600 Merlot Avenue.

Chicken N Pickle architect Patrick Lenahan presented their request and answered questions from the Commission and Council. Applicant Chase Watson answered questions from the Council.

Planner II Albert Triplett, Director of Planning Services Marohnic and City Attorney Matthew Boyle 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: Luers
Second: Hutton
Ayes: Tiggelaar, Luers, Hutton, Hallberg, Parker and Griess
Nays: None
Approved: 6-0

Motion was made to close the public hearing.

Motion: Slechta
Second: Coy
Ayes: Freed, Rogers, Coy, O'Dell, Slechta and Leal
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 4. Citizen Comments

No one spoke during citizen comments.

CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

Item 5. City Council to conduct a public hearing to consider the amendment of land use assumptions and a capital improvements plan.

Mayor Pro Tem Freed opened the public hearing.

Public Works Director Bryan Beck introduced Andrew Franco with Freese and Nichols, who described the methodology for determining the land use assumptions and impact fees. Mr. Franco presented items 5, 6, 7 and 8 simultaneously.

Mr. Franco and Public Works Director Beck answered questions from Council.

No one spoke during the public hearing.

Motion was made to close the public hearing.

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

Item 6 Consider Resolution No. 2021-019 approving the Amended Land Use Assumptions and Water and Wastewater Capital Improvements Plan, and take any necessary action.

This item was presented jointly with item 5.

Motion was made to approve Resolution No. 2021-019 approving the Amended Land Use Assumptions and Water and Wastewater Capital Improvements Plan.

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

RESOLUTION NO. 2021-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE AMENDED LAND USE ASSUMPTIONS AND THE AMENDED WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLAN PURSUANT TO WHICH AN AMENDED WATER AND WASTEWATER IMPACT FEES MAY BE IMPOSED AND PROVIDING AN EFFECTIVE DATE

Mayor Pro Tem Freed announced Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Zoning Application Z21-06 (Chicken N Pickle) – Consider the recommendation of the Planning and Zoning Commission and Ordinance No. 2021-061, if applicable, and take any necessary action.

Commissioner Tiggelaar reported the Planning and Zoning Commission approved the zoning application with a vote of 6-0.

Motion was made to approve Zoning Application Z21-06 (Chicken N Pickle) and Ordinance No. 2021-061.

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

ORDINANCE NO. 2021-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING 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 OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z21-06 ON A TRACT OF LAND OUT OF THE J.R. DOSS SURVEY, ABSTRACT NO. 440 (4600 MERLOT AVENUE), DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE LOCATED AT 4600 MERLOT AVENUE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HCO" HOTEL CORPORATE OFFICE DISTRICT REGULATIONS TO "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS; 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 CU21-26 (Chicken N Pickle) – Consider the recommendation of the Planning and Zoning Commission and Ordinance No. 2021-062, if applicable, and take any necessary action

Commissioner Tiggelaar reported the Planning and Zoning Commission approved the conditional use permit with a vote of 6-0

Motion was made to approve Conditional Use Permit CU21-26 (Chicken N Pickle) and Ordinance No. 2021-062.

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

ORDINANCE NO 2021-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU21-26 TO ALLOW WITHIN A PLANNED COMMERCIAL CENTER, A RESTAURANT WITH THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) OUTDOOR ENTERTAINMENT, OUTDOOR DINING, OUTDOOR SPEAKERS AND AN ENTRY GATE SIGN FOR LOT 1 AND LOT 2, BLOCK 1, POST RAIL ADDITION (4600 MERLOT AVENUE) 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. Preliminary Plat of Lots 1 and 2, Block 1, Post Rail Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action

Commissioner Tiggelaar reported the Planning and Zoning Commission approved the preliminary plat with a vote of 6-0.

Motion was made to approve the Statement of Findings and Preliminary Plat of Lots 1 and 2, Block 1, Post Rail Addition.

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

Item 26. Final Plat of Lots 1 and 2, Block 1, Post Rail Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

Commissioner Tiggelaar reported the Planning and Zoning Commission approved the final plat with a vote of 6-0.

Motion was made to approve the Statement of Findings and Final Plat of Lots 1 and 2, Block 1, Post Rail Addition.

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

Council continued with the rest of the agenda in the published order.

Item 7. City Council to conduct a public hearing to consider the imposition of impact fees for water and wastewater.

This item was presented jointly with item 5.

Mayor Pro Tem Freed opened the public hearing.

No one spoke during the public hearing.

Motion was made to close the public hearing.

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

Item 8. Consider first reading of Ordinance No. 2021-059 approving the water and wastewater impact fees, and take any necessary action.

This item was presented jointly with item 5.

The second reading of Ordinance No. 2021-059 will be considered at the December 7, 2021 regular City Council meeting.

Motion was made to approve the first reading of Ordinance No 2021-059 approving the water and wastewater impact fees.

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

NEW BUSINESS

Item 9. Consider Resolution No. 2021-020 to nominate Paycom Payroll, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project, and take any necessary action.

Economic Development Director Larry Holt presented this item to nominate Paycom Payroll, Inc. located at 3489 State Highway 121 as a Texas Enterprise project.

Craig Boulte with Paycom Payroll briefed Council on the project and answered questions Poonam Mahale with Ernst and Young answered questions from Council.

