



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 17, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

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6:30 p.m.	Dinner – City Council Conference Room
7:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:00 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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**CALL TO ORDER: 7:00 p.m. – City Council Chambers**

**EXECUTIVE SESSION:**

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - 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.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

**REGULAR MEETING: 7:30 p.m. – City Council Chambers**

2. Invocation and Pledge of Allegiance: Commissioner Gary Martin

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU19-34** (Q-Carwash) and **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Viran Nana requesting to amend the previously approved site plan of CU18-13 (Ordinance No. 2018-043) for a planned commercial center allowing for the possession, storage,

retail sale and off-premise consumption of alcoholic beverages (beer and wine only), outside dining and gasoline service, specifically to allow for a tunnel style car wash. The subject property is located at 3975 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

4. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley Horn requesting to amend the previously approved site plan of CU90-14 (Ordinance No. 1990-076) for a planned commercial center for gasoline services allowing for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between Lot 1 (fuel station) and Lot 2 (dry cleaner). The subject property is located at 2041 West Northwest Highway and is currently zoned "CC" Community Commercial District.

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council to remain in session in the Council Chambers to consider published business.

#### CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

#### PRESENTATIONS

6. Emergency Management Coordinator to present update on COVID-19.
7. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

#### NEW BUSINESS

8. Consider approval for the award of best value annual contract for RFB 491-2020 for grounds management and landscaping services with Brightview and take any necessary action.

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

9. Consider the award of an annual contract with Star Wellness for employee comprehensive bio-metric screenings. Chief Financial Officer recommends approval.
10. Consider the renewal of an annual contract for various products with Amazon Business. Chief Financial Officer recommends approval.
11. Consider **Ordinance No. 2020-014** appropriating funds for owner furnished, architect and engineering services for the Animal Services Facility. Chief Financial Officer and Police Chief recommend approval.
12. Consider the sole source purchase and installation of one CCTV VideoXpert server from Schneider Electric. Chief Technology Officer recommends approval.
13. Consider the renewal of an annual contract for Microsoft software licenses from SHI Government Solutions, Inc. Chief Technology Officer recommends approval.
14. Consider the purchase of professional services for GIS data development and address field verification for new computer aided dispatch (CAD/RMS) software system replacement with Canopy Spatial, LLC. Chief Technology Officer and Police Chief recommend approval.
15. Consider the purchase of replacement furniture for The REC from Spencer & Company. Parks and Recreation Director recommends approval.
16. Consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc. Parks and Recreation Director recommends approval.
17. Consider the purchase of aluminum picnic tables for Meadowmere Park from The Playground, Shade and Surfacing Depot, LLC. Parks and Recreation Director recommends approval.
18. Consider the award of an informal request for quote for six transmission valves from Rangeline Concrete Pipe Service. Public Works Director recommends approval.
19. Consider the minutes of the March 3, 2020 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

20. Conditional Use Permit **CU19-34** (Q-Carwash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-015**, if applicable, and take any necessary action.
21. **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
22. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-016**, if applicable, and take any necessary action.
23. **Amended Final Plat** of Lots 4R3 and 5R2, Block 102, College Heights Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Neal Cooper, Cooper Street Homes, requesting to reduce a utility easement from ten feet to three feet. The subject property is located 512 and 516 Estill Street and is currently zoned “R-7.5” Single Family Residential District.

### ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on March 13, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary’s Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 17, 2020

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

- 
- 7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room  
7:30 p.m. Joint Meeting with City Council - City Council Chambers  
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room
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**CALL TO ORDER: 7:00 p.m.** - Planning and Zoning Commission Conference Room

**BRIEFING SESSION**

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

**JOINT MEETING WITH CITY COUNCIL: 7:30 p.m.** - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Gary Martin

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU19-34** (Q-Carwash) and **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Viran Nana requesting to amend the previously approved site plan of CU18-13 (Ordinance No. 2018-043) for a planned commercial center allowing for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only), outside dining and gasoline service, specifically to allow for a tunnel style car wash. The subject property is located at 3975 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.
4. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley Horn requesting to amend the previously approved site plan of CU90-14 (Ordinance No. 1990-076) for a planned commercial center for gasoline services allowing for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between Lot 1 (fuel station) and Lot 2 (dry cleaner). The subject property is located at 2041 West Northwest Highway and is currently zoned "CC" Community Commercial District.

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

**REGULAR SESSION: 7:30 p.m.** (Immediately following Joint Public Hearings) – Planning and Zoning Commission Conference Room

### CITIZEN COMMENTS

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### NEW BUSINESS

6. Conditional Use Permit **CU19-34** (Q-Carwash) – Consider the application and make a recommendation to City Council.
7. **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station) – Consider the application and make a recommendation to City Council.
9. **Amended Final Plat** of Lots 4R3 and 5R2, Block 102, College Heights Addition – Consider the application submitted by Neal Cooper, Cooper Street Homes, requesting to reduce a utility easement from ten feet to three feet, and make a recommendation to City Council. The subject property is located 512 and 516 Estill Street and is currently zoned "R-7.5" Single Family Residential District.
10. Consider the minutes of the February 18, 2020 Regular Planning and Zoning Commission meeting.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

### ADJOURNMENT

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*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



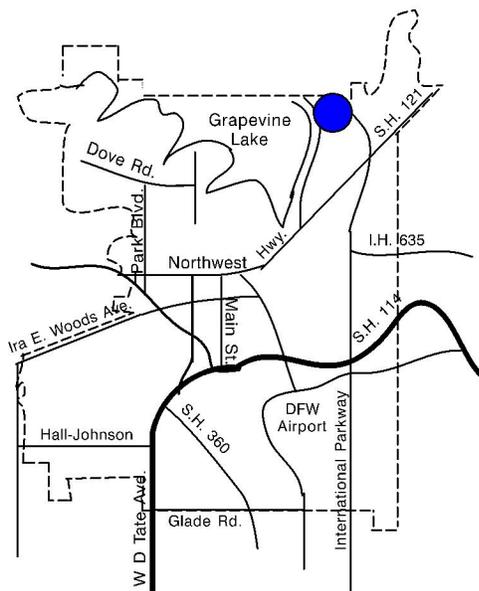
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MARCH 17, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU19-34, Q-CARWASH



APPLICANT: Viran Nana

PROPERTY LOCATION AND SIZE:

The subject property is located at 3975 Grapevine Mills Parkway and is proposed to be platted as Lot 2, Block 1, RaceTrac Grapevine Addition. The addition contains approximately 69,283 square feet and has approximately 220 feet of frontage along Grapevine Mills Parkway (F.M. 2499).

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU18-13 (Ord. 2018-43) for a planned commercial center with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) outside dining and gasoline services in conjunction with a convenience store, specifically to allow a tunnel style car wash.

The applicant intends to develop a 6,037 square foot tunnel style Q-Carwash north of the existing RaceTrac convenience store. The total area includes an 827 square foot, covered customer pay station north of the car wash entrance. There are 24 covered vacuum stalls proposed on the south half of the lot. Near the northeast end of the site, one, 10' high, 100 square foot monument sign is proposed adjacent to Grapevine Mills Parkway. Required parking for the car wash is 18 spaces and 44 parking spaces are provided. One 11,200 square foot building on a separate lot is shown for conceptual purposes only and will

require a separate conditional use application and approval.  
PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed with a RaceTrac convenience store with gasoline services, outdoor dining and sales of beer and wine for off-premise consumption.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was annexed into the City of Grapevine in 1970 (Ord. 1970-30). The subject and surrounding property was zoned “I-1” Light Industrial District prior to the 1984 City Rezoning when the property was rezoned to “PID” Planned Industrial Development District. A zone change request (Z02-10; Ord. 2003-11) was considered and approved by Council at their February 18, 2003 meeting which changed the zoning on the subject site from “PID” Planned Industrial Development District to “CC” Community Commercial District. The subject property is developed with a RaceTrac convenience store with gasoline services and sales of beer and wine for off-premise consumption.

The property to the south was rezoned to “R-MF-2” Multifamily District in 1985 as part of the “Terra Tract” rezoning which rezoned much of the surrounding area to multifamily, industrial and commercial zoning districts. Conditional use request CU99-50 (Ord. 99-172) for a three-story, 480-unit apartment complex with reduced building separation was approved by Council at their December 7, 1999 meeting. Zone change request Z02-02 (Ord. 2002-31) was approved on the property to the east by Council at their April 16, 2002 meeting, which rezoned the site from “PID” Planned Industrial Development District to “R-MF-1” Multifamily District for a multifamily project. Conditional use request CU02-56 (Ord. 2003-05) was approved by Council at the January 21, 2003 meeting for a three-story, 600-unit apartment complex with reduced building separation requirements.

On the subject site Conditional Use Request CU12-12 was approved at the July 17, 2012 meeting to allow for a new 5,928 square foot RaceTrac convenience store with gasoline sales, off-premise consumption of beer and wine sales and allow inside and outside dining and a monument sign. The Site Plan Review Committee at their December 4, 2013 meeting approved Conditional Use Request CU13-34 to allow for changes to the subject site including a reduction to the impervious area, a reduction in parking and for one monument sign 100-square feet in size and ten-feet in height. The site Plan Review Committee at their November 4, 2015 meeting approved Conditional Use Request CU15-45 to allow for changes to the subject site including exterior elevation revisions, reduce the area of the structure, reduce the quantity of fuel pumps and increase the quantity of outdoor seats. Conditional Use Request CU16-15 was approved by the Site Plan Review Committee at their June 8, 2010 meeting to allow for a decreased building area, increased quantity of outdoor seats, decreased impervious area, increases open space, decreased quantity of parking spaces and a revised exterior façade. The City Council at the May 15,

2018 meeting approved Conditional Use Request CU18-13 (Ord. 2018-043) on the subject site to allow a reduction in the building height and a reduction to the quantity of outdoor seats for the RaceTrac.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: City of Flower Mound
- SOUTH: "R-MF-2" Multifamily District—Marquis at Silver Oaks apartment complex
- EAST: "R-MF-1" Multifamily District — Camden apartment complex
- WEST: "GU" Governmental Use District—Grapevine Municipal Golf Course

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. In "Zone B", the following uses may be considered only if sound treatment is included in the building design: multifamily apartments, motels, office buildings, movie theaters, restaurant, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The proposed car wash is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property for Commercial land uses. This request is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Grapevine Mills Parkway as a Type A Major Arterial with a width to be determined by TX DOT, currently developed as six lanes with a turn lane.

/at





# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

Form "A"

**PART 1. APPLICANT INFORMATION**

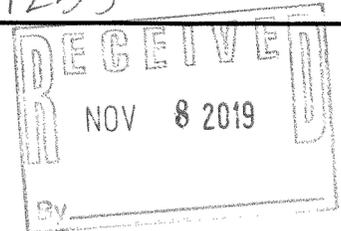
Name of applicant / agent/company/contact <b>VIRAN NANA OR PARAS KHARA @ CAR WASH</b>	
Street address of applicant / agent: <b>1721 PLEASANT PLACE STE 325</b>	
City / State / Zip Code of applicant / agent: <b>ARLINGTON TX 76015</b>	
Telephone number of applicant / agent: <b>817-308-1780 or 469-831-2106</b>	Fax number of applicant/agent
	Mobile phone number of applicant/agent <b>817-308-1780 469-831-2106</b>

**PART 2. PROPERTY INFORMATION**

Street address of subject property <b>Portion of 3851 GRAPEVINE MILLS PKWY GRAPEVINE TX 76051</b>	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)	
Lot <b>2</b> Block <b>1</b> Addition <b>RACETRAC @ GRAPEVINE ADDITION</b>	
Size of subject property <b>CC 9.64 Acres</b>	Square footage
Present zoning classification: <b>CC</b>	Proposed use of the property: <b>ENVIRONMENTALLY CONSCIOUS TUNNEL CAR WASH</b>
Circle yes or no, if applies to this application	
Outdoor speakers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Minimum / maximum district size for conditional use request:	
Zoning ordinance provision requiring a conditional use:	

**PART 3. PROPERTY OWNER INFORMATION**

Name of current property owner: <b>MOUNTAINPRIZE, INC.</b>	
Street address of property owner: <b>200 GALLERIA PKWY, SUITE 900</b>	
City / State / Zip Code of property owner: <b>ATLANTA, GA 30339</b>	
Telephone number of property owner: <b>770-431-7600</b>	Fax number of property owner: <b>678-503-1253</b>



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

Viran Nana  
Print Applicant's Name: \_\_\_\_\_

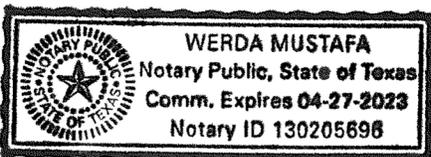
[Signature]  
Applicant's Signature: \_\_\_\_\_

The State of Texas  
County Of Tarrant

Before Me Werda Mustafa (notary) on this day personally appeared Viran Nana (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8 day of November, A.D. 2019.



[Signature]  
Notary In And For State Of Texas

Brian Thornton  
Print Property Owners Name: \_\_\_\_\_

[Signature]  
Property Owner's Signature: \_\_\_\_\_

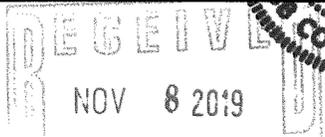
The State Of Georgia  
County Of Cobb

Before Me Marietta E. McTaw (notary) on this day personally appeared Brian Thornton (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 7<sup>th</sup> day of November, A.D. 2019.

[Signature]  
Notary In And For State Of Texas Georgia



CU19-34

**ACKNOWLEDGEMENT**

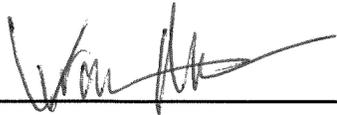
**All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.**

**Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.**

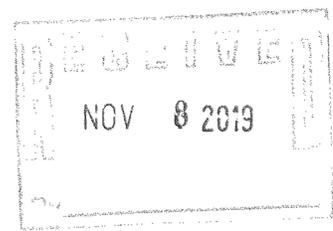
**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant \_\_\_\_\_ 

Date: 11/8/19

Signature of Owner \_\_\_\_\_ 

Date: 11-4-19



ORDINANCE NO. 2020-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-34, AMENDING PREVIOUSLY APPROVED SITE PLAN CU18-13 (ORDINANCE NO. 2018-043) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW A TUNNEL STYLE CAR WASH FOR LOT 2, BLOCK 1, RACETRAC GRAPEVINE ADDITION (3975 GRAPEVINE MILLS PARKWAY) (Q-SPEED CAR WASH) 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

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces,

and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue 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 CU19-34 amending the site plan approved by CU19-34 (Ordinance No. 2018-043) for a planned commercial center allowing for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only), outside dining and gasoline service, specifically to allow a tunnel style car wash (Q-Speed Carwash) in a district zoned "CC" Community Commercial District within the following described property: Lot 2, Block 1, Racetrac Grapevine Addition (3975 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of March, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

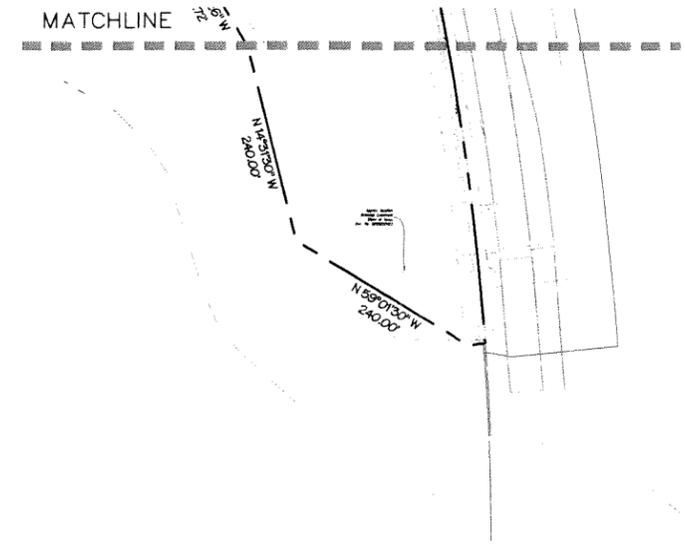
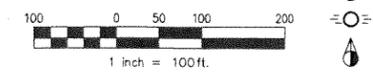
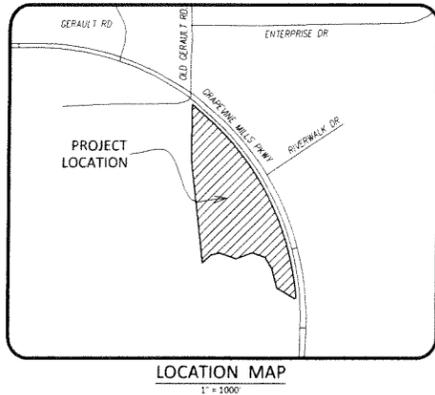
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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney



**Site Data Summary Table**

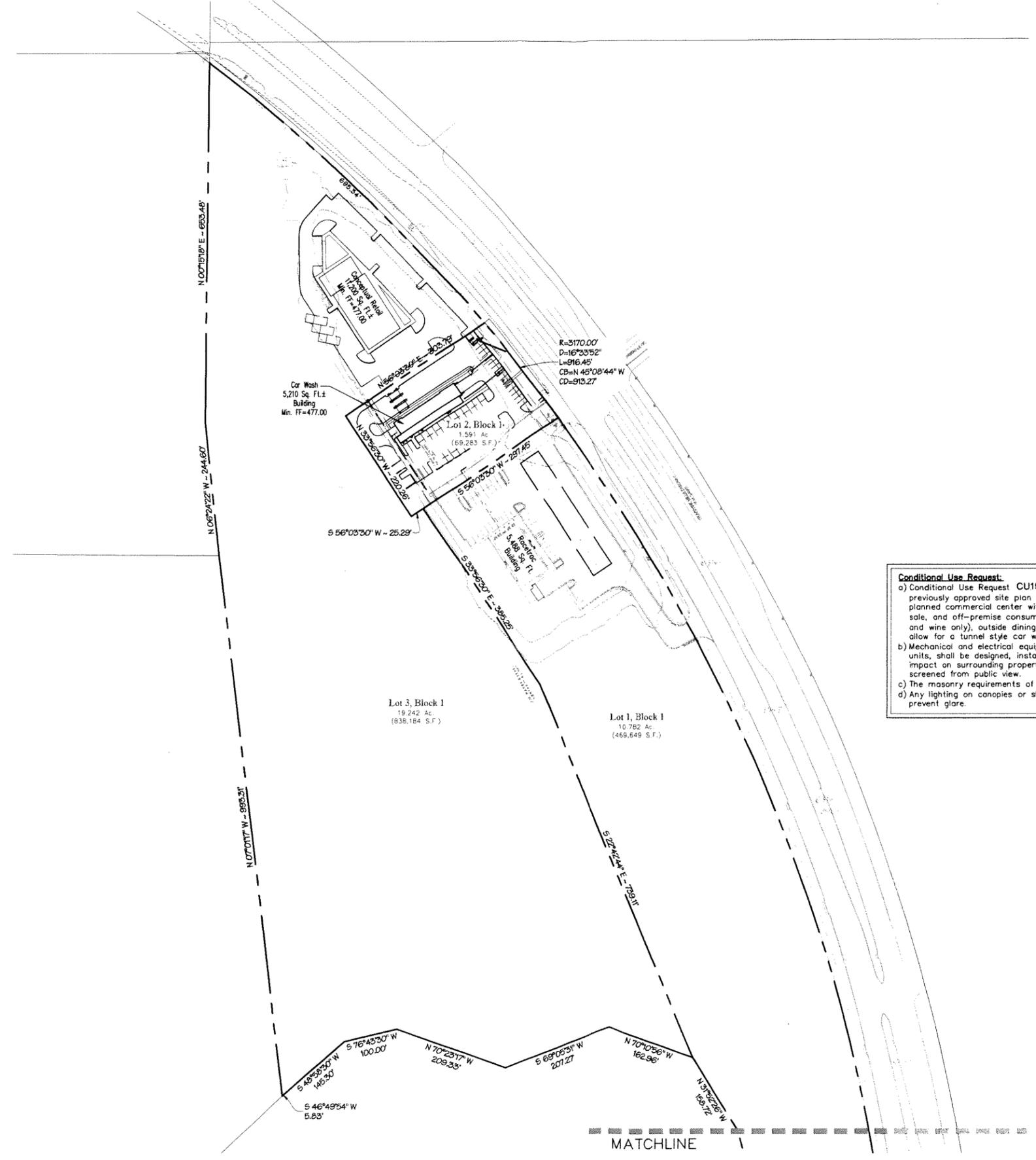
SYNOPSIS		LOT 1, BLOCK 1
Proposed Land Use	Zoning	Community Commercial (CC)
Community Commercial (CC)	Conv. Store/Gas Station	
Lot Area	10,782 Ac. (469,649 Sq. Ft.)	
Building Area	5,488 Sq. Ft.	
Building Coverage	1.17% Of Site	
<b>PARKING</b>		
Required Parking	5+1 Sp./200 S.F.+1/3 Seats = 5 + 5488/200 + 16/3 = 38 Spaces (incl. HC)	
Provided Parking	56 Spaces (incl. HC & Pump)	
Accessible Parking Required	2 Spaces	
Accessible Parking Provided	2 Spaces	
<b>IMPERVIOUS AREA</b>		
Impervious Area Provided	67,099 Sq. Ft. (14.3%)	
<b>OPEN SPACE AREA</b>		
Open Space Area Provided	402,550 Sq. Ft. (85.7%)	

SYNOPSIS		LOT 2, BLOCK 1
Proposed Land Use	Zoning	Community Commercial (CC)
Community Commercial (CC)	Car Wash	
Lot Area	1,591 Ac. (69,283 Sq. Ft.)	
Building Footprint Area	6,037 Sq. Ft.±	
Building Coverage	8.7% Of Site	
<b>PARKING</b>		
Parking Ratio:	1:2,000 Sq. Ft. Impervious Area	
Required Parking	18 Spaces	
Provided Parking	44 Spaces (incl. HC)	
Accessible Parking Required	1 Spaces	
Accessible Parking Provided	1 Spaces	
<b>IMPERVIOUS AREA</b>		
Impervious Area Provided	36,372 Sq. Ft. (52.5%)	
<b>OPEN SPACE AREA</b>		
Open Space Area Provided	32,911 Sq. Ft. (47.5%)	

SYNOPSIS		LOT 3, BLOCK 1
Proposed Land Use	Zoning	Community Commercial (CC)
Community Commercial (CC)	Retail/Office (Commercial)	
Lot Area	19,242 Ac. (838,184 Sq. Ft.)	
Building Footprint Area	11,200 Sq. Ft.±	
Building Coverage	1.34% Of Site	
<b>PARKING</b>		
Parking Ratio:	5+1 Sp./200 Sq. Ft.	
Required Parking	61 Spaces	
Provided Parking	94 Spaces (incl. HC)	
Accessible Parking Required	4 Spaces	
Accessible Parking Provided	4 Spaces	
<b>IMPERVIOUS AREA</b>		
Impervious Area Provided	56,376 Sq. Ft. (6.7%)	
<b>OPEN SPACE AREA</b>		
Open Space Area Provided	781,808 Sq. Ft. (93.3%)	



**Conditional Use Request:**

a) Conditional Use Request CU19-34 is a request to amend the previously approved site plan of CU2018-13 (Ord. 2018-43) for a planned commercial center with the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (beer and wine only), outside dining and gasoline service, specifically to allow for a tunnel style car wash.

b) Mechanical and electrical equipment, including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.

c) The masonry requirements of Section 54 shall be met.

d) Any lighting on canopies or shade structures shall be recessed to prevent glare.

CASE NAME: Q-Speed Car Wash  
CASE NUMBER: CU19-34  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 2, Block 1  
Racetrac Grapevine

MAYOR: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 1 OF 7

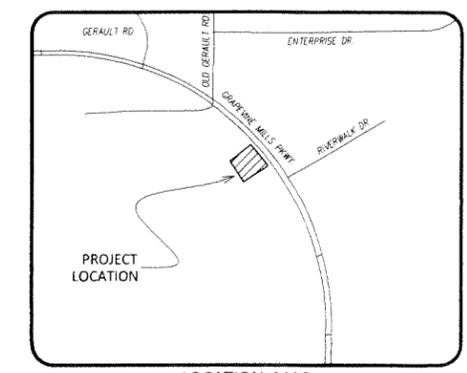
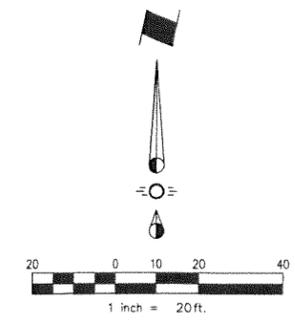
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
DEPARTMENT OF DEVELOPMENT SERVICES



MASTER SITE PLAN  
OF  
**RACETRAC GRAPEVINE ADDITION**  
LOTS 1-3, BLOCK 1  
Racetrac Grapevine Addition  
31.615 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

<b>Applicant</b> Q-Speed Car Wash	<b>Owner</b> Racetrac Petroleum 3225 Cumberland Blvd. Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Jeffrey Baird	<b>Engineer/Surveyor</b> Spiors Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Piano, Texas 75075 Telephone (972) 422-0077 Contact: David Bond
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Drawn: G. 1/2019 08:53:18-177 Q-Speed Car Wash (Racetrac) 19-177-010 Plan: Master Site Plan Date: 1/17/2020 10:22:49 AM  
 Printed by: dbond@tdi.com Date: 1/17/2020 8:58 AM



**Conditional Use Request:** CU19-34 is a request to amend the previously approved site plan of LU2018-13 (Ord. 2018-43) for a planned commercial center with the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (beer and wine only), outside dining and gasoline service, specifically to allow for a tunnel style car wash.

b) Mechanical and electrical equipment, including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.

c) The masonry requirements of Section 54 shall be met.

d) Any lighting on canopies or shade structures shall be recessed to prevent glare.

CASE NAME: Q-Speed Car Wash  
CASE NUMBER: CU19-34  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 2, Block 1  
Racetrac Grapevine

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 2 OF 7

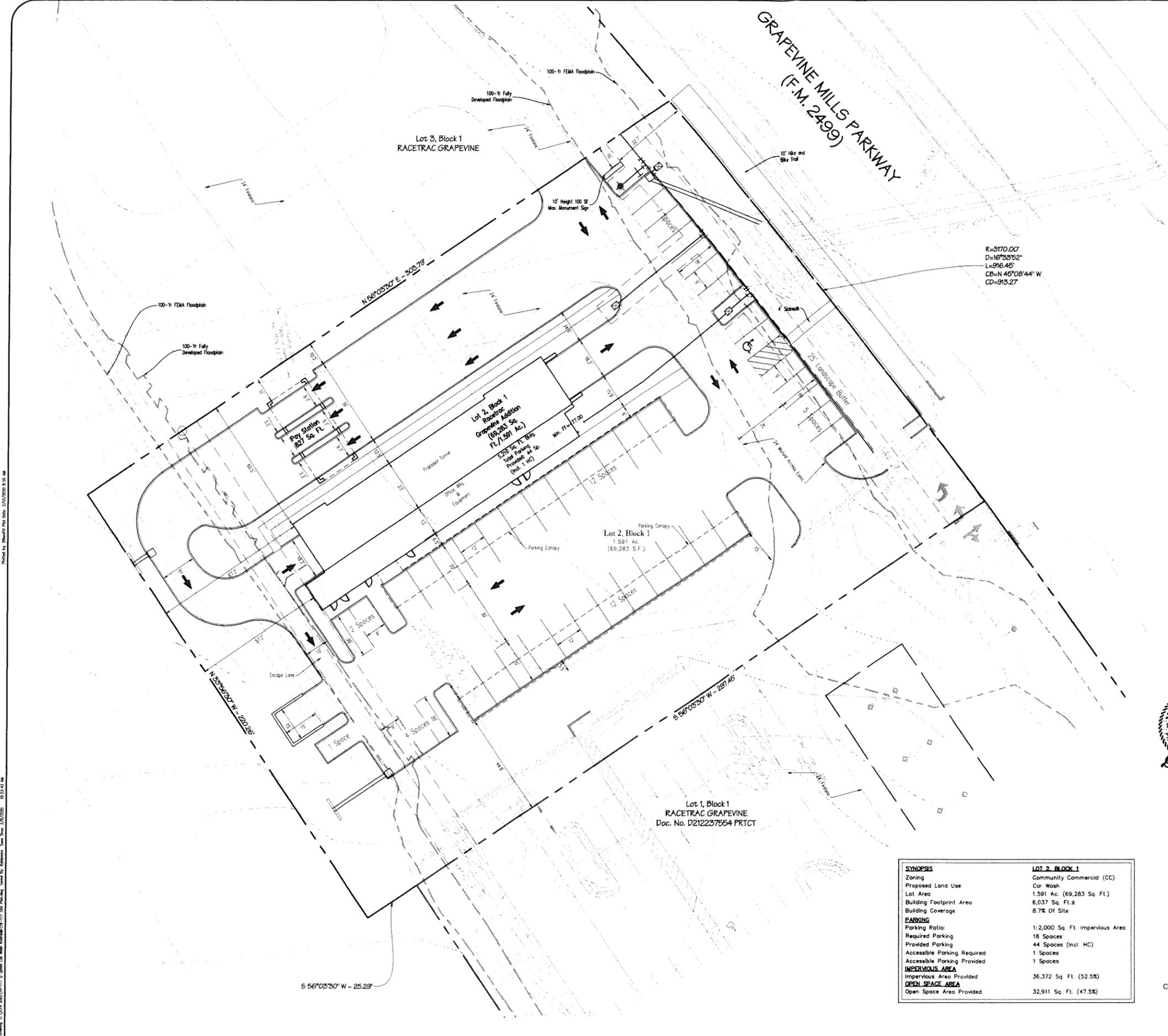
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
DEPARTMENT OF DEVELOPMENT SERVICES



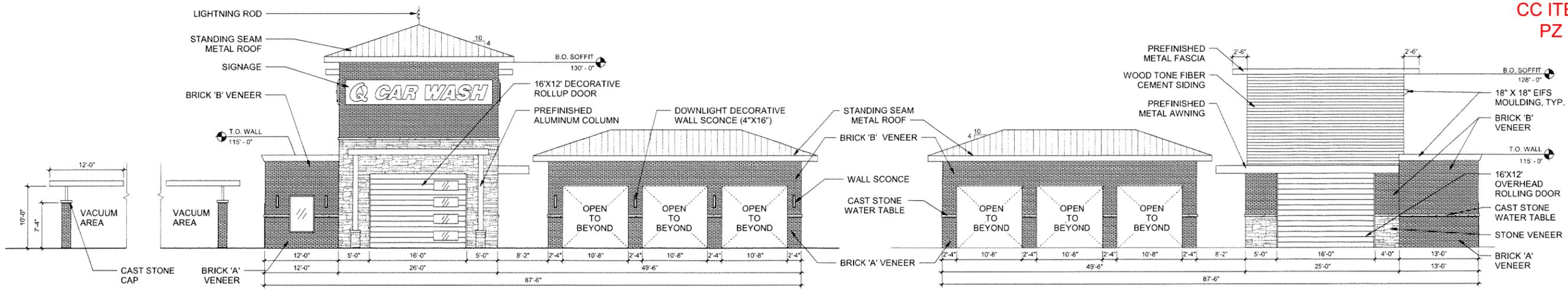
DIMENSIONAL CONTROL SITE PLAN  
OF  
**Q SPEED CARWASH**  
LOT 2, BLOCK 1  
RACETRAC GRAPEVINE ADDITION  
1.591 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

<b>Applicant</b>	<b>Owner</b>	<b>Engineer/Surveyor</b>
Q-Speed Car Wash Contact: Mr. Viran Nana	Racetrac Petroleum 3225 Cumberland Blvd. Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Jeffrey Baird	Spirs Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: David Bond

SYNOPSIS	LOT 2, BLOCK 1
Zoning	Community Commercial (CC)
Proposed Land Use	Car Wash
Lot Area	1.591 Ac. (69,283 Sq. Ft.)
Building Footprint Area	6,037 Sq. Ft.±
Building Coverage	8.7% Of Site
<b>PARKING</b>	
Parking Ratio:	1:2,000 Sq. Ft. Impervious Area
Required Parking	18 Spaces
Provided Parking	44 Spaces (Incl. HC)
Accessible Parking Required	1 Spaces
Accessible Parking Provided	1 Spaces
<b>IMPERVIOUS AREA</b>	
Impervious Area Provided	36,372 Sq. Ft. (52.5%)
<b>OPEN SPACE AREA</b>	
Open Space Area Provided	32,911 Sq. Ft. (47.5%)

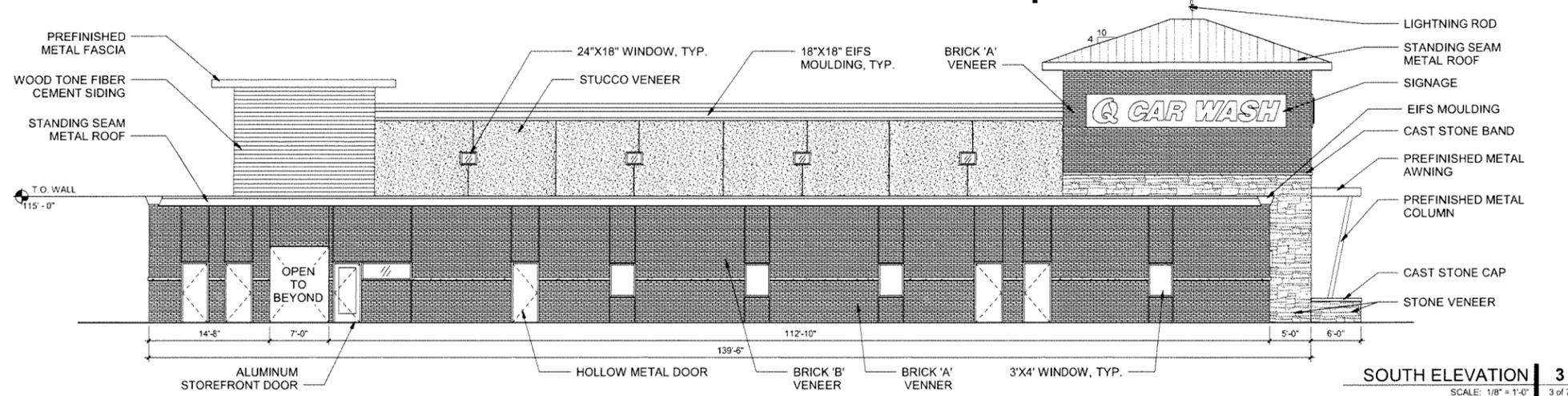


Drawing: 0. 02/19. 19-177. Q-Speed Car Wash. 1/11/20. 11:17 AM. David J. Bond. 122081. State of Texas. 1/11/20. 10:53:43 AM.

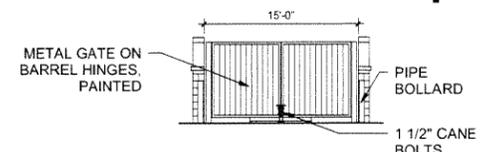


**EAST ELEVATION | 4**  
 SCALE: 1/8" = 1'-0" 3 of 7

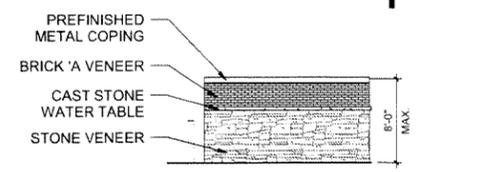
**WEST ELEVATION | 5**  
 SCALE: 1/8" = 1'-0" 3 of 7



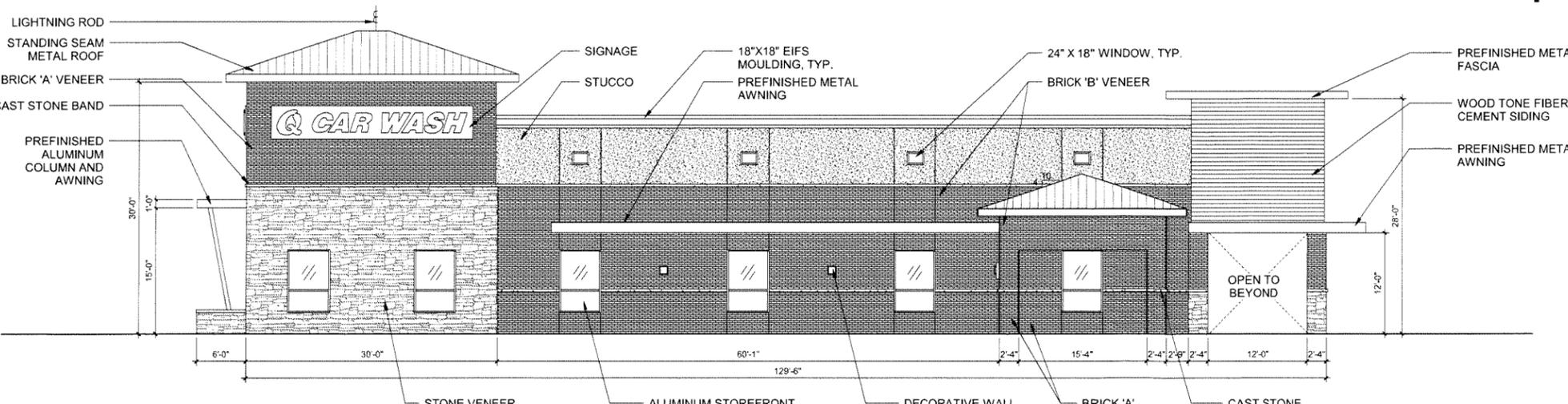
**SOUTH ELEVATION | 3**  
 SCALE: 1/8" = 1'-0" 3 of 7



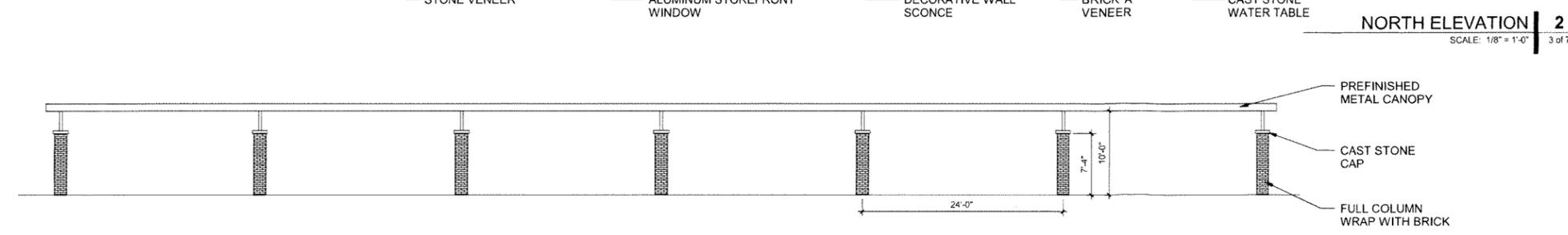
**DUMPSTER ENCLOSURE - FRONT | 6**  
 SCALE: 1/8" = 1'-0" 3 of 7



**DUMPSTER ENCLOSURE - SIDE | 7**  
 SCALE: 1/8" = 1'-0" 3 of 7



**NORTH ELEVATION | 2**  
 SCALE: 1/8" = 1'-0" 3 of 7



**TYP. VACUUM CANOPY ELEVATION | 1**  
 SCALE: 1/8" = 1'-0" 3 of 7

NOTE: FIRE RATINGS OF EXTERIORS WALLS TO MEET THE 1-HR FIRE RATED REQUIREMENTS PER TABLE 602 OF THE IBC FOR ALL WALLS WITHIN THE FIRE SEPARATION DISTANCE FOR TYPE IIB, BUSINESS OCCUPANCY.

MATERIAL CALCULATION				
	EAST	SOUTH	WEST	NORTH
BRICK VENEER	48%	59.0%	32.0%	52%
STONE VENEER	27.8%	5.0%	4.9%	14.8%
STUCCO	0%	22.0%	0%	16.6%
FIBER CEMENT SIDING	0%	6.5%	41.6%	7.5%
CAST STONE	1.2%	1.0%	0.7%	1.9%
GLAZING/DOORWAYS	23%	6.5%	21.2%	7.2%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

CASE NAME: Q-Speed Car Wash  
 CASE NUMBER: 1911-24  
 LOCATION: 3375 Grapevine Mills Pkwy, Lot D, Block 1, Grapevine, TX

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMM. 55-04 \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_  
 SHEET: 2 of 7  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES

A NEW CAR WASH FOR  
**Q-SPEEDWASH**

3851 GRAPEVINE MILLS PKWY  
 GRAPEVINE, TEXAS 76051

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

GERALD SCHWARZ  
 REG # 12993

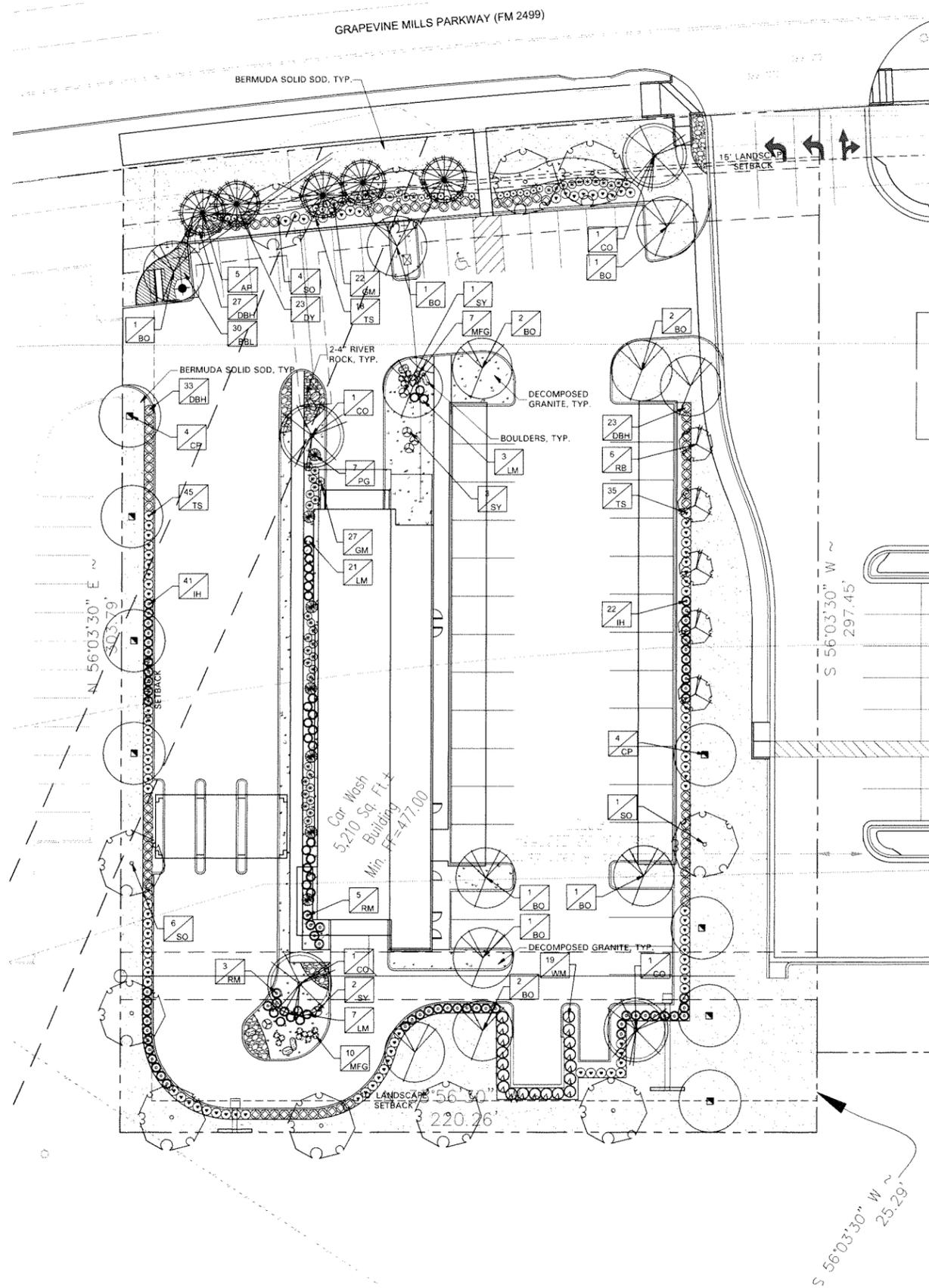
JOB #: 19092  
 DATE: 03-10-2020

REVISION SCHEDULE	
#	Description

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.