Motion was made to approve Resolution No 2021-020 to nominate Paycom Payroll, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise project

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

RESOLUTION NO. 2021-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, NOMINATING PAYCOM PAYROLL, LLC TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS AN ENTERPRISE PROJECT ("PROJECT") UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT")

Item 10. Consider **Resolution No. 2021-021** casting votes on behalf of the City for the Tarrant Appraisal District Board of Directors and take any necessary action.

City Manager Rumbelow introduced this item. Council discussed the nominees.

Motion was made to approve Resolution No. 2021-021 casting all the City's votes for Rich DeOtte on behalf of the City of Grapevine.

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

RESOLUTION NO. 2021-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS CASTING VOTES FOR THE ELECTION OF A CANDIDATE TO SERVE ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the purchase of two Horton Ambulances from Southern Emergency & Rescue Vehicle Sales and take any necessary action.

Fire Chief Darrell Brown presented this item to Council. The request was to purchase two new Horton Ambulances as approved in the Fiscal Year 2022 Fleet Replacement Budget for an amount not to exceed \$650,207. Chief Brown answered questions from Council.

Motion was made to approve the purchase of two Horton Ambulances from Southern Emergency & Rescue Vehicle Sales.

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

Item 12. Consider **Ordinance No. 2021-060** amending the Code of Ordinances, Article IV, Fireworks, Section 11-62, requiring Council approval for firework displays in the Historic District and take any necessary action.

City Manager Rumbelow presented this item to Council jointly with item 13. Ordinance No. 2021-060 would require any fireworks displays within the Historic Township boundaries be approved by City Council after being vetted by the Fire Marshal.

Council discussed this item.

Motion was made to approve Ordinance No 2021-060 amending the Code of Ordinances to require City Council approval amending the scope of coverage from the Historic Downtown Township to the entire City and approving the permit to allow fireworks at the Carol of Lights to be held on November 22, 2021

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

ORDINANCE NO. 2021-060

AN ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF GRAPEVINE, ARTICLE IV, FIREWORKS, SECTION 11-62, INVESTIGATION OF APPLICANT; ISSUANCE OF PERMIT; TERM; NONTRANSFERABLE; NOTICE OF DENIAL OF PERMIT, REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider a permit to allow fireworks at the Carol of Lights to be held on November 22, 2021 and take any necessary action.

City Manager Rumbelow presented this item to Council jointly with item 12 The City requested a 7-minute fireworks show from the roof of City Hall on November 22 at the Carol of Lights event.

The vote for this item was included in the vote for item 12.

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.

Council Member O'Dell requested item 18 be pulled. Item 18 was considered after the remaining 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 14. Consider the renewal of an annual ticketing software for ticket sales from Nortap Technology, Inc.

Convention and Visitors Bureau Executive Director PW McCallum recommended approval of the renewal of the ticketing software for an annual estimated amount of \$36,000.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the annual maintenance renewal for INCODE, the municipal court software, with Tyler Technologies.

Chief Financial Officer Greg Jordan recommended approval of the renewal of the annual maintenance for the municipal court software for an amount not to exceed \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of fire hose and nozzles from Casco Industries.

Fire Chief Brown recommended approval of the purchase of fire hose and nozzles for an amount not to exceed \$17,831.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of an annual contract for portable restroom rental services with United Rentals, Inc.

Parks and Recreation Director Kevin Mitchell recommended approval for the purchase of portable restroom rental services to be primarily rented for special events for the Parks and Recreation Department and Convention and Visitors Bureau for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion Coy

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

Item 19. Consider an annual contract for first responder uniforms, accessories and services with Galls, LLC.

Police Chief Mike Hamlin recommended approval of the contract for first responder uniforms, accessories and services for an estimated annual amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the award of an informal request for quote for two 10-inch check valves for the Hilton Lift Station from Valve & Equipment Consultants.

Mayor Pro Tem Freed announced there was an error on the agenda. The award of the informal request for quote shall be awarded to Precision Pump Systems.

Public Works Director Beck recommended approval of the purchase, through an informal request for quote, for two check valves for an amount not to exceed \$23,278

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider a sole source repair of a damaged fine screen at the Wastewater Treatment Plant from Environmental Improvements, Inc.

Public Works Director Beck recommended approval of the purchase of parts and labor to repair a screening mechanism for a fine screen for an amount not to exceed \$51,028

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the minutes of the November 2, 2021 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: O'Dell
Ayes: Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 6-0

Item 18. Consider a sole source purchase of pool furniture from Leisure Creations.

Parks and Recreation Director Mitchell recommended approval of the sole source purchase of pool furniture to replace broken and damaged furniture at The REC Aquatic Center for an amount not to exceed \$24,715.

Director Mitchell answered questions from Council.

Motion was made to approve the sole source purchase of pool furniture from Leisure Creations.

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

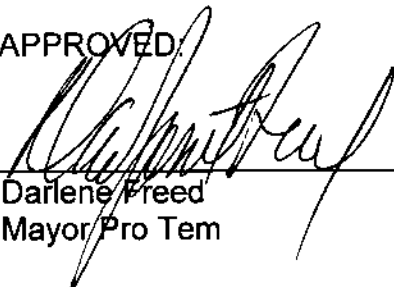
ADJOURNMENT

Motion was made to adjourn the meeting at 8:38 p.m.

Motion: Rogers
Second: O'Dell
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 7th day of December, 2021.

APPROVED:



Darlene Freed
Mayor Pro Tem

ATTEST

Tara Brooks
Tara Brooks
City Secretary