**LANDSCAPE TABULATIONS for Grapevine, Texas**

**PERIMETER LANDSCAPING**

1. All parking lots and vehicular use areas shall be screened from all abutting properties and/or public rights-of-way with a wall, fence, hedge, berm or other durable landscape barrier.
2. Whenever a parking or vehicular use area abuts a public right of way, a perimeter landscape area of at least 15' shall be maintained between the right of way and vehicular use areas.
3. Whenever a parking or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least 10' shall be maintained between the right of way and vehicular use areas.
4. Perimeter landscape areas shall contain at least 1 tree for each 50 s.f. of perimeter area.

REQUIRED	PROVIDED
screening	screening
15' buffer	15' buffer
10' buffer	10' buffer
1038/50 = 21 trees, 3" cal	21 trees, 3" cal.

**INTERIOR LANDSCAPE**

1. 10% of the gross parking areas shall be devoted to living landscaping.
2. One tree shall be planted for every 400 s.f. of required interior landscape.
3. Every island must contain a tree

REQUIRED	PROVIDED
3,050 s.f. (10%)	3,412 s.f. (10%)
11 trees, 3" cal.	11 trees, 3" cal.

**OPEN SPACE**

1. Grass, groundcover, shrubs and other landscape material shall be used to cover all open ground within 20' of any building or paving.
2. A minimum of 15% of the total site area shall be devoted to feature landscaping. Not less than 50% of the landscaping being located in the required front yard.
3. One tree per 2500 s.f. of open space shall be provided.

REQUIRED	PROVIDED
9,684 s.f. (15%)	10,098 s.f.
4 trees, 3" cal	4 trees, 3" cal

PLANT MATERIAL SELECTED TO SCREEN THE VEHICULAR USE AREAS FROM THE RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES SHALL BE A MINIMUM OF THIRTY (30) INCHES IN HEIGHT AT THE TIME OF PLANTING AND BE THE TYPE OF SPECIES THAT WILL ATTAIN A MINIMUM HEIGHT OF THREE (3) FEET - ONE (1) YEAR AFTER PLANTING.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>TREES</b>					
5	AP	Austrian Pine	<i>Pinus nigra</i>	30 gal.	8' ht., 4' spread min.
12	BO	Bur Oak	<i>Quercus macrocarpa</i>	3" cal	12' ht., 4' spread, matching
4	CO	Chinkapin Oak (open space)	<i>Quercus muhlenbergii</i>	3" cal	12' ht., 4' spread, matching
8	CP	Fluteless Chinese Pistache - Male	<i>Pistachia chinensis 'Keith Davey'</i>	3" cal	12' ht., 4' spread
5	RB	Oklahoma Redbud	<i>Cercis canadensis var. texensis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
11	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
<b>SHRUBS</b>					
82	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" hl.	full, 20" spread, 36" o.c.
23	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condesux'</i>	5 gal	full, 18" sprd, 24" o.c.
49	GM	Gulf Muhly	<i>Muhlenbergia capillans</i>	5 gal	full, 30" o.c.
63	IH	Indian Hawthorne 'Umbrellata'	<i>Raphiolepis indica 'Umbrellata'</i>	3" hl.	full, 24" spread, 36" o.c.
31	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal	full, 24" spread, 36" o.c.
17	MFG	Mexican Feather Grass	<i>Nassella tenuissima</i>	5 gal	full, 24" o.c.
7	PG	Parrotvine Grass	<i>Miscanthus sinensis 'Strictus'</i>	5 gal	full, 30" sprd, 42" o.c.
8	RM	Upright Rosemary	<i>Rosmarinus officinalis 'Upright'</i>	5 gal	full, 24" sprd, 36" o.c.
6	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal	full, 30" o.c.
98	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	3" hl.	full, 24" sprd, 36" o.c.
19	WM	Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	full, 30" sprd, 40" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
30	BBL	Big Blue Linopae	<i>Linopae muscan 'Big Blue'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite	over weed barrier fabric, see notes		
		Arizona River Rock	2-4", over weed barrier fabric, see notes		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
2. CONTRACTOR SHALL CALL BY TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3' BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1' BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45-DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
7. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
8. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
10. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
11. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
12. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
13. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**SOLID SOO**

1. SOLID SOO SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOO SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOO SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOO, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOO BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOO BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOO SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOO SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOO WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH**

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CORNER OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRA-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
9. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL BY TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3' BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1' BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45-DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
7. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
8. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
10. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
11. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
12. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
13. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION**

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-PROTECT SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER-BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS**

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS**

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK 2" - 4" DIAMETER RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

CASE NAME: Q-Speed Car Wash  
CASE NUMBER: CU19-34  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 2, Block 1  
Racetrac Grapevine

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 4 OF 7

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



**LANDSCAPE PLAN**  
OF  
**RACETRAC GRAPEVINE**  
**ADDITION**

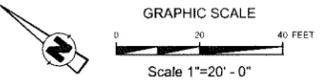
LOT 1A, BLOCK 1  
2.649 ACRES  
situated in the

J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

**Owner/Applicant**  
Racetrac Petroleum  
3225 Cumberland Blvd.  
Atlanta, GA 30339  
Telephone (770) 431-7600  
Contact: Adam Caracci

**Engineer/Surveyor**  
Spars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Piano, Texas 75075  
Telephone (972) 422-0077  
Contact: Kevin Wier

Case #: CU19-34



1919 WINDSOR PLACE  
FORT WORTH, TX 76114  
WWW.WSLIGHTING.COM

# WLS LIGHTING

a WLS company

## Q CAR WASH GRAPEVINE, TX

### REVISIONS

REV #	DATE	BY:
1	11/4/19	J.P.
2	2/19/20	J.P.
3	2/21/20	J.P.

CASE NAME: Q-Speed Car Wash  
CASE NUMBER: CU19-34  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 2, Block 1  
Racetrac Grapevine

\_\_\_\_\_  
MAYOR SECRETARY

DATE: \_\_\_\_\_

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

SHEET: 5 OF 7

APPROVAL DOES NOT AUTHORIZE  
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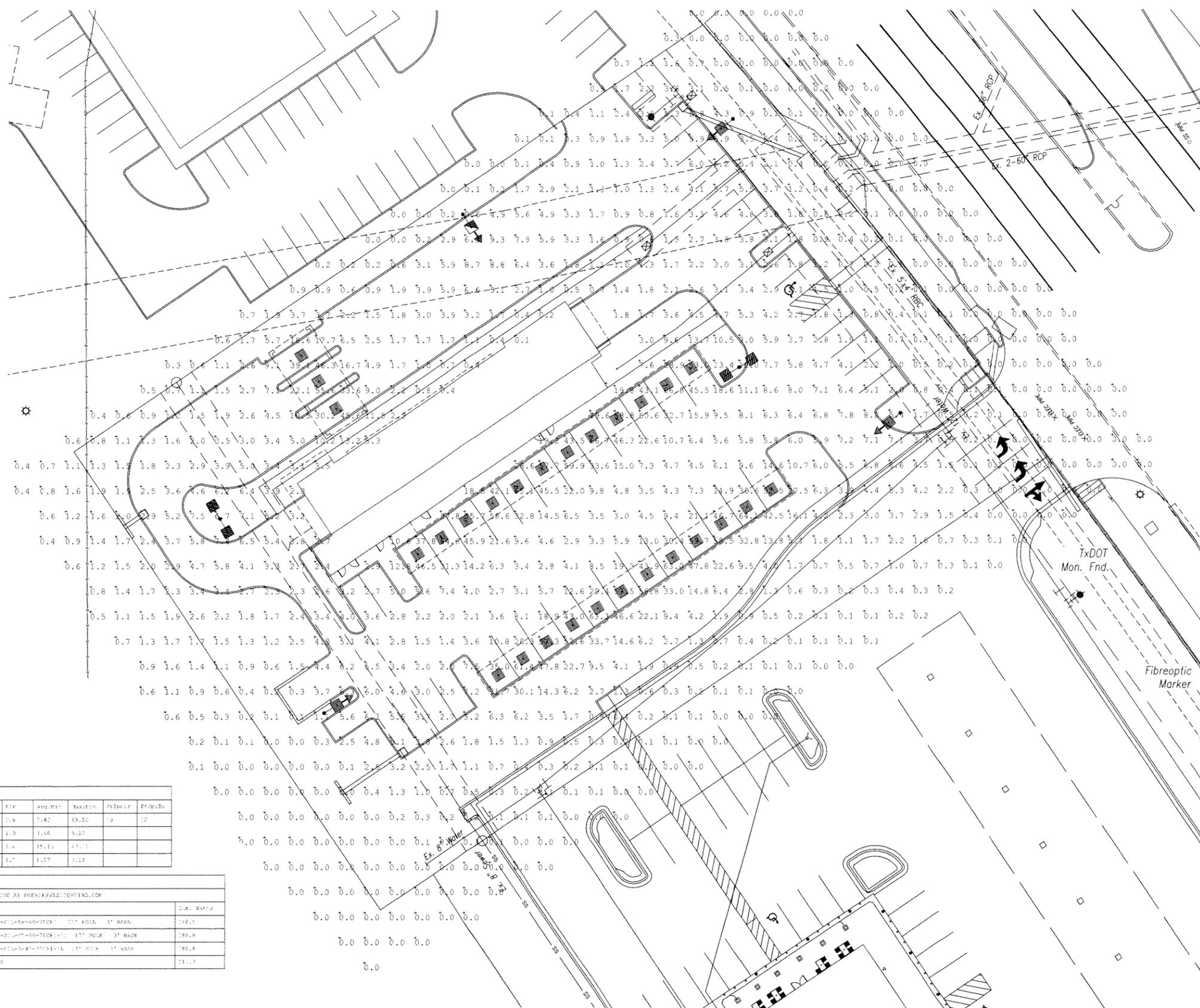
DEPARTMENT OF DEVELOPMENT SERVICES

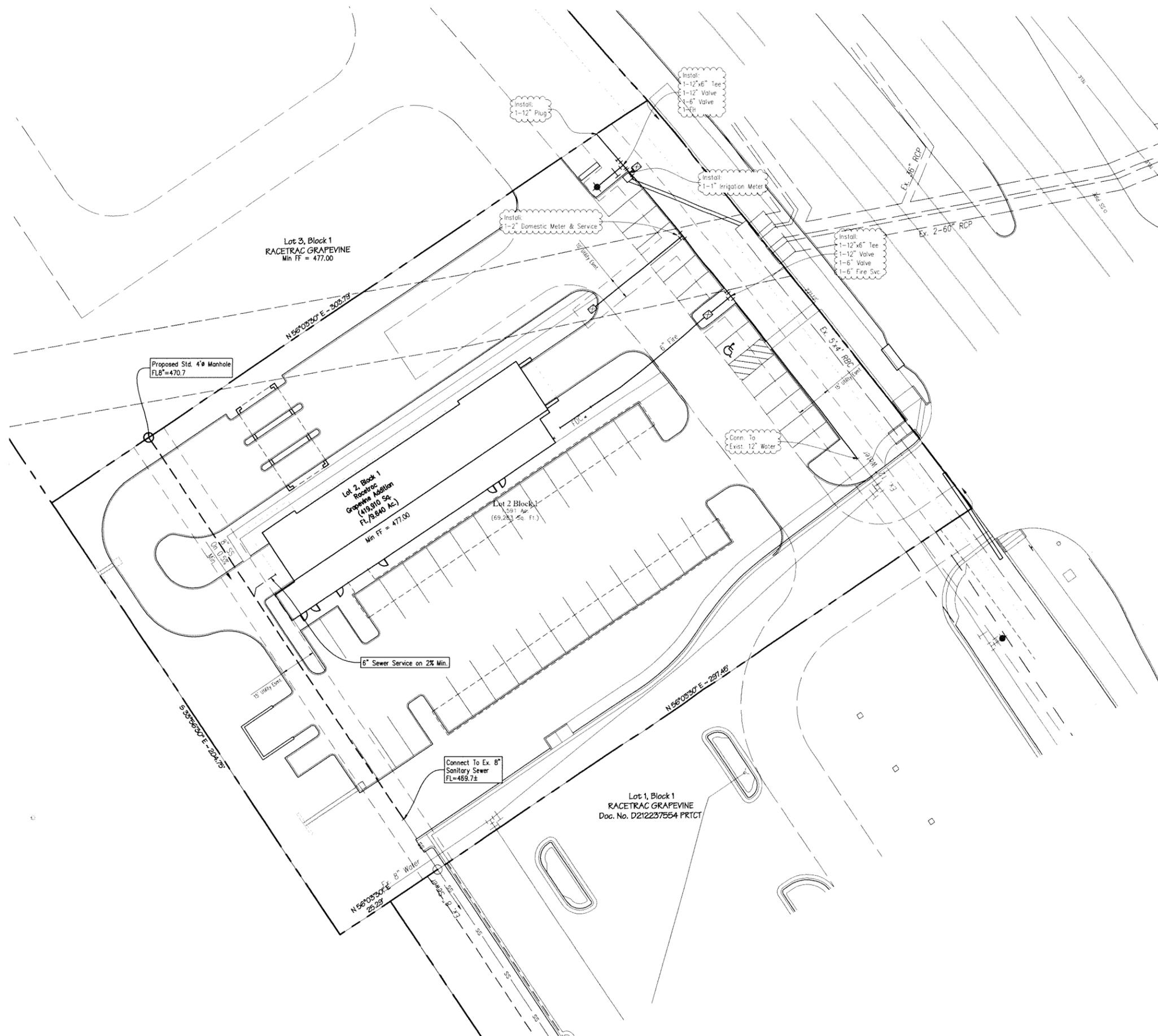
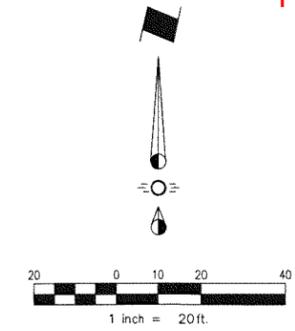
Label	Delta	Avg	Max	Min	Avg/Ft <sup>2</sup>	Max/Ft <sup>2</sup>	Min/Ft <sup>2</sup>	Footcandle	Footcandle
ENTRANCE DRIVE	30	5.92	55.8	0.5	1.42	49.20	19	12	
PARKING	70	3.46	6.2	1.0	1.46	5.20			
VACUUM STATIONS AND GRITS	70	21.18	46.8	1.4	35.13	47.11			
WASH ENTRANCE AND EXIT	70	2.87	5.4	1.7	1.27	7.28			

System	Qty	Height	Lot Location	IES	Manufacturer	Notes	Dim. Ratio
1	2	8	17462	7.5FC	WLS-DIXM-L60-180-120-50-40-2FCP	17' HOLE, 3' BASE	160:5
2	3	8	17475	5.5FC	WLS-DIXM-L60-180-120-50-40-2FCP	17' HOLE, 3' BASE	160:8
3	1	8	17482	5.5FC	WLS-DIXM-L60-180-120-50-40-2FCP	17' HOLE, 3' BASE	160:8
4	2	8	17489	5.5FC	WLS-DIXM-L60-180-120-50-40-2FCP	17' HOLE, 3' BASE	131:7

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.





CASE NAME: Q-Speed Car Wash  
CASE NUMBER: CU19-34  
LOCATION: 3975 Grapevine Mills Pkwy  
Lot 2, Block 1  
Racetrac Grapevine

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 6 OF 7

APPROVAL DOES NOT AUTHORIZE  
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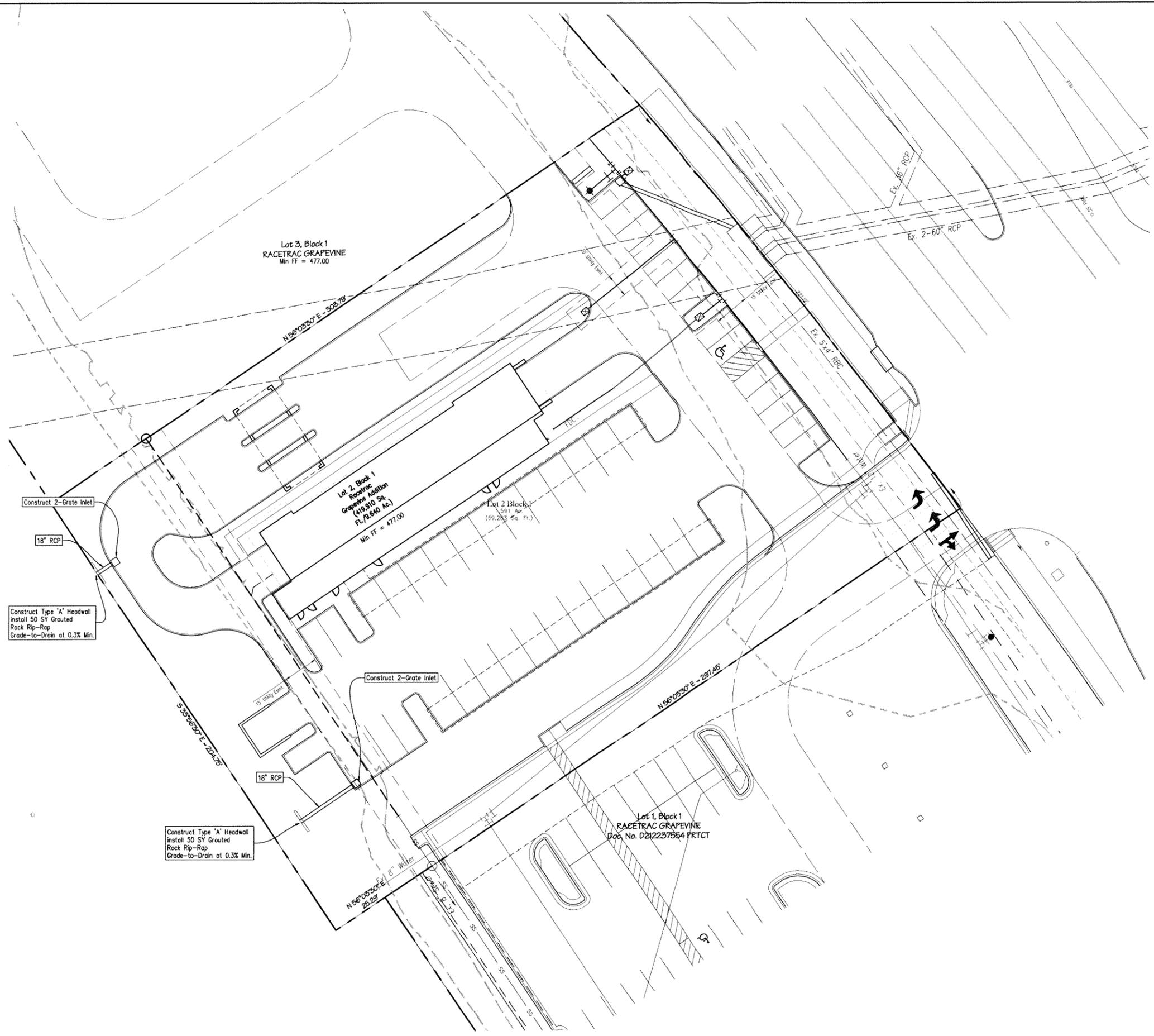
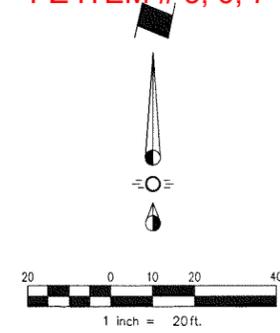
DEPARTMENT OF DEVELOPMENT SERVICES



PRELIMINARY UTILITY PLAN  
OF  
**Q SPEED CARWASH**  
LOT 2, BLOCK 1  
RACETRAC GRAPEVINE ADDITION  
9.640 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

<b>Applicant</b>	<b>Owner</b>	<b>Engineer/Surveyor</b>
Q-Speed Car Wash Contact: Mr. Viran Nana	Racetrac Petroleum 3225 Cumberland Blvd. Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Jeffrey Baird	Spiars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: David Bond

Drawing: C:\Users\jbond\OneDrive\Documents\177 Preliminary Utility Plan\Q-Speed Car Wash\Research\19-177 Preliminary Utility Plan.dwg, Saved By: jbond, Date: 1/20/2020 4:11:16 PM  
Printed by: jbond, Plot Date: 1/20/2020 8:14 AM



CASE NAME:	Q-Speed Car Wash
CASE NUMBER:	CU19-34
LOCATION:	3915 Grapevine Mills Pkwy Lot 2, Block 1 Racetrac Grapevine
MAYOR	SECRETARY
DATE:	
PLANNING AND ZONING COMMISSION	
CHAIRMAN	
DATE:	
SHEET:	7 OF 7
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.	
DEPARTMENT OF DEVELOPMENT SERVICES	



PRELIMINARY DRAINAGE PLAN  
OF

**Q SPEED CARWASH**  
LOT 2, BLOCK 1  
RACETRAC GRAPEVINE ADDITION  
9.640 ACRES  
situated in the  
J.M. BAKER SURVEY ~ ABSTRACT 167  
GRAPEVINE, TARRANT COUNTY, TEXAS

<b>Applicant</b>	<b>Owner</b>	<b>Engineer/Surveyor</b>
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Drawing: C:\Users\jdbond\OneDrive\Documents\19-177 Preliminary Drainage Plan.dwg, Saved By: jdbond, Date: 1/29/2020, 4:17:09 PM, Plot Date: 1/29/2020, 8:14 AM

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL,  
AND THE PLANNING & ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MARCH 17, 2020

SUBJECT: FINAL PLAT APPLICATION  
LOTS 2 AND 3, BLOCK 1, RACETRAC GRAPEVINE

PLAT APPLICATION FILING DATE..... March 10, 2020

APPLICANT .....Viran Nana, Q-Speed Carwash

REASON FOR APPLICATION..... To plat unplatted property into two (2) lots

PROPERTY LOCATION .....3955 Grapevine Mills Parkway

ACREAGE..... 20.833

ZONING ..... CC

NUMBER OF LOTS ..... 2

PREVIOUS PLATTING .....No

CONCEPT PLAN ..... CU19-34

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 2 AND 3, BLOCK 1, RACETRAC GRAPEVINE**

I. GENERAL:

- The applicant, Viran Nana with Q-Speed Carwash is platting the 20.833 acre tract of land into two (2) lots for business properties. Lot 2 is located at 3955 Grapevine Mills Parkway and is proposed to be a car wash. Lot 3 is proposed for a future business use.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Parkway(FM 2499)
- Abutting roads:  on the City Thoroughfare Plan:  
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south towards the creek.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 2 & 3, Block 1, Racetrac Grapevine
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 2 & 3, Block 1, Racetrac Grapevine
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)
  - R-7.5, Single Family District ( \$ 1,146.00 / Lot)
  - R-12.5, Single Family District ( \$ 1,071.00 / Lot)
  - R-20.0, Single Family District ( \$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
  - Front building line
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
  - The right-of-way provides for future widening of public streets that will serve the development of this site.
  - The onsite utility easements provide for a utility network to serve the development of this site.
  - The onsite drainage easements provide for a drainage network to serve the development of this site.

- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

#### VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 2 & 3, Block 1, Racetrac Grapevine."

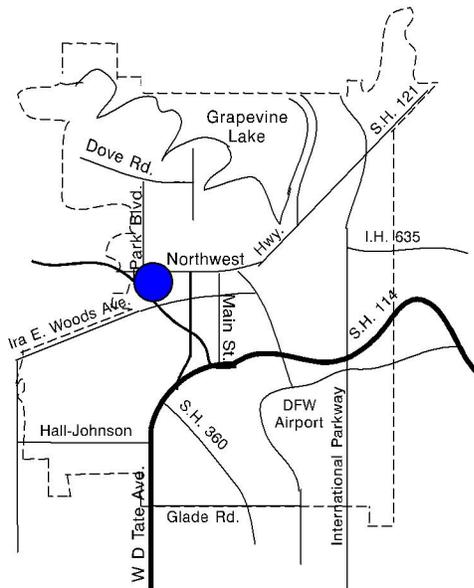


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: MARCH 17, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU20-03 TOM THUMB FUEL  
STATION



APPLICANT: Neda Hosseiny – Kimberly Horn

PROPERTY LOCATION AND SIZE:

The subject property is located at 2041 West Northwest Highway and is platted as Lot 1, Park and Wall Addition. The addition contains 45,942 square feet and has approximately 161.29 feet of frontage along West Northwest Highway and approximately 313.32 feet of frontage along South Park Boulevard.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU90-14 (Ord. 1990-076) for a planned commercial center for gasoline services, with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between the Lot 1 (Chevron fuel station) and Lot 2 (dry cleaners).

Originally approved in 1990, the applicant proposes to re-image the existing Chevron convenience store into a Tom Thumb convenience store and create two new drive aisles through the existing dry cleaner lot south of the Chevron to allow direct access from the convenience store to the existing Tom Thumb shopping center. An existing detached car wash on the Chevron lot will be removed. Required parking for the convenience store is 11 spaces and 19 parking spaces are provided. Required parking for the existing dry

cleaner on the adjacent lot to the south is 18 spaces and 19 parking spaces are provided.  
PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center designation and is currently developed with a 1,260 square foot convenience store with four gasoline pumps, two 20' in height pole signs, a 2,500 square foot dry cleaner, an 11,238 square foot multi-tenant, single story office center, the 60,243 square foot Tom Thumb grocery store, a 40-foot pole sign, and a 21,118 square foot multi-tenant shopping center. Lot 6R was approved for development of six medical office buildings totaling 20,500 square feet and one 10,000 square foot retail building the approval of which has expired.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "R-1", Single Family to "PO", Professional Office. In 1988, the City Council approved for the Park and Wall Addition a Zone Change Request (Z87-02) to "CC" Community Commercial. A portion of Lot 3, just east of the Living Word Lutheran Church was deed restricted to "PO" Professional Office District with that zone change. A Conditional Use Permit (CU88-06) was approved for a Planned Commercial Center, a 40 foot pole sign to be located at the corner of Park Boulevard, State Highway 114 and Wall Street, and to allow Tom Thumb (Lot 4) off-premise alcoholic beverage sales. A Conditional Use Permit (CU90-10) was approved with amendments to Lot 4 to allow Tom Thumb to add 3,480 square feet to the entry vestibule and amend the area for beer and wine storage, add temporary promotional display areas for beer and wine, relocated both store entries and the handicapped parking spaces to provide several cart storage areas in the parking islands and revised the exterior building facades. Conditional Use Permit (CU90-14) was approved to allow on Lot 1 the Chevron gasoline and convenience store with off-premise consumption of alcoholic beverages. Conditional Use Permit (CU91-20) was approved to allow the enlargement of the vestibule area by 496 square feet. Conditional Use Permit (CU94-09) was approved to allow on Lot 5 a 21,118 square foot retail site addition to the west of Tom Thumb. Conditional Use Permit (CU94-34) was approved to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant on Lot 5 (322 Park Boulevard South).

Conditional Use Permit (CU95-09) was approved to allow on Lot 3 an 11,238 square foot strip office center. Conditional Use Permit (CU96-11) was approved to allow outdoor storage of wood in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU97-20) was approved to allow on Lot 2 a 3,600 square foot building for personal service and retail development. Conditional Use Permit (CU98-11) was approved to revise the retail building on Lot 2. Conditional Use Permit CU98-46 (Ord.99-26) was approved at the February 16, 1999 meeting to allow for the addition of a 12,984 square foot retail space on Lot 6R which was never built. Conditional Use Permit CU99-70 (Ord. 2000-15) was approved at the February 15, 2000 meeting to allow for outside dining and alcoholic beverage consumption on a proposed outdoor dining area which was never constructed. Conditional Use Permit CU06-16 was approved at the June 20, 2006 meeting to allow for new office buildings on Lot 6R which were never constructed.

Conditional Use Permit CU11-35 (Ord. 2012-03) was approved at the January 17, 2012 meeting for office condominiums on Lot 6R. Conditional Use Permit CU14-39 (Ord. 2014-65) was approved the City Council at the October 21, 2014 meeting to allow for on-premise consumption of alcoholic beverages (beer and wine only) outdoor speakers and outside dining in conjunction with a restaurant (Wise Guy's Pizzeria). Conditional Use Permit CU15-49 (Ord. 2016-06) was approved the City Council at the January 19, 2016 meeting to allow for off-premise consumption of beer only and on-premise consumption of beer and wine only in conjunction with a restaurant. Special Use Permit SU16-01 (Ord. 16-038) was approved at the May 17, 2016 meeting to allow for massage services.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "PO" Professional Office District, "CC" Community Commercial District, "R-7.5" Single Family District, and "R-20" Single Family District – Living Word Lutheran Church, Professional Offices, Brookside Addition, Manor Addition and the Frontier Building
- SOUTH: "CC" Community Commercial – Baylor Scott and White Surgicare
- EAST: "PO" Professional Office District and "R-7.5" Single Family District – Grapevine Offices and single family residential
- WEST: "HC" Highway Commercial District – Legacy Texas Bank, O'Reilly Auto Parts and CVS Pharmacy

#### AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The proposed use is appropriate in this noise zone.

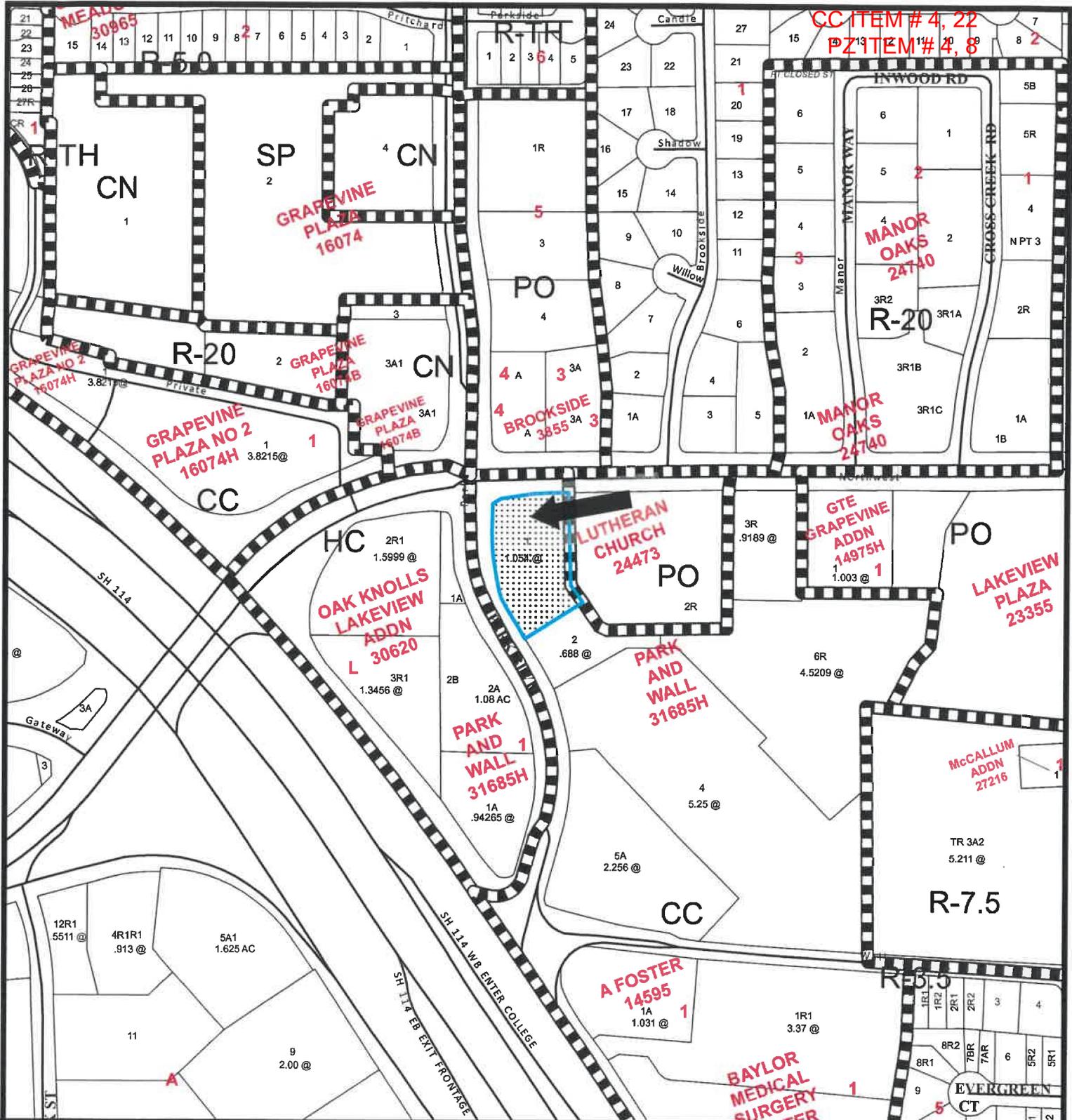
#### MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is in compliance with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates South Park Boulevard and West Northwest Highway as Type C, Minor Arterials with a minimum 80-foot of right-of-way developed as 4 lanes with a turning lane.

/at



CC ITEM # 4, 22  
PZ ITEM # 4, 8

0 150 300 450 600 Feet



## CU20-03 Tom Thumb Fuel Station

Date Prepared: 3/3/2020

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CU20-03



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

**PART 1. APPLICANT INFORMATION**

Name of applicant / agent / company / contact <b>Neda Hosseiny</b>	
Street address of applicant / agent: <b>6160 Warren Parkway, Suite 210</b>	
City / State / Zip Code of applicant / agent: <b>Frisco, TX 75034</b>	
Telephone number of applicant / agent: <b>972.335.3580</b>	Fax number of applicant / agent: <b>N/A</b>
Email address of applicant / agent [REDACTED]	Mobile phone number of applicant / agent

**PART 2. PROPERTY INFORMATION**

Street address of subject property <b>2041 W Northwest Highway</b>			
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Lot <b>1</b>	Block	Addition <b>PARK &amp; WALL</b>	
Size of subject property <b>1.0289</b>		Acres <b>45,912</b>	Square footage
Present zoning classification: <b>CC</b>	Proposed use of the property: <b>EXISTING USE IS NOT CHANGING</b>		
Circle yes or no, if applies to this application			
Outdoor speakers Yes <input type="radio"/> No <input checked="" type="radio"/>			
Minimum / maximum district size for conditional use request: <b>N/A</b>			
Zoning ordinance provision requiring a conditional use: <b>N/A</b>			

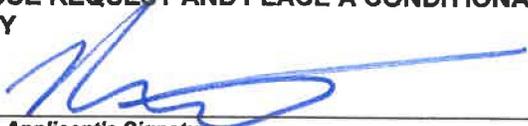
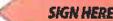
**PART 3. PROPERTY OWNER INFORMATION**

Name of current property owner: <b>GRAPEVINE FOOD MART, LP</b>	
Street address of property owner: <b>4205 LBS Fwy.</b>	
City / State / Zip Code of property owner: <b>Farmers Branch, TX 75244</b>	
Telephone number of property owner: <b>214-392-6353</b>	Fax number of property owner: <b>N/A</b>



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

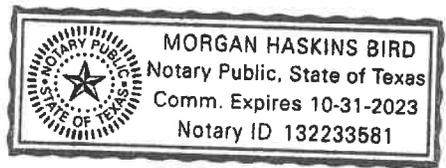
**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

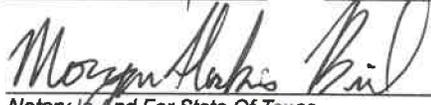
**Neda Hosseiny**   
 Print Applicant's Name: Applicant's Signature: 

The State of TX  
 County Of Collin  
 Before Me Morgan HASKINS Bird on this day personally appeared Neda Hosseiny  
(notary) (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 3rd day of February, A.D. 2020



  
 Notary In And For State Of Texas

Grapevine Foodmart L.P.   
 Print Property Owners Name: Property Owner's Signature: 

The State Of TX  
 County Of Dallas  
 Before Me Lauren Goode on this day personally appeared Farah Rabadi  
(notary) (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 22 day of January, A.D. 2020



Lauren Goode  
 Notary In And For State Of Texas



**ACKNOWLEDGEMENT**

**All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.**

**Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.**

**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant \_\_\_\_\_



SIGN HERE

Date: \_\_\_\_\_

2/3/2020

Signature of Owner \_\_\_\_\_



SIGN HERE

Date: \_\_\_\_\_

1/22/2020





# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact <b>Neda Hosseiny</b>	
Street address of applicant / agent: <b>6160 Warren Parkway, Suite 210</b>	
City / State / Zip Code of applicant / agent: <b>Frisco, TX 75034</b>	
Telephone number of applicant / agent: <b>972.335.3580</b>	Fax number of applicant/agent <b>N/A</b>
Email address of applicant/agent [REDACTED]	Mobile phone number of applicant/agent

#### PART 2. PROPERTY INFORMATION

Street address of subject property <b>302 S PARK BLVD/ 322 S PARK BLVD/ 340 S PARK BLVD,</b>	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)	
Lot <b>2, 4, 5A</b>	Block Addition <b>PARK &amp; WALL</b>
Size of subject property <b>0.67 AC / 5.29352 AC / 2.256 AC</b> Acres <b>29,055 / 228,690 / 98,255</b> Square footage	
Present zoning classification: <b>CC</b>	Proposed use of the property: <b>EXISTING USE IS NOT CHANGING</b>
Circle yes or no, if applies to this application	
Outdoor speakers Yes <input type="radio"/> No <input checked="" type="radio"/>	
Minimum / maximum district size for conditional use request: <b>N/A</b>	
Zoning ordinance provision requiring a conditional use: <b>N/A</b>	

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: <b>PARK WEST TT OWNER LLC</b>	
Street address of property owner: <b>c/o Pine Tree Commercial Realty, LLC, 40 Skokie Boulevard, Suite 610</b>	
City / State / Zip Code of property owner: <b>Northbrook, IL 60062</b>	
Telephone number of property owner: <b>847-574-3320</b>	Fax number of property owner: <b>847-574-3321</b>



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
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- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

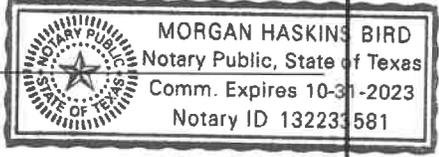
**Neda Hosseiny**    
 Print Applicant's Name: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

The State of TX  
 County Of Collin  
 Before Me Morgan Haskins Bird (notary) on this day personally appeared Neda Hosseiny (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 3rd day of February, A.D. 2020.

  
 Notary In And For State Of Texas



*Bruce L. Boruszak, EVP of Pine Tree Commercial Realty, LLC, agent for Park West TI Owner LLC*

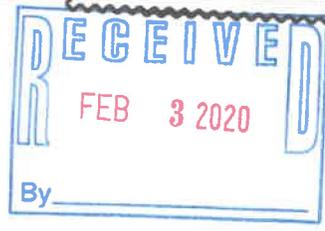
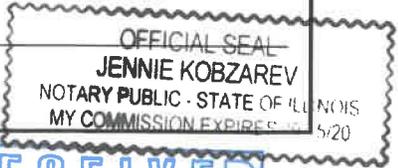
\_\_\_\_\_   
 Print Property Owners Name: \_\_\_\_\_ Property Owner's Signature: \_\_\_\_\_

The State Of IL  
 County Of DuPage  
 Before Me Jennie Kobzarev (notary) on this day personally appeared Bruce L. Boruszak (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 30 day of January, A.D. 2020.

  
 Notary In And For State Of Texas



**ACKNOWLEDGEMENT**

**All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

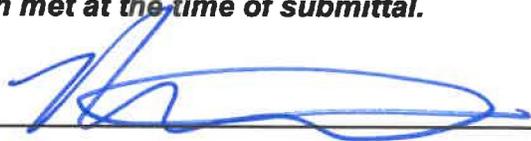
**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

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**Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.**

**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant \_\_\_\_\_



SIGN HERE

Date: \_\_\_\_\_

2/3/2020

Signature of Owner \_\_\_\_\_

AHV, EVP of Pine Tree Commercial Realty, LLC,  
agent for Park West TT Owner LLC

SIGN HERE

Date: \_\_\_\_\_

1/30/20



# Kimley»Horn

February 3, 2020

City of Grapevine  
Planning Division  
200 S. Main St.  
Grapevine, TX 76051

**RE: Grapevine Fuel Center  
Grapevine, TX**

To whom it may concern:

The purpose of this conditional use permit application is to update the Master Site Plan and property Site Plans of Lot 1 and Lot 2 to reflect a proposed ingress and egress drive between these two Lots. Currently, a Chevron fuel facility with a car wash occupies Lot 1 and a commercial dry-cleaning service on Lot 2. The existing car wash on Lot 1 and the retaining wall on Lot 2 will be demolished to provide access between the Lots. The existing dumpster and buildings will remain untouched with the proposed drives tying into existing conditions. The purpose of the ingress and egress drives is to provide better internal traffic circulation from the existing grocery store to the fuel station. The addition of the drives will not have a negative impact to the traffic circulation of the existing dry-cleaning service on Lot 2. The property owners of Lot 1 and Lot 2 will provide a mutually agreed access-easement for the driveway easements. The applicant does not request a change in use of either Lot.

Please contact me at (972) 731-2197 or [REDACTED] should you have any questions.

Sincerely,

Neda.Hosseiny, P.E.



ORDINANCE NO. 2020-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-03 AMENDING PREVIOUSLY APPROVED SITE PLAN CU90-14 (ORDINANCE NO. 1990-076) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW VEHICULAR ACCESS BETWEEN LOT 1 (FUEL STATION) AND LOT 2 (DRY CLEANER) FOR LOT 1, PARK AND WALL ADDITION (2041 WEST NORTHWEST HIGHWAY) 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

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking

facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue 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 CU20-03 amending the previously approved site plan CU90-14 (Ordinance No. 1990-076) for a planned commercial center for gasoline services allowing for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between Lot 1 (fuel station) and Lot 2 (dry cleaner) (Tom Thumb Fuel Station) in a district zoned "CC" Community Commercial District within the following described property: Lot 1, Park and Wall Addition (2041 West Northwest Highway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of March, 2020.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

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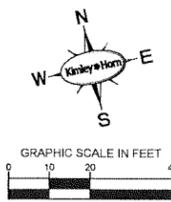
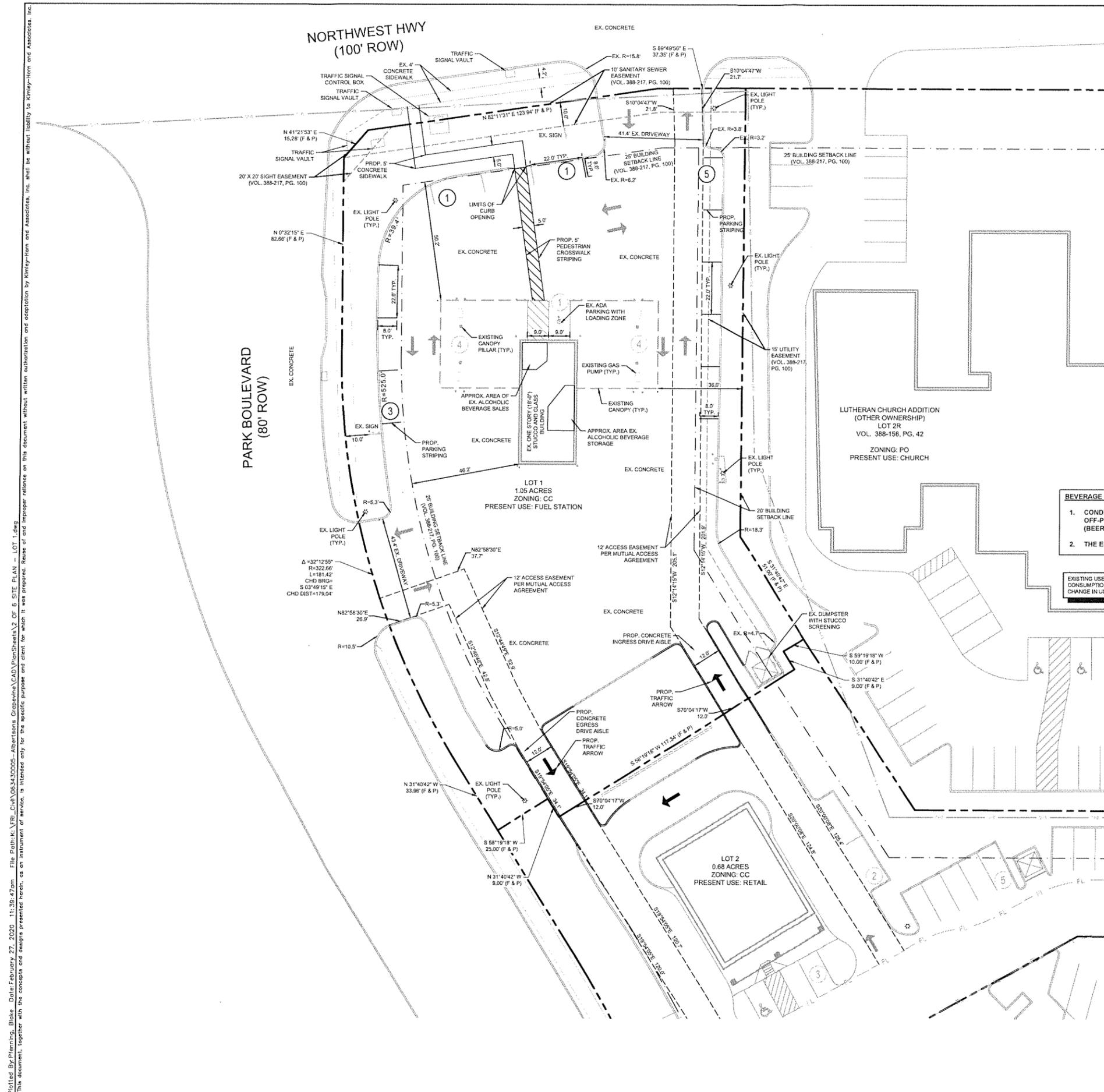
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

City Attorney





**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EXISTING OVERHEAD ELECTRIC LINE
- NUMBER OF PARKING SPACES PER ROW
- DRAINAGE FLOW ARROW
- EXISTING SIGN
- EXISTING LIGHT POLE
- INTERNAL TRAFFIC CIRCULATION PLAN

- NOTE**
- THIS SITE PLAN IS TO PROVIDE AN INGRESS AND EGRESS DRIVE FOR CONNECTION BETWEEN LOT 1 AND LOT 2 OF THE PARK AND WALL ADDITION.
  - ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
  - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
  - CONDITIONAL USE REQUEST CU20-03 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU90-14 (ORD. 1990-078) FOR A PLANNED COMMERCIAL CENTER FOR GASOLINE SERVICES AND WITH THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND TWO POLE SIGNS IN CONJUNCTION WITH A CONVENIENCE STORE, SPECIFICALLY TO ALLOW VEHICULAR ACCESS BETWEEN LOT 1 (FUEL STATION) AND LOT 2 (DRY CLEANER)
  - THE ENTIRE SITE IS THE PREMISE.

- BEVERAGE NOTE:**
- CONDITIONAL USE REQUEST FOR THE SALE, STORAGE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND/OR WINE ONLY).
  - THE ENTIRE SITE IS THE PREMISE.

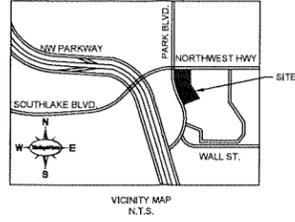
**BEVERAGE NOTE**  
EXISTING USE ALLOWS FOR THE SALE, STORAGE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND/OR WINE ONLY). NO CHANGE IN USE PROPOSED.

TABULATIONS	REQUIRED	LOT 1 EXISTING
MINIMUM LOT SIZE	30,000 SQ. FT.	45,942 SQ. FT.
BUILDING HEIGHTS	50 FEET	18'-0"
MAXIMUM IMPERVIOUS AREA	60%	78.1%
MINIMUM OPEN SPACE	20%	21.9%
LOT WIDTH	120 FEET	151'-0"
LOT DEPTH	120 FEET	290'-0"
FRONT YARD	25 FEET	25 FEET
SIDE YARD	20 FEET	EAST - 20' WEST - 25'
REAR YARD PARKING (REQ./PROP.)	25 FEET	25 FEET 1119 SPACES

**GRADING NOTE**  
REFERENCE SHEET 5 OF 5 FOR PROPOSED GRADING OF THE PROPERTY.

**ILLUMINATION NOTE**  
THIS SITE PLAN DOES NOT ADJUST ANY OF THE EXISTING LIGHTING FEATURES.

**SITE PLAN PURPOSE:**  
TO PROVIDE EGRESS AND INGRESS ACCESS BETWEEN LOT 1 AND 2.



**SITE PLAN**  
**PARK AND WALL ADDITION LOT 1**  
1.054 ACRES

2041 W. NORTHWEST HIGHWAY  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
CITY PROJECT NO. CU20-30

OWNER: GRAPEVINE FOOD MART, LP  
4205 LYNDON B JOHNSON FWY  
FARMERS BRANCH, TX 75244  
TEL: 214-392-6353

ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
8160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
TEL: 972-335-3580  
FAX: 972-335-3179  
CONTACT: NEHA HOSEBERRY, P.E.

DATE PREPARED: 2/27/2020  
PREPARED BY: JOHN HALE

**CASE NAME:** TOM THUMB FUELING CENTER  
**CASE NUMBER:** CU20-03  
**LOCATION:** 2041 W. NORTHWEST HIGHWAY

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_  
SHEET: \_\_\_\_\_ OF \_\_\_\_\_

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

**Kimley-Horn**  
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
PHONE: 972-335-3580  
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TEXAS REGISTERED ENGINEERS FIRM # 628

2-27-2020  
NEHA M. HOSEBERRY  
126707  
Professional Engineer

SCALE: AS SHOWN  
DESIGNED BY: JTH  
DRAWN BY: JTH  
CHECKED BY: NMH

**DIMENSIONAL CONTROL**  
**SITE PLAN - LOT 1**

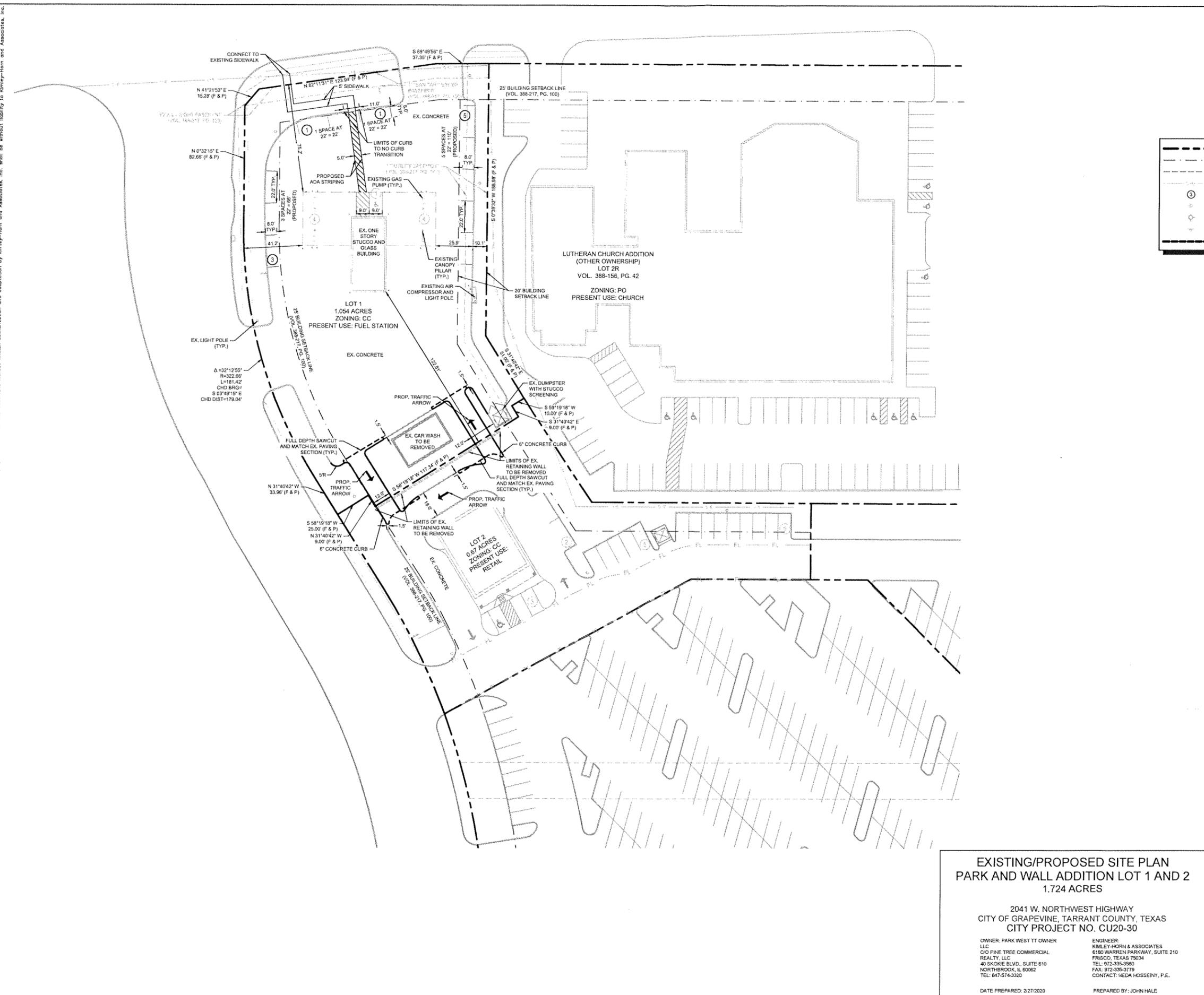
**GRAPEVINE FUEL CENTER**  
CITY OF GRAPEVINE, TEXAS

DATE: 2/27/2020  
PROJECT NO.:  
SHEET NUMBER: 2 OF 6

Plotted By: Priscilla Blake Date: February 27, 2020 11:36:42am File Path: K:\VFL\_Civil\06343005-Abbott\Drawings\CAD\Plan\Sheets\2 OF 6 SITE PLAN - LOT 1.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Plotted By: Francisco, Blake Date: February 27, 2020 11:40:04am File Path: \\K:\VPL\_Civil\05-30-2020-Altavertons Grapevine\CAD\PlanSheets\4 OF 6 EXISTING AND PROPOSED LAYOUT PLAN.dwg  
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W Kimley-Horn E  
S

GRAPHIC SCALE IN FEET  
0 15 30 60

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXISTING OVERHEAD ELECTRIC LINE
	NUMBER OF PARKING SPACES PER ROW
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	SAWCUT LINE

NO.	REVISIONS	DATE

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 TEXAS REGISTERED ENGINEERING FIRM F-528

2-27-2020

STATE OF TEXAS

NEDA M. HOSSEINY  
126707  
Professional Engineer

SCALE AS SHOWN	DESIGNED BY JTH	DRAWN BY JTH	CHECKED BY NMH
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EXISTING AND PROPOSED LAYOUT PLAN

GRAPEVINE FUEL CENTER  
CITY OF GRAPEVINE, TEXAS

**EXISTING/PROPOSED SITE PLAN**  
**PARK AND WALL ADDITION LOT 1 AND 2**  
 1.724 ACRES

2041 W. NORTHWEST HIGHWAY  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 CITY PROJECT NO. CU20-30

OWNER: PARK WEST TT OWNER LLC  
 C/O PINE TREE COMMERCIAL REALTY, LLC  
 40 SMOKE BLVD., SUITE 610  
 NORTHBROOK, IL 60062  
 TEL: 847-574-3320

ENGINEER: KIMLEY-HORN & ASSOCIATES  
 6180 WARREN PARKWAY, SUITE 210  
 FRISCO, TEXAS 75034  
 TEL: 972-335-3360  
 FAX: 972-335-3778  
 CONTACT: NEDA HOSSEINY, P.E.

DATE PREPARED: 2/27/2020  
 PREPARED BY: JOHN HALE

CASE NAME: TOM THUMB FUELING CENTER  
 CASE NUMBER: CU20-03  
 LOCATION: 2041 W. NORTHWEST HIGHWAY

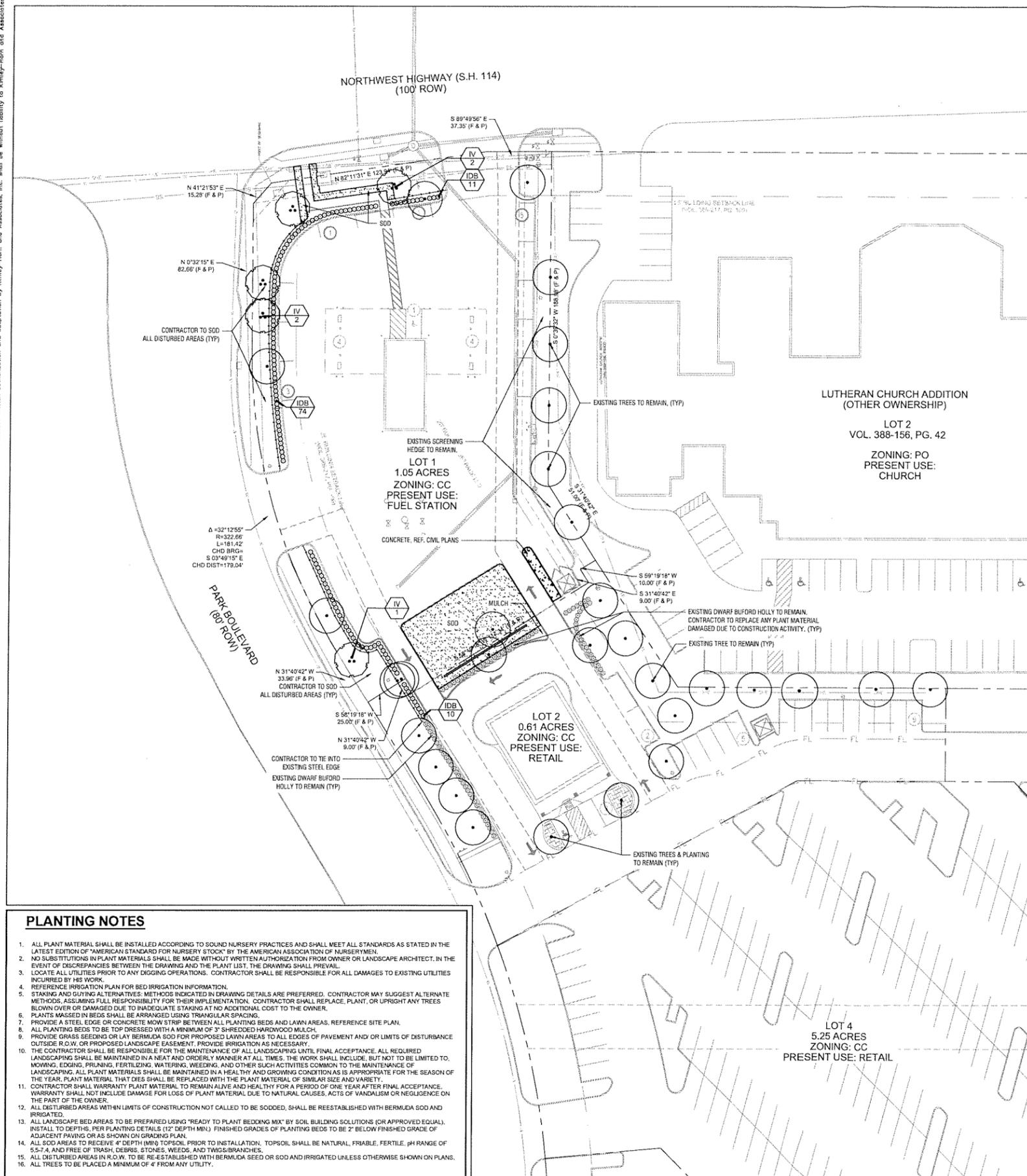
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_  
 SHEET: \_\_\_\_\_ OF \_\_\_\_\_

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODES OR  
 ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

Plotted By: cshank, Alina (User) Date: February 27, 2020 03:30:45pm File Path: \\kimley-horn.com\T\Projects\Kimley-Horn.com\T\Projects\Grapevine\Landscaping\DESIGN\01 Permit-Cock\PlanSheet\LP 1.00.dwg  
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**CITY OF GRAPEVINE CODE REQUIREMENTS - LOTS 1 & 2**

	REQUIRED	PROVIDED
<b>OFF-STREET PARKING &amp; VEHICULAR USE AREAS</b>		
MINIMUM OF 10% OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LIVING LANDSCAPING 47,357 SF x 0.10 = 4,736 SF LANDSCAPE	4,736 SF	5,131 SF
THERE SHALL BE A MINIMUM OF 1 TREE PLANTED FOR EACH 400 SF OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPE AREA 4,736 / 400 = 11.84	12 TREES	10 EXISTING TREES **
<b>PERIMETER LANDSCAPING</b>		
ALL PARKING LOTS AND VEHICULAR USE AREAS SHALL BE SCREENED FROM ALL ADJUTING PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY WITH A WALL, HEDGE, BERM OR OTHER DURABLE LANDSCAPE BARRIER	YES	YES
PERIMETER LANDSCAPE AREAS SHALL CONTAIN AT LEAST ONE TREE FOR EACH 50 LINEAL FEET OR FRACTION THEREOF OF PERIMETER AREA.		
PARK BLVD: 450 LF / 50 = 9	9 TREES	3 PROPOSED TREES 6 EXISTING TREES
NW HWY 114: 182 LF / 50 = 3.2	4 TREES	2 PROPOSED TREES 2 EXISTING TREES
EAST PROPERTY LINE: 480 LF / 50 = 9.6	10 TREES	10 EXISTING TREES
<b>NON-VEHICULAR OPEN SPACE</b>		
LESS THAN 30% OF THE SITE IS IN NON-VEHICULAR OPEN SPACE. TREES SHALL BE PLANTED IN NON-VEHICULAR OPEN SPACE TO MEET THE FOLLOWING REQUIREMENT: 1 TREE / 2,500 SF OF NON-VEHICULAR OPEN SPACE.		
3,991 SF / 2,500 SF = 1.60	2 TREES	2 EXISTING TREES
<b>MITIGATION REQUIREMENTS</b>		
2 EXISTING TREES TO BE REMOVED FROM LOT 2 IN ORDER TO CONSTRUCT DRIVE ISLE. BOTH TREES ARE EXEMPT FROM MITIGATION REQUIREMENTS, AS THEY FALL WITHIN THE BUILDABLE AREA AS DESCRIBED IN SECTION 52.B.1.		

\*\*THE APPLICANT IS REQUESTING FOR 2 OF THE EXISTING 10 VEHICULAR USE AREA TREES ON SITE TO BE CREDITED AS TWO TREES AS ALLOWED IN SECTION 52.B.1 OF THE LANDSCAPE CODE OF ORDINANCES. DUE TO THE EXISTING CANOPY COVER ON SITE, ADDITIONAL TREE PLANTING IS NOT VIALBE WITHOUT RISKING DAMAGE TO EXISTING TREES.

2 TREES @ 2 CREDITS = 4 TREES  
8 TREES @ 1 CREDIT = 8 TREES  
12 TREES PROVIDED

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
EX	30	Existing Tree / Existing		To Remain	Protect in Place
IV	5	Ilex vomitoria / Yaupon Holly		8' - 10' ht.	Full, Multi-Trunk, 3 canes at 1.5" caliber minimum.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
IOB	133	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly		30" ht, 24" spr, 30" oc.	Full
MISC.	CODE	QTY	BOTANICAL / COMMON	SPECIFICATIONS	
SOD	TBD		Cynodon dactylon / Common Bermuda		Sold sod, rolled light with sand filled joints, 100% weed, pest and disease free.
STEEL EDGE	TBD		Steel Edge		3/4" x 4" black
MULCH	TBD		Shredded Hardwood Mulch		3" depth. All proposed trees to have a 4" diameter mulch ring.

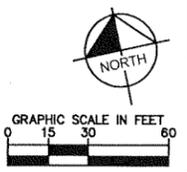
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.  
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

**PLANTING NOTES**

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
- PROVIDE GRASS SEEDING OR LAY BERMLUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMLUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.7-6.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIG BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMLUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

**LANDSCAPE PLAN**  
**PARK AND WALL LOTS 1 & 2**  
 1.054 ACRES (LOT 1) / 0.67 ACRES (LOT 2)  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 CITY CASE #: CU20-03  
 OWNER: GRAPEVINE FOOD MART, LP  
 4205 LYNDON B JOHNSON FWY  
 FARMERS BRANCH, TX 75244  
 TEL: 214-352-4353  
 ENGINEER:  
 KIMLEY-HORN & ASSOCIATES  
 6180 WARREN PARKWAY, SUITE 210  
 FRISCO, TEXAS 75034  
 TEL: 972-335-3580  
 FAX: 972-335-3779  
 CONTACT: NEDA HOSSSEINY, P.E.  
 DATE PREPARED: 2/27/2020

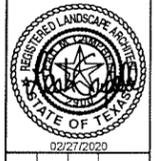
CASE NAME: TOM THUMB FUELING STATION  
 CASE NUMBER: CU20-03  
 LOCATION: 2014 W. NORTHWEST HIGHWAY  
 MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 \_\_\_\_\_ CHAIRMAN  
 DATE: \_\_\_\_\_  
 SHEET: 5 OF 6  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 DEPARTMENT OF DEVELOPMENT SERVICES



**LANDSCAPE PLAN**  
**GRAPEVINE FUEL CENTER**  
 CITY OF GRAPEVINE, TEXAS

DATE: 02/27/2020  
 PROJECT NO: \_\_\_\_\_  
 SHEET NUMBER: 5 OF 6

**Kimley-Horn**  
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 TEXAS REGISTERED ENGINEERING FIRM F-528



SCALE	AS SHOWN
DESIGNED BY	ALG
DRAWN BY	ALG
CHECKED BY	LHC



**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** FILING OF ANNUAL CITY AUDIT

**RECOMMENDATION:** Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

**FUNDING SOURCE:** This action will have no material effect on City funds.

**BACKGROUND:** A representative from Pattillo, Brown and Hill, LLC, the City's audit firm, will make a presentation to the City Council filing the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

The firm completed the audit of the City's FY 2019 financial statements in compliance with the requirements of the City Charter, Article 3, Section 3.14. The auditor's opinion letter states that the financial statements of the City of Grapevine present fairly the financial position of the City. The opinion rendered is an "unmodified opinion", meaning there are no material exceptions found to the fairness criteria under which the records were audited. The report also includes an audit of Tax Increment Financing Districts One and Two.

The auditor is filing his report with the City Council. No formal action on the part of the Council is required.



Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited the financial statements of the City of Grapevine, Texas (City), as of and for the year ended September 30, 2019, and have issued our report thereon dated March 12, 2020. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated January 7, 2020, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As part of the engagement we assisted in preparing the financial statements and related notes to the financial statements of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Standards*.

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#### **OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque



In order to ensure we maintain our independence for performing these nonaudit services certain safeguards were applied to this engagement. Management assumed responsibility for the financial statements, related notes to the financial statements and any other nonaudit services we provided. Management acknowledged, in the management representation letter, our assistance with the preparation of the financial statements and related notes to the financial statements and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

## **Qualitative Aspects of the City's Significant Accounting Practices**

### Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the current year. No matters have come to our attention that would require us, under professional standards, to inform you about the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- Management's estimate of the allowance for uncollectible receivables is based on historical collection experience.
- Management's estimate of the accumulated depreciation on capital assets is based on the related estimated useful lives of capital assets.
- Management's estimate of the net pension liability and net OPEB liability are based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuary makes based on historical information of the plan and the investment market.

For each of these estimates, we evaluated the key factors and assumptions used to develop them and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

### Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the City's net pension liability and net OPEB liability.

The disclosures in the financial statements are neutral, consistent, and clear.

**Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

**Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

**Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

**Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated March 12, 2020.

**Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

**Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

**Restriction on Use**

This report is intended solely for the information and use of the City Council, Audit Committee and management of the City of Grapevine, Texas, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

# City of Grapevine, Texas CA SEM # 7 Comprehensive Annual Financial Report Fiscal Year Ended September 30, 2019







**CITY OF GRAPEVINE, TEXAS**

**COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**FISCAL YEAR ENDED SEPTEMBER 30, 2019**

**Prepared by: Fiscal Services Department**

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COMPREHENSIVE ANNUAL FINANCIAL REPORT

TABLE OF CONTENTS

SEPTEMBER 30, 2019

**Page  
Number**

**INTRODUCTORY SECTION**

Letter of Transmittal.....	i – v
Certificate of Achievement for Excellence in Financial Reporting.....	vi
Organization Chart.....	vii
Administrative Officials .....	viii

**FINANCIAL SECTION**

Independent Auditor’s Report.....	1 – 3
Management’s Discussion and Analysis .....	4 – 13
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position.....	14
Statement of Activities .....	15 – 16
Fund Financial Statements:	
Balance Sheet – Governmental Funds .....	17 – 18
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position.....	19
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds .....	20 – 21
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	22
Statement of Net Position – Proprietary Funds .....	23 – 24
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds.....	25
Statement of Cash Flows – Proprietary Funds.....	26 – 27
Statement of Fiduciary Net Position – Fiduciary Funds .....	28
Notes to the Financial Statements.....	29 – 60

Required Supplementary Information:

Budgetary Comparison Schedule – General Fund.....	61
Budgetary Comparison Schedule – Hotel Occupancy Tax .....	62
Budgetary Comparison Schedule – Crime District .....	63
Budgetary Comparison Schedule – 4B Economic Development Fund.....	64
Budgetary Comparison Schedule – 4B – Transit.....	65
Schedule of Changes in Net Pension Liability and Related Ratios – Texas Municipal Retirement System .....	66 – 67
Schedule of Contributions – Texas Municipal Retirement System .....	68 – 69
Schedule of Changes in Net OPEB Liability and Related Ratios .....	70
Notes to Required Supplementary Information.....	71

Combining and Individual Fund Statements and Schedules:

Nonmajor Governmental Funds:

Combining Balance Sheet .....	72 – 73
Combining Statement of Revenues, Expenditures and Changes in Fund Balances .....	74 – 75
Budgetary Comparison Schedule – Debt Service Fund.....	76
Budgetary Comparison Schedule – Lake Park Fund .....	77

Agency Funds:

Combining Statement of Changes in Assets and Liabilities .....	78
--	----

**STATISTICAL SECTION (Unaudited)**

	<u>Table</u>	<u>Page</u> <u>Number</u>
Net Position by Component.....	1	79 – 80
Changes in Net Position .....	2	81 – 84
Fund Balances – Governmental Funds.....	3	85 – 86
Changes in Fund Balances – Governmental Funds.....	4	87 – 88
Taxable Sales by Category .....	5	89
Direct and Overlapping Sales Tax Rates .....	6	90
Assessed Value and Estimated Actual Value of Taxable Property .....	7	91

Property Tax Rates – Direct and Overlapping Governments.....	8	92
Principal Property Taxpayers .....	9	93
Property Tax Levies and Collections .....	10	94
Ratios of Outstanding Debt by Type.....	11	95
Ratios of General Bonded Debt Outstanding .....	12	96
Direct and Overlapping Governmental Activities Debt .....	13	97
Legal Debt Margin Information .....	14	98
Pledged Revenue Coverage – 4B Economic Development Fund .....	15	99
Pledged Revenue Coverage – Tax Increment Financing District Reinvestment Zone Number Two.....	16	100
Demographic and Economic Statistics .....	17	101
Principal Employers .....	18	102
Full-time Equivalent City Government Employees by Function/Program .....	19	103
Operating Indicators by Function/Program.....	20	104 – 105
Capital Asset Statistics by Function/Program .....	21	106

**INTERNAL CONTROL AND COMPLIANCE SECTION**

Independent Auditor’s Report on Internal Control Over Financial Reporting and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i> .....		107 – 108
Schedule of Findings and Responses .....		109

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## **INTRODUCTORY SECTION**

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March 12, 2020

To the Honorable Mayor,  
Members of the City Council, and  
Citizens of the City of Grapevine, Texas

The Fiscal Services Department is pleased to submit the Comprehensive Annual Financial Report for the City of Grapevine. The City's Management assumes responsibility for both the accuracy of the data and the completeness and fairness of the presentation, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects. The data is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City government. To enable the reader to gain an understanding of the City's financial activities, all necessary disclosures have been included.

The City Charter requires an annual audit of the books of account, financial records, and transactions of all administrative departments of the City. The City Charter specifies that independent accountants selected by the City Council conduct such audits. Pattillo, Brown & Hill, LLP was selected by the City Council to conduct this year's audit. The independent auditors' report on the basic financial statements is included in the financial section of this report. This report fulfills the requirement of state law which requires the City file to the State an annual financial statement and audit opinion within 180 days after the last day of the municipality's Fiscal Year (FY).

Pattillo, Brown & Hill, LLP has issued an unmodified ("clean") opinion on the City of Grapevine's financial statements for the year ended September 30, 2019. The independent audit report is located at the front of the financial section of this report.

The Management's Discussion and Analysis (MD&A) is a narrative introduction, overview, and analysis to accompany the basic financial statements. The MD&A can be found immediately following the independent auditors' report. The letter of transmittal is designed to complement and should be read in conjunction with the MD&A. The statistical section includes selected financial and demographic information, generally presented on a multi-year basis.



## Profile of the City of Grapevine

Incorporated in February 1907, Grapevine is a home rule City operating under a Council-Manager form of government. Policymaking and legislative authority are vested in the City Council, which consists of a Mayor and a six-member Council. The City Manager is appointed by the City Council and is responsible for carrying out policies and for the daily management of the City. Council members serve three-year staggered terms, with two Council members elected each year. The Mayor is elected to serve a three-year term.

The City is located in the center of the Dallas/Fort Worth metropolitan complex, 21 miles northwest of downtown Dallas and 19 miles northeast of downtown Fort Worth. Three major freeways, State Hwy 114, State Hwy 121, and Interstate Hwy 635, intersect in the heart of Grapevine, providing excellent access to Dallas, Fort Worth and the area shopping, entertainment, and employment centers. The City is located in Northeast Tarrant County and is home to the Dallas/Fort Worth International Airport. Two-thirds of the airport properties are located within Grapevine city limits and Grapevine participates in a legislatively mandated revenue share agreement with the cities of Ft. Worth and Dallas. The City is approximately 35 square miles and serves an approximate population of 53,000.

The City provides a full range of services, including police and fire protection, emergency ambulance service, planning and zoning, public improvements, water and sewer services, sanitation services, extensive parks and recreation facilities, library services, street and other public infrastructure maintenance and improvements, and general administrative services. The City also offers a 27-hole golf course, a very active economic development focus and an aggressive marketing plan to continue to grow and develop industry and tourism within the City. The City also provides internal services, through the General Fund, for fleet services and risk management.

The City of Grapevine's Home Rule Charter provides for the submission of the budget to the City Council by the City Manager. At least sixty days and no more than ninety days before the beginning of the fiscal year, the City Manager must submit a proposed budget to the City Council. The annual budget serves as the foundation for the City of Grapevine's financial planning and control. The budget is prepared by fund and department, and the City Manager can approve the transfer of expenditures within a fund, but transfers between funds requires approval from the governing Council. The Grapevine Code of Ordinances establishes a balanced budget provision for the General and Debt Service funds. Total estimated expenditures within these funds shall not exceed the total estimated resources, but it does, however, provide for disclosure when a deviation from a balanced budget is necessary. The budget may be amended and appropriations altered in cases of public necessity, upon declaration of the City Council.

Component units are legally separate organizations that a primary government must include as a part of its financial reporting entity. The City has included financial statements for five blended component units due to their fiscal dependency on the primary government. The Tax Reinvestment Zones Numbers One and Two, the Crime Control and Protection District, the Grapevine 4B Economic Development Corporation, and the 4B Transit Fund, which accounts for local sales tax used to fund Grapevine's participation in the commuter rail development project with the Fort Worth Transit Authority. The 4B Economic Development Fund accounts for a portion of the local sales tax which is used to stimulate the local economy, promote new development, and spur redevelopment of other areas.

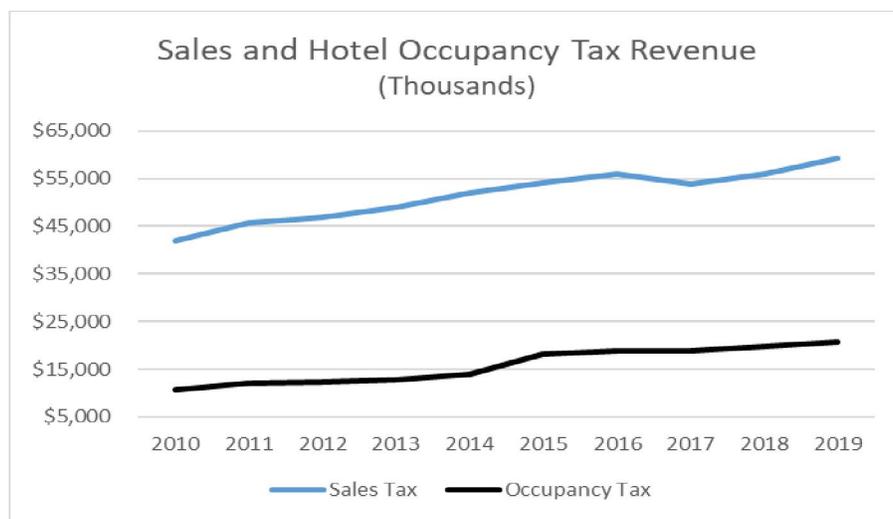
The Heritage Foundation is a legally separate organization that is a discretely presented component unit of the City. The Foundation was organized to promote the preservation, protection and economic development of Grapevine's physical and cultural heritage. Additional information on all six component units can be found in Note I in the notes to the financial statements.

## Local Economy

During FY 2019, Grapevine continued to experience economic growth due to superior access to major highways, an aggressive economic development program, and a stable political climate. In addition, the City of Grapevine is in close proximity to DFW International Airport, which helps to promote tourism, and is the largest employer in Grapevine with more than 27% of the total employment base. Other local economic indicators for Grapevine in FY 2019 include an unemployment rate of 3.0% and an increase in personal income per capita of 2.5% over the previous year and 21% over the last ten years.

Sales tax, the single largest revenue stream for the City, continued to increase from previous years. Total sales tax revenues increased \$2.2 million (4%) and \$3.3 million (6%) in FY 2018 and FY 2019 respectively. Over the last 5 years, sales tax revenues experienced an increase of 9.7% or roughly \$5.2 million. Sales tax revenues over the last 10 years are illustrated in the table below.

The City's hotel and occupancy tax receipts have been on a steady incline over the last several years. Since 2015, hotel occupancy tax revenues have increased 14.7%. This growth was driven in the last several years by higher occupancy rates for hotels located in the City as well as an increase in the average daily rate of those occupied rooms. Additional growth was seen in FY 2019 (4.5% increase) resulting from a full year of results related to the opening of the Gaylord Texan Resort expansion in FY 2018. The project increased the number of rooms by 303 and has also provided the facility with an additional 86,000 square feet of meeting space. Hotel occupancy taxes are expected to continue to grow over the next several years as current and future hotel construction projects are completed within the City.



## Long-term Financial Planning

The City Council establishes long term financial goals each year as a part of the budgeting process. For FY 2019, the Council continued with the following goals:

- (1) Maintain financial stability and strong fiscal management
- (2) Sustain existing programs at high service levels
- (3) Provide a safe and secure community
- (4) Address future transportation needs
- (5) Continue to enhance tourism development
- (6) Invest in "Quality of Life" capital projects

Grapevine continued to maintain financial stability and strong fiscal management for FY 2019. The General, Debt Service, Utility Enterprise, and Stormwater Drainage funds ended the fiscal year with fund balances that meet or exceed their requirement. The City also maintained existing services and transferred from the General Fund \$3,000,000 to the Quality of Life Fund, \$3,056,630 Crime District Fund, and \$3,279,000 to the Street Maintenance and Capital Replacement Fund.

As part of the commitment to safety the City began construction of several capital projects including 2 new fire stations and a new Police Animal Shelter. For Fiscal Year 2019, the Police Department responded to 41,059 calls for service while the Fire Department responded to 6,192 calls for service and 4,291 ambulance runs.

### **Major Economic Initiatives and Community Development**

Grapevine is home to many successful businesses as well as numerous wineries, fine dining, nationally ranked festivals, and select attractions and resorts. Its economic development efforts are designed to further increase visitors and tax revenues through projects that emphasize hospitality, entertainment and retail uses. Grapevine has earned a well-deserved reputation as one of the nation's premier destinations by drawing 15 million visitors annually. Grapevine also boasts exceptional commercial and office facilities that capitalize on the City's central location in one of the top regions in the nation for business and close proximity to the fourth-busiest airport in the United States, providing ready access to major U.S. and international markets.

Grapevine continues to experience strong construction growth. In FY 2019, construction values exceeded \$246 million, compared to \$276 million in FY 2018. The largest categories in this fiscal year were \$61 million in New Commercial Property and \$55 million in new multi-family residences, which accounted for approximately 47% of the construction values. A total of 44 single-family residential homes were permitted in FY 2019 valued at \$15 million which represents an increase of 23 residences over the previous year. The following are some other major community development projects and economic initiatives that occurred or continued during FY 2019.

In FY 2006, the citizens of Grapevine overwhelmingly voted to approve the creation of an economic development fund for the primary purpose of providing commuter rail service to the City. Since that time, the City has worked closely with TEXRail to achieve this goal. On January 10, 2019, TEXRail commuter rail service began in Grapevine. TEXRail is a new 27-mile commuter rail line that extends from downtown Fort Worth, across northeast Tarrant County, through North Richland Hills and Grapevine, and into DFW International Airport's Terminal B. The future train station in Grapevine will consist of an observation tower, public plaza, parking garage, public meeting spaces, market hall, and retail spaces. In conjunction with the aforementioned projects, the City has entered into agreements to include a 121 room, AAA, four diamond level hotel to this project. The project is scheduled to complete in 2020.

The City has proudly announced that Water Logic USA has established a new North American HQ and Center of Excellence for its business as point of use drinking water dispensers. The company provides access to fresh purified water to tens of millions of people across both North America and the globe. The project will create 164 new jobs and more than 1.6 million in capital investment in the City.

In addition, Southland Holdings, a major civil engineering firm with work across the state and region will be moving their corporate office to 6 acres of land just south of Kubota's HQ on City owned property. Work is already underway on the design of an 80,000 sf building which will ultimately house 75 to 100 full time employees.

## Awards and Acknowledgements

The City's Fiscal Services Department was awarded the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report ("CAFR") for the fiscal year ended September 30, 2018. This was the 32<sup>nd</sup> consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate

The preparation of this report would not have been possible without the efficient and dedicated services of the entire Fiscal Services Department. We would also like to express our appreciation to other City department staff that provided information and contributed to the preparation of this report.

We would also like to thank the members of the City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and professional manner.

Respectfully submitted by:



Greg Jordan  
Chief Financial Officer



Jeff Strawn  
Managing Director of Financial Services



Nicole Bradshaw, CPA  
Director of Internal Audit



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Grapevine,  
Texas**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

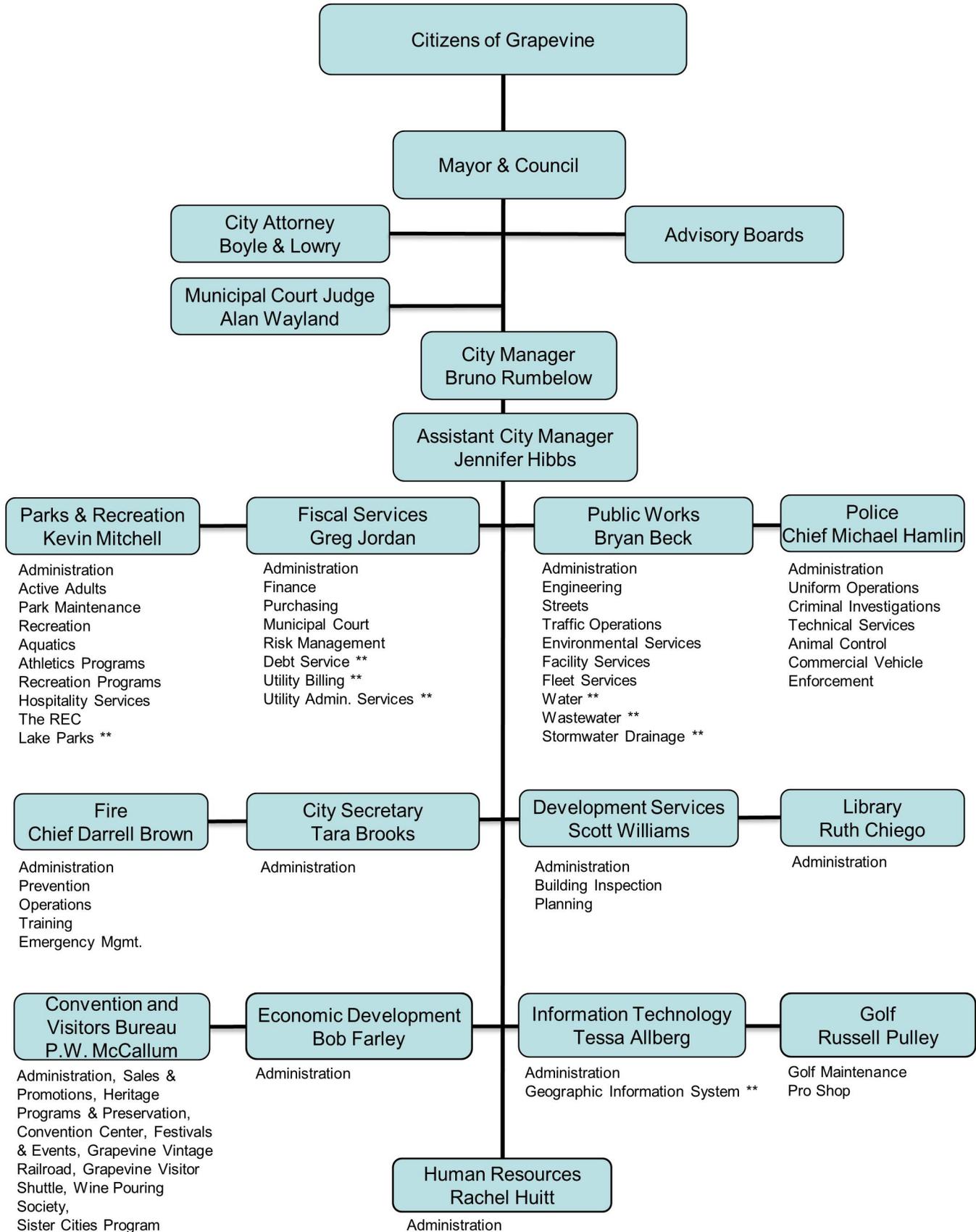
**September 30, 2018**

*Christopher P. Morill*

Executive Director/CEO

# City of Grapevine Organization Chart

CC ITEM # 7



**CITY OF GRAPEVINE, TEXAS**

**CC ITEM # 7**

**COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**HOME RULE, COUNCIL-MANAGER FORM OF GOVERNMENT**

William D. Tate  
MAYOR

**CITY COUNCIL**

Darlene Freed, Mayor Pro Tem

Chris Coy

Leon Leal

Paul Slechta

Duff O'Dell

Sharron Rogers

Bruno Rumbelow  
CITY MANAGER

Jennifer Hibbs  
ASSISTANT CITY MANAGER

Greg Jordan  
CHIEF FINANCIAL OFFICER

**FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Grapevine, Texas (the "City"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Grapevine, Texas, as of September 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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## Management's Discussion and Analysis

As management of the City of Grapevine (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2019.

### FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$416,703,317 (net position).
- The City's total net position increased by \$36,420,924 from operations. \$36,870,956 of this increase was attributable to governmental activities and a decrease of \$450,032 was due to business-type activities.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$156,678,991, an increase of \$1,277,659 from the prior year.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$12,185,859 or 22.6% of total General Fund expenditures.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information intended to furnish additional detail to support the basic financial statements themselves.

#### Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows (inflows) of resources, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, culture and recreation, public works, transportation, tourism and economic development. The business-type activities of the City include water and sewer services and the lake enterprise activities (golf course).

The government-wide financial statements include not only the City itself (known as the *primary government*), but also include the Heritage Foundation which is a legally separate entity for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself. The Tax Increment Reinvestment Zones Numbers One and Two, the Crime Control and Prevention District (Crime District), and the Grapevine 4B Economic Development Corporation, although legally separate, function for all practical purposes as departments of the City, and therefore have been included as an integral part of the primary government.

## Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The fund financial statements for governmental funds, proprietary funds, and fiduciary funds can be found in the financial section of this report.

## Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, the reader may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 19 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, Hotel Occupancy Tax Fund, Crime District Fund, 4B – Economic Development Fund, 4B – Transit Fund, Debt Service Fund, TIF #1 Capital Projects Fund and General Facilities and Equipment Fund, all of which are considered to be major funds.

Data from the other 11 governmental funds are combined into a single, aggregate presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

## Proprietary Funds

The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water and Sewer Fund, and Lake Enterprise Fund (golf course). *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for its document management services. Because these services predominantly benefit the governmental rather than business-type functions, they have been included within the *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Fund and the Lake Enterprise Fund, which are both considered to be major funds.

## Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is similar to the accounting used for proprietary funds.

*Agency funds*, one type of fiduciary fund, are used to report resources held by the City in a custodial capacity for individuals, private organizations, or other governments. Agency funds are used by the City to account for funds held for the Employee Activity Fund, the Industrial Development Corporation, and the W.D. Tate Scholarship Fund. See Note I for additional information pertaining to fiduciary funds.

## Notes to the financial statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

## Other Information

In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information*. The required supplementary information section of this report includes budgetary comparison schedules for the General Fund and major special revenue funds with legally adopted budgets which include the Hotel Occupancy Tax Fund, Crime District Fund, 4B Economic Development Fund, and 4B Transit Fund. This section of the report also includes schedules detailing the City's progress in funding its liabilities related to providing pension and OPEB benefits to its employees.

The combining and individual fund statements and schedules referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on the City's pension and OPEB plans.

## GOVERNMENT-WIDE OVERALL FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2019, the City's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$416,703,317.

	CITY OF GRAPEVINE'S NET POSITION					
	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 203,336,448	\$ 179,649,835	\$ 32,287,782	\$ 36,878,600	\$ 235,624,230	\$ 216,528,435
Capital assets	<u>377,806,721</u>	<u>344,986,936</u>	<u>135,600,810</u>	<u>128,598,748</u>	<u>513,407,531</u>	<u>473,585,684</u>
Total assets	<u>581,143,169</u>	<u>524,636,771</u>	<u>167,888,592</u>	<u>165,477,348</u>	<u>749,031,761</u>	<u>690,114,119</u>
Deferred outflow s of resources	<u>21,967,086</u>	<u>11,497,781</u>	<u>2,302,431</u>	<u>1,229,689</u>	<u>24,269,517</u>	<u>12,727,470</u>
Long-term liabilities	289,074,649	264,986,869	22,942,098	21,333,900	312,016,747	286,320,769
Other liabilities	<u>29,328,287</u>	<u>25,550,915</u>	<u>4,842,425</u>	<u>3,051,607</u>	<u>34,170,712</u>	<u>28,602,522</u>
Total liabilities	<u>318,402,936</u>	<u>290,537,784</u>	<u>27,784,523</u>	<u>24,385,507</u>	<u>346,187,459</u>	<u>314,923,291</u>
Deferred inflow s of resources	<u>9,161,829</u>	<u>7,652,986</u>	<u>1,248,673</u>	<u>713,671</u>	<u>10,410,502</u>	<u>8,366,657</u>
Net position:						
Net investment						
in capital assets	241,514,277	226,571,617	131,141,096	125,603,797	372,655,373	352,175,414
Restricted	95,250,803	80,077,822	3,713,745	4,187,117	98,964,548	84,264,939
Unrestricted	<u>( 61,219,590)</u>	<u>( 68,705,657)</u>	<u>6,302,986</u>	<u>11,816,945</u>	<u>( 54,916,604)</u>	<u>( 56,888,712)</u>
Total net position	<u>\$ 275,545,490</u>	<u>\$ 237,943,782</u>	<u>\$ 141,157,827</u>	<u>\$ 141,607,859</u>	<u>\$ 416,703,317</u>	<u>\$ 379,551,641</u>

The largest portion of the City's net position (\$372,655,373) reflects its investment in capital assets (e.g., land, building, equipment, improvements, construction in progress, and infrastructure), less any debt used to acquire capital assets still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position represents resources that are subject to external restrictions on how they may be used. Restricted net position includes (1) use of impact fees for construction purposes (\$3,713,745), (2) debt service (\$18,049,590), (3) capital projects (\$58,590,543), (4) court security and technology (\$404,011), (5) public safety (\$746,509), (6) records preservation (\$9,893), (7) economic development (\$3,553,120), (8) transportation (\$16,961), (9) culture and recreation (\$192,671), and (10) tourism (\$13,687,505).

For fiscal year-end 2019, the City is able to report positive balances in two categories of net position for the City as a whole. Unrestricted net position is a deficit for the governmental activities and in total for the City. This is due in part to the recognition of the net pension liability under the requirements of GASB Statement No. 68, the recognition of the net OPEB liability under GASB Statement No. 75, and also due to the fact that the City has a substantial amount of debt related to TIF #2 which is not capital-related.

## Analysis of the City's Operations

The following table provides a summary of the City's operations for the year ended September 30, 2019, and 2018:

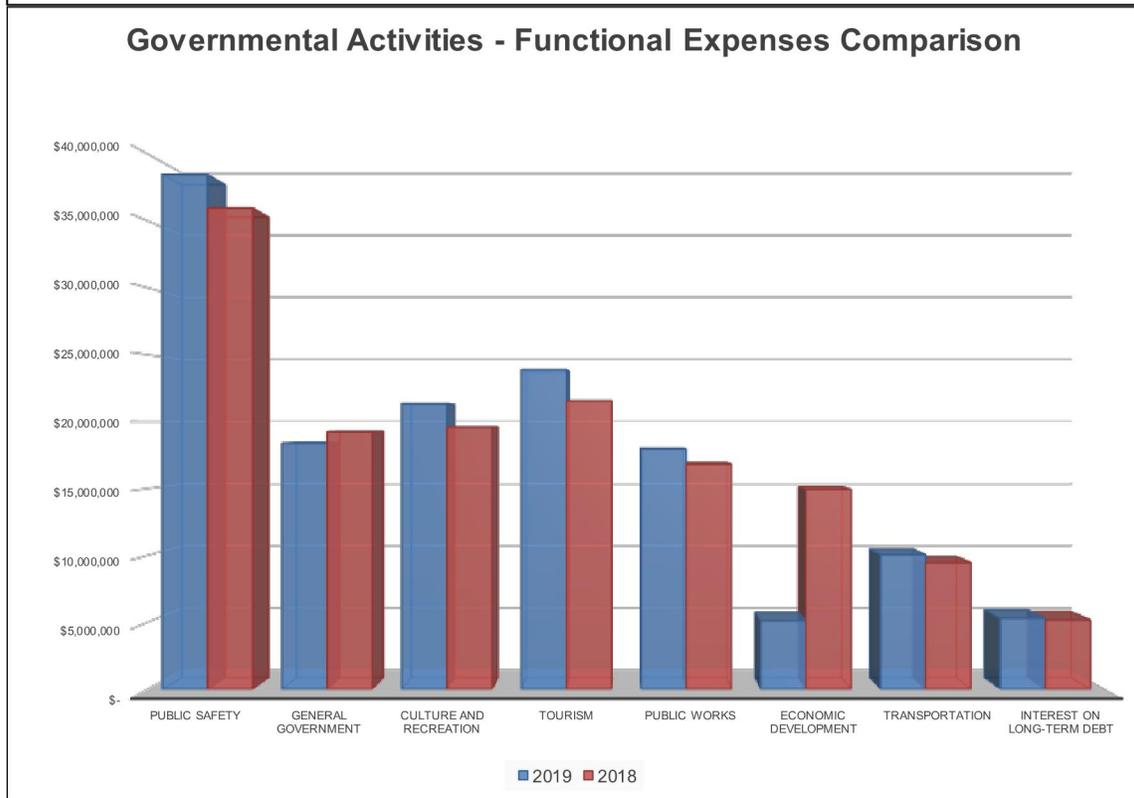
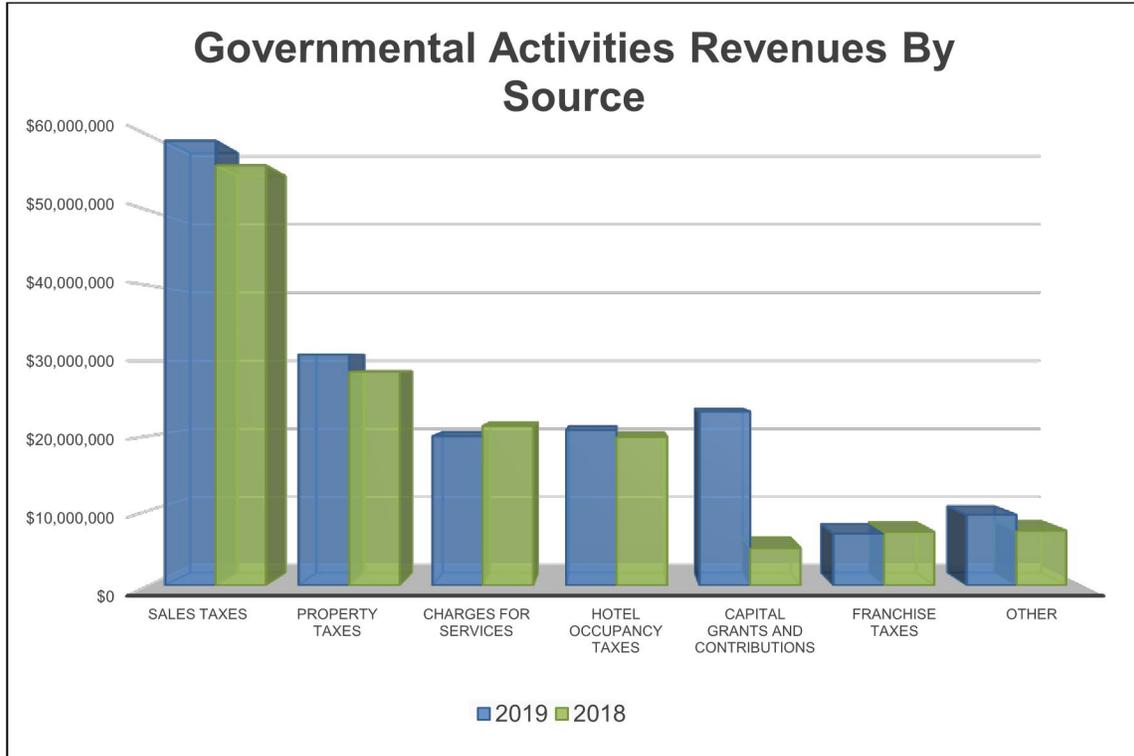
### CITY OF GRAPEVINE'S CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
<b>Revenues:</b>						
<b>Program revenues:</b>						
Charges for services	\$ 19,951,339	\$ 21,295,533	\$ 27,601,935	\$ 31,397,665	\$ 47,553,274	\$ 52,693,198
Operating grants and contributions	992,824	2,200,146	-	-	992,824	2,200,146
Capital grants and contributions	23,230,376	5,006,869	6,308,642	4,984,062	29,539,018	9,990,931
<b>General revenues:</b>						
Property taxes	30,848,837	28,561,385	-	-	30,848,837	28,561,385
Hotel occupancy taxes	20,767,302	19,875,456	-	-	20,767,302	19,875,456
Sales taxes	59,297,844	56,029,012	-	-	59,297,844	56,029,012
Mixed beverage taxes	2,145,940	1,792,674	-	-	2,145,940	1,792,674
Franchise taxes	6,898,111	7,144,793	-	-	6,898,111	7,144,793
Investment earnings	3,783,555	2,736,937	650,207	579,693	4,433,762	3,316,630
Gain on sale of capital assets	2,075,942	261,806	-	-	2,075,942	261,806
Miscellaneous	420,084	331,280	-	-	420,084	331,280
Total revenues	<u>170,412,154</u>	<u>145,235,891</u>	<u>34,560,784</u>	<u>36,961,420</u>	<u>204,972,938</u>	<u>182,197,311</u>
<b>Expenses:</b>						
General government	18,382,135	19,248,979	-	-	18,382,135	19,248,979
Public safety	38,471,701	35,954,134	-	-	38,471,701	35,954,134
Culture and recreation	21,340,649	19,596,646	-	-	21,340,649	19,596,646
Public works	17,929,564	16,825,724	-	-	17,929,564	16,825,724
Transportation	10,046,960	9,466,562	-	-	10,046,960	9,466,562
Economic development	5,122,449	14,936,191	-	-	5,122,449	14,936,191
Tourism	23,886,464	21,561,351	-	-	23,886,464	21,561,351
Interest on long-term debt	5,311,983	5,173,776	-	-	5,311,983	5,173,776
Water and sewer	-	-	23,901,013	22,411,243	23,901,013	22,411,243
Lake enterprise	-	-	4,159,096	3,216,504	4,159,096	3,216,504
Total expenses	<u>140,491,905</u>	<u>142,763,363</u>	<u>28,060,109</u>	<u>25,627,747</u>	<u>168,552,014</u>	<u>168,391,110</u>
<b>Increases in net position</b>						
before transfers	29,920,249	2,472,528	6,500,675	11,333,673	36,420,924	13,806,201
Transfers	<u>6,950,707</u>	<u>3,019,894</u>	<u>(6,950,707)</u>	<u>(3,019,894)</u>	<u>-</u>	<u>-</u>
Change in net position	36,870,956	5,492,422	(450,032)	8,313,779	36,420,924	13,806,201
Net position, beginning	237,943,782	262,262,744	141,607,859	136,789,411	379,551,641	399,052,155
Prior period adjustment	<u>730,752</u>	<u>(29,811,384)</u>	<u>-</u>	<u>(3,495,331)</u>	<u>730,752</u>	<u>(33,306,715)</u>
Net position, beginning (restated)	<u>238,674,534</u>	<u>232,451,360</u>	<u>141,607,859</u>	<u>133,294,080</u>	<u>380,282,393</u>	<u>365,745,440</u>
Net position, ending	<u>\$ 275,545,490</u>	<u>\$ 237,943,782</u>	<u>\$ 141,157,827</u>	<u>\$ 141,607,859</u>	<u>\$ 416,703,317</u>	<u>\$ 379,551,641</u>

**Governmental activities** – Governmental activities increased the City's net position by \$36,870,956 from operations. Broadly speaking, this increase can be attributed to a significant increase in revenues coupled with a decrease in expenses.

In total, revenues for fiscal year 2019 were 17.3% higher than the previous fiscal year and the City experienced increases in several categories of revenue. The largest of these increases, capital grants and contributions, was a result of the City recording intergovernmental revenue for the train station construction project for \$20,000,000. Another increase came from property taxes, which can be attributed to increased tax appraisal valuations as the overall tax rate for the City remained flat between FY 2018 and FY 2019. Additionally, hotel occupancy, sales, and mixed beverage taxes all experienced increases which were caused by an acceleration in economic activity within the City.

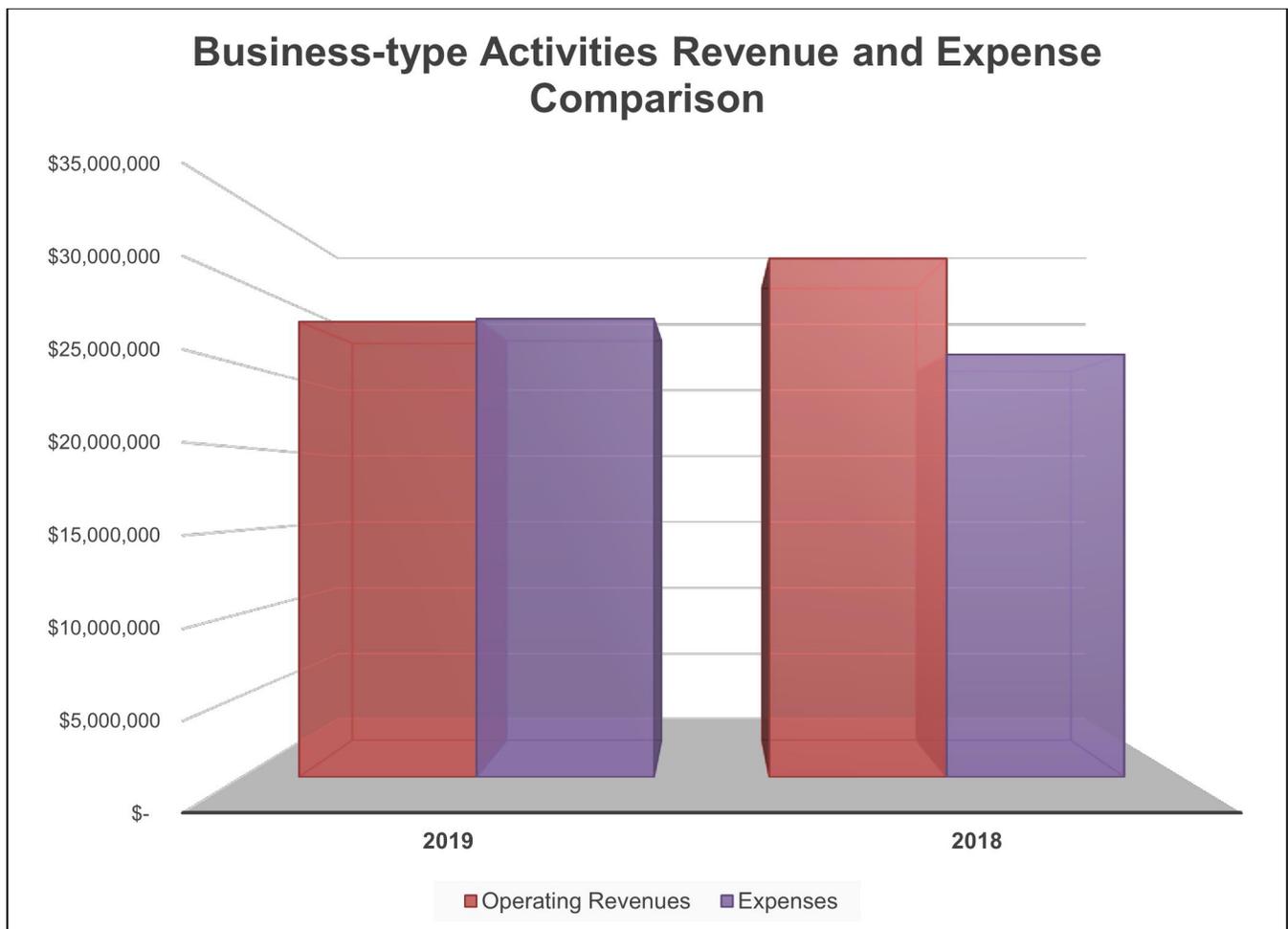
The City's operating expenses for 2019 decreased by \$2,271,458 or 1.6%. The primary reason for this change was that TIF #1 project expenses decreased from the prior year by \$9.6 million while other expenses increased. These increases include a \$2.5 million for public safety, \$1.7 million for culture and recreation, and \$2.3 million for Tourism. Budgeted payroll increases (2.5% market adjustment and an additional 2-5% for merit and steps) and changes to how the City allocated insurance related costs made up most of the changes in expenses for these functions for FY 2019. Other increases can be attributed to costs incurred to restore damages due to flooding at Grapevine Lake.



Business-type activities – In total, the business-type activities decreased the City’s net position by \$450,032. Water and Sewer Utilities increased net position by \$489,659 while Lake Enterprise (golf) decreased net position by \$939,691.

The change in net position for the business-type activities was impacted by the Water and Sewer Fund in the following ways: (1) the Water and Sewer Fund received \$5.9 million in capital contributions of easements and infrastructure from developers during FY 2019, (2) the City experienced decreased consumption demand as a result of higher rainfall for FY 2019 which decreased charges for services revenue by \$2.4 million, (3) water purchases, storage and treatment costs decreased by approximately \$1.6 million for FY 2019 as a result of decreased demand, and (4) budgeted increases in salaries and benefits expenses resulted in actual increased for FY 2019 of \$1.7 million or 4.9%.

The Lake Enterprise Fund (golf course) had an impact on the change in net position for the business-type activities because of a decline in operations over the fiscal year related to heavy rainfall and flooding at Lake Grapevine and because of the closure of the main road leading to the golf course due to structural issues. Given this, revenues were still able to increase by \$192,402 and related expenses increased in total by \$947,638 or 2.95%, which included budgeted salary increases ranging from 2.5-5%.



## FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental funds – The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City Council.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$156,678,991, an increase of \$1,277,659 compared with the prior year. Unassigned fund balance is \$7,695,414 (4.9%), which is available for spending at the City's discretion. The remainder of fund balance is not available for new spending because it is (1) nonspendable (\$1,362,854) (2) restricted for debt service, capital projects, court security and technology, public safety, economic development, transportation, tourism, records preservation and culture and recreation programs (\$104,006,685) (3) committed for stormwater drainage and public arts (\$2,770,436) (4) or assigned for economic development, capital projects, tourism, public safety, culture and recreation programs, and OPEB plan contributions (\$40,843,602).

Significant changes in fund balances of major funds are as follows:

General Fund – The General Fund is the chief operating fund of the City. At the end of FY 2019, unassigned fund balance of the General Fund was \$12,185,859, while total fund balance equaled \$14,295,271. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents approximately 22.6% of total General Fund expenditures, while the total fund balance represents approximately 26.5% of that same amount.

The fund balance of the General Fund decreased by \$1,849,773 for FY 2019. Revenues increased in the General Fund from FY 2018 to FY 2019 by \$2,117,515. As mentioned previously in connection with the governmental activities, the largest increases in revenues were from property, sales and mixed beverage taxes. Property taxes increased by 3.82% or \$433,059, sales taxes increased 5.58% or \$1,577,019, mixed beverage taxes increased by 19.71% or \$353,266, and total revenues increased by 3.65% or \$2,113,802 year over year. Property tax revenue increases are the result of growth in appraised values for FY 2019. Sales and mixed beverage tax increases can be attributed to general economic gains in our local economy following the expansion of hotels, restaurants, and other businesses within the City as management continuously seeks to foster growth.

The primary reason for expenditures increasing across almost all functions was related to an increase in salaries and benefits costs. These costs grew as a 2.5-7.5% increase in wages was allocated as a part of the FY 2019 budget. Costs have also increased for the City's Parks and Recreation Department related to grounds maintenance as landscaping projects have been completed around the City over the last few years. Additionally, operating transfers were made to capital projects funds as budgeted, including \$3,000,000 to the Quality of Life Fund. Operating transfers to the Crime District Fund increased to over \$3 million for FY 2019 to help fund the increasing salary costs seen in that fund, and an additional transfer of \$3,200,000 was made to the Capital Acquisition Fund to offset capital outlays planned in the FY 20 budget.

Special Revenue – Hotel Occupancy Tax Fund – Fund balance in the Hotel Occupancy Tax Fund increased for FY 2019 by \$3,245,402. This increase can primarily be attributed to an increase in hotel occupancy taxes received which is the result of an overall gains made in the local economy and FY 2019 is the first full year that includes the Gaylord Texan Resort expansion that opened in late FY 2018. The project increased the number of rooms by 303 and has also provided the facility with an additional 86,000 square feet of meeting space.

Expenditures in the Hotel Occupancy Tax Fund increased from \$20,788,326 in FY 2018 to \$23,608,226 in FY 2019. This increase (\$2,819,900) was budgeted for in FY 2019 and even with this increase, expenditures ended up \$1,444,514 under budget for FY 2019.

Salaries were increased in this fund in accordance with budget from 2.5-4.5%, but, due to turnover, salaries and related benefit costs remained largely under budget. Additionally, marketing and promotional expenditures were budgeted to exceed \$4 million for FY 2019 but these cost ended the year at only \$3.3 million, but this was still an increase of almost \$1 million over the prior year.

Special Revenue – Crime District Fund – Fund balance of the Crime District Fund decreased by \$285,945. Sales tax revenues, which are the primary funding source of the Crime District Fund, performed better than budgeted expectations for FY 2019 which was also an increase of \$893,385 over FY 2018. Although in total revenues performed better than budget, expenditures exceeded budget by over \$543,428. These overages can be primarily attributed to salary and benefit cost overruns.

Special Revenue – 4B – Economic Development – The 4B-Economic Development fund balance increased by \$5,732,378 over last fiscal year. This increase can be primarily attributed to the sale of land. The City received proceeds from this sale in the amount of \$4,208,462. Expenditures in this fund stayed consistent with the prior year while sales tax collections increased \$137,367 because of previously mentioned economic gains seen in the local economy.

Special Revenue – 4B – Transit – The 4B-Transit fund balance increased by \$8,177 over last fiscal year. Sales tax collected in this fund has been pledged to the Fort Worth Transit Authority (the "T"). Any sales tax collections in this fund, less half of the operating costs of the City's visitor shuttle service, are distributed to the "T" to help fund commuter rail service in Grapevine. Sales taxes in this fund also increased for the current period, over FY 2018, because of general economic gains in the local economy, and as the revenues in this fund increase, so do the corresponding expenditures.

Debt Service Fund – The total fund balance of \$7,749,766 in the Debt Service Fund is restricted for the payment of debt obligations. This balance has declined by \$1,169,001 and this is attributable to the City issuing refunding bonds which resulted in excess expenditures over receipts.

Capital Projects – TIF #1 – The net change in fund balance for the TIF #1 capital projects fund for FY 2019 was \$1,236,760. This decrease can be attributed to contractual distributions made by the City to the school district to fund the final stages of construction of two multipurpose facilities. Expenditures related to these projects have decreased over the prior year as these projects have neared completion.

Capital Projects – General Facilities and Equipment – The fund balance decreased \$864,718 from the prior year. The primary project contributing to the capital outlay of \$32,923,636 in this fund is the Grapevine Main train station. Additionally, \$23,465,000 in general obligation bonds were issued in FY 2019. These bonds were issued to fund the construction of animal shelter facilities, fire stations, and a multi-use facility and clubhouse at the Grapevine Municipal Golf Course.

Proprietary Funds – The City of Grapevine's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Factors concerning the finances of the proprietary funds have already been addressed in the discussion of the City's business-type activities.

### **General Fund Budgetary Highlights**

Significant amendment changes:

There were no changes to budgeted revenues or expenditures for the fiscal year 2019.

Significant budget variances:

Revenues exceeded the budget by \$607,728 primarily due to increases in property, sales and mixed beverage taxes. These revenues exceeded budget because of better than expected economic conditions within the City for FY 2019 and because property valuations increased for FY 2019.

Expenditures, in total, were under budget by \$1,112,583. Excess salary and related benefit expenditures as well as unbudgeted capital outlay and debt service expenditures led to the negative variances seen within the General Fund.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital assets**—The City’s investment in capital assets for its governmental and business-type activities as of September 30, 2019, amounts to \$513,424,623 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, intangible assets and construction in progress. The total net increase in the City’s investment in capital assets for the current fiscal year was \$39,838,939 (8%).

Major capital asset events during the current fiscal year included the following:

- Grapevine Main and Harvest Hall construction of \$29,025,174 was added to construction in progress.
- Construction in progress additions of \$3,723,603 were added for the rebuild/remodel of 4 fire stations, along with \$580,119 added for the new Bark Park.
- Acquisition of vehicles and equipment totaling \$2,874,295, including \$424,551 related to tourism, \$280,820 related to public safety, \$1,226,260 related to public works, and \$701,315 related to culture and recreation.
- Oak Grove Softball renovations of \$5,135,415 were added to construction in progress.
- Parks and recreation improvement projects of \$3,273,552 were completed, including \$2,316,207 for the Green Ribbon project and \$793,386 related to Botanical Gardens and Bessie Mitchell House Improvements.
- Street construction totaling \$1,155,653 was added to construction in progress related to Dallas Road, Glade Road, Nash Street, and Berry Street.
- Streets projects of \$707,698 were completed and transferred to infrastructure assets, including S. Austin Street and S. Ruth Street improvements.
- The Water and Sewer Fund completed \$753,462 in projects, which extended and improved the City’s water and sewer system. Donated water and sewer assets totaled \$5,982,472.

**CITY OF GRAPEVINE’S CAPITAL ASSETS AT YEAR-END**

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Land	\$ 35,136,147	\$ 37,257,669	\$ 593,970	\$ 593,970	\$ 35,730,117	\$ 37,851,639
Right-of-way/easements	78,561,656	78,359,677	48,705,515	44,492,955	127,267,171	122,852,632
Construction in progress	71,385,628	32,480,427	5,431,218	2,177,296	76,816,846	34,657,723
Buildings	94,212,671	95,488,055	661,923	705,280	94,874,594	96,193,335
Improvements other than buildings	25,924,027	24,586,781	1,163,853	1,551,452	27,087,880	26,138,233
Machinery and equipment	16,226,083	17,394,686	2,003,659	1,748,655	18,229,742	19,143,341
Water storage rights	-	-	27,061	44,150	27,061	44,150
Infrastructure	56,360,509	59,419,641	77,013,611	77,284,990	133,374,120	136,704,631
<b>Total</b>	<b>\$ 377,806,721</b>	<b>\$ 344,986,936</b>	<b>\$ 135,600,810</b>	<b>\$ 128,598,748</b>	<b>\$ 513,407,531</b>	<b>\$ 473,585,684</b>

Additional information on the City’s capital assets can be found in Note V of the notes to the financial statements.

**Long-term debt**—At the end of the current fiscal year, the City had total bonded debt outstanding of \$186,703,232. Of this amount, \$155,223,082 comprises debt backed by the full faith and credit of the City.

**CITY OF GRAPEVINE’S OUTSTANDING BONDS AND NOTES PAYABLE AT YEAR-END**

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
General obligation bonds	\$ 92,055,000	\$ 70,080,000	\$ 895,000	\$ 1,730,000	\$ 92,950,000	\$ 71,810,000
Certificates of obligation	41,927,553	49,658,143	8,200,000	8,600,000	50,127,553	58,258,143
Revenue bonds	30,015,000	32,480,000	-	-	30,015,000	32,480,000
Contractual obligations	4,755,080	5,505,000	-	-	4,755,080	5,505,000
Tax notes	605,000	1,195,000	-	-	605,000	1,195,000
Premium on bonds issued	<u>7,844,073</u>	<u>6,758,570</u>	<u>406,526</u>	<u>463,444</u>	<u>8,250,599</u>	<u>7,222,014</u>
	<u>\$ 177,201,706</u>	<u>\$ 165,676,713</u>	<u>\$ 9,501,526</u>	<u>\$ 10,793,444</u>	<u>\$ 186,703,232</u>	<u>\$ 176,470,157</u>

Additional information on the City’s long-term debt can be found in Note IX of the notes to the financial statements.

**ECONOMIC FACTORS AND NEXT YEAR’S BUDGET AND RATES**

In the fiscal year 2020 budget, total City revenues are budgeted at \$184.2 million, an increase of \$6.3 million (3.5%) from the previous year. Certified assessed valuations, including estimated values on properties under protest, increased by 6.4% for the FY 2020 budget compared to an increase of 8.6% for FY 2019. In response to the projected growth in values, the City lowered the tax rate to \$0.284271 per \$100 of valuation.

The economy continues to be strong for the City and the Dallas-Fort Worth Metroplex in general. The City continues to focus on quality of life, economic development and cultural, educational and recreational amenities the community has to offer.

The General Fund reserve requirement is expected to remain at approximately 22% of budgeted expenditures for the fiscal year 2020. This exceeds the requirement of 20% of budgeted expenditures.

**CONTACTING THE CITY’S FINANCIAL MANAGEMENT**

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City’s finances. If you have questions about this report or need additional information, contact the Finance Division, City of Grapevine, 200 S. Main Street, Grapevine, Texas 76051.

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**BASIC  
FINANCIAL STATEMENTS**

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**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Heritage Foundation
<b>ASSETS</b>				
Cash and investments	\$ 161,634,047	\$ 20,570,841	\$ 182,204,888	\$ 547,383
Receivables, net:				
Taxes	12,579,047	-	12,579,047	-
Accounts	1,751,714	3,405,690	5,157,404	-
Notes	3,858,000	-	3,858,000	-
Internal balances	695,436	( 695,436)	-	-
Due from primary government	-	-	-	7,410
Due from other governments	21,104,359	-	21,104,359	-
Inventory	541,411	84,347	625,758	-
Accrued interest	88,281	1,772	90,053	32
Prepaid expenses	467,458	40,256	507,714	-
Deposits	4,907	-	4,907	-
Restricted assets:				
Cash and investments	-	8,880,312	8,880,312	-
Assets held for sale	611,788	-	611,788	-
Capital assets (net of accumulated depreciation):				
Non-depreciable	185,083,431	54,730,703	239,814,134	450,067
Depreciable	192,723,290	80,870,107	273,593,397	691,994
Total assets	<u>581,143,169</u>	<u>167,888,592</u>	<u>749,031,761</u>	<u>1,696,886</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows related to pensions	17,095,372	1,602,414	18,697,786	-
Deferred outflows related to OPEB	4,187,562	619,692	4,807,254	-
Deferred loss on bond refunding	684,152	80,325	764,477	-
Total deferred outflows of resources	<u>21,967,086</u>	<u>2,302,431</u>	<u>24,269,517</u>	<u>-</u>
<b>LIABILITIES</b>				
Accounts payable	16,163,676	3,080,181	19,243,857	9,015
Contracts and retainage payable	2,846,851	205,080	3,051,931	-
Accrued and other liabilities	3,971,814	522,949	4,494,763	-
Developer deposits	1,588,206	-	1,588,206	-
Interest payable	793,633	37,796	831,429	-
Due to component unit	7,410	-	7,410	-
Due to other governments	211,866	-	211,866	-
Unearned revenue	3,744,831	-	3,744,831	1,955
Customer deposits	-	996,419	996,419	-
Noncurrent liabilities:				
Due in one year	13,992,461	929,980	14,922,441	-
Due in more than one year	275,082,188	22,012,118	297,094,306	-
Total liabilities	<u>318,402,936</u>	<u>27,784,523</u>	<u>346,187,459</u>	<u>10,970</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows related to pensions	1,974,708	185,096	2,159,804	-
Deferred inflows related to OPEB	7,187,121	1,063,577	8,250,698	-
Total deferred inflows of resources	<u>9,161,829</u>	<u>1,248,673</u>	<u>10,410,502</u>	<u>-</u>
<b>NET POSITION</b>				
Net investment in capital assets	241,514,277	131,141,096	372,655,373	1,142,061
Restricted for:				
Use of impact fees	-	3,713,745	3,713,745	-
Debt service	18,049,590	-	18,049,590	-
Capital projects	58,590,543	-	58,590,543	-
Court security and technology	404,011	-	404,011	-
Public safety	746,509	-	746,509	-
Records preservation	9,893	-	9,893	-
Economic development	3,553,120	-	3,553,120	-
Transportation	16,961	-	16,961	-
Culture and recreation	192,671	-	192,671	-
Tourism	13,687,505	-	13,687,505	-
Unrestricted	( 61,219,590)	6,302,986	( 54,916,604)	543,855
Total net position	<u>\$ 275,545,490</u>	<u>\$ 141,157,827</u>	<u>\$ 416,703,317</u>	<u>\$ 1,685,916</u>

The accompanying notes are an integral part of these financial statements.

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**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF ACTIVITIES**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

Functions/Programs	Expenses	Program Revenue		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 18,382,135	\$ 2,049,869	\$ 115,585	\$ 201,979
Public safety	38,471,701	2,199,716	673,363	-
Culture and recreation	21,340,649	4,393,531	111,157	300,000
Public works	17,929,564	3,673,585	92,719	2,692,785
Transportation	10,046,960	-	-	20,035,612
Economic development	5,122,449	-	-	-
Tourism	23,886,464	7,634,638	-	-
Interest on long-term debt	5,311,983	-	-	-
Total governmental activities	<u>140,491,905</u>	<u>19,951,339</u>	<u>992,824</u>	<u>23,230,376</u>
Business-type activities:				
Water and sewer	23,901,013	24,278,495	-	6,308,642
Lake Enterprise	4,159,096	3,323,440	-	-
Total business-type activities	<u>28,060,109</u>	<u>27,601,935</u>	<u>-</u>	<u>6,308,642</u>
Total primary government	<u>\$ 168,552,014</u>	<u>\$ 47,553,274</u>	<u>\$ 992,824</u>	<u>\$ 29,539,018</u>
Component unit:				
Heritage Foundation	<u>\$ 174,685</u>	<u>\$ 22,293</u>	<u>\$ 108,497</u>	<u>\$ 300</u>

**General revenues:**

- Taxes:
  - Property
  - Franchise
  - Hotel occupancy
  - Sales
  - Mixed beverage
- Unrestricted investment income
- Gain on sale of capital assets
- Miscellaneous
- Transfers
- Total general revenues and transfers

Change in net position

- Net position - beginning
- Prior period adjustment
- Net position - beginning, as restated
- Net position - ending

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position			Component
Primary Government			Unit
Governmental Activities	Business-type Activities	Total	Heritage Foundation
\$( 16,014,702)	\$ -	\$( 16,014,702)	\$ -
( 35,598,622)	-	( 35,598,622)	-
( 16,535,961)	-	( 16,535,961)	-
( 11,470,475)	-	( 11,470,475)	-
9,988,652	-	9,988,652	-
( 5,122,449)	-	( 5,122,449)	-
( 16,251,826)	-	( 16,251,826)	-
( 5,311,983)	-	( 5,311,983)	-
( 96,317,366)	-	( 96,317,366)	-
-	6,686,124	6,686,124	-
-	( 835,656)	( 835,656)	-
-	5,850,468	5,850,468	-
<u>\$( 96,317,366)</u>	<u>\$ 5,850,468</u>	<u>\$( 90,466,898)</u>	<u>\$ -</u>
			( 43,595)
\$ 30,848,837	\$ -	\$ 30,848,837	\$ -
6,898,111	-	6,898,111	-
20,767,302	-	20,767,302	-
59,297,844	-	59,297,844	-
2,145,940	-	2,145,940	-
3,783,555	650,207	4,433,762	6,813
2,075,942	-	2,075,942	-
420,084	-	420,084	9,182
6,950,707	( 6,950,707)	-	-
<u>133,188,322</u>	<u>( 6,300,500)</u>	<u>126,887,822</u>	<u>15,995</u>
36,870,956	( 450,032)	36,420,924	( 27,600)
237,943,782	141,607,859	379,551,641	1,713,516
730,752	-	730,752	-
<u>238,674,534</u>	<u>141,607,859</u>	<u>380,282,393</u>	<u>1,713,516</u>
<u>\$ 275,545,490</u>	<u>\$ 141,157,827</u>	<u>\$ 416,703,317</u>	<u>\$ 1,685,916</u>

**CITY OF GRAPEVINE, TEXAS**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Special Revenue				
	General	Hotel Occupancy Tax	Crime District	4B-Economic Development	4B-Transit
<b>ASSETS</b>					
Cash and investments	\$ 6,938,122	\$ 23,321,289	\$ -	\$ 11,262,157	\$ 686,284
Receivables (net of allowances for uncollectibles):					
Accounts	1,358,318	57,206	-	40,123	-
Taxes	5,837,887	1,501,354	2,494,093	738,860	1,822,138
Accrued interest	924	2,527	14	664	40
Notes	-	-	-	-	-
Inventory	532,803	8,608	-	-	-
Due from other funds	6,042,889	-	-	-	-
Due from other governments	213,033	-	6,917	-	-
Prepaid items	321,934	119,537	25,987	-	-
Deposits	4,907	-	-	-	-
Assets held for sale	349,078	262,710	-	-	-
Total assets	<u>21,599,895</u>	<u>25,273,231</u>	<u>2,527,011</u>	<u>12,041,804</u>	<u>2,508,462</u>
<b>LIABILITIES</b>					
Accounts payable	1,929,731	2,967,599	375,497	184,476	2,491,501
Accrued liabilities	2,761,610	352,188	770,974	26,944	-
Due to other funds	-	-	2,418,966	-	-
Due to component unit	-	7,410	-	-	-
Due to other governments	209,822	596	-	-	-
Unearned revenue	1,699,693	1,682,194	6,917	-	-
Developer deposits	-	-	-	-	-
Total liabilities	<u>6,600,856</u>	<u>5,009,987</u>	<u>3,572,354</u>	<u>211,420</u>	<u>2,491,501</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenue	703,768	-	-	-	-
Total deferred inflows of resources	<u>703,768</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES (DEFICITS)</b>					
Nonspendable:					
Inventory	532,803	8,608	-	-	-
Prepaid items	321,934	119,537	25,987	-	-
Deposits	4,907	-	-	-	-
Property held for sale	349,078	-	-	-	-
Restricted for:					
Debt service	-	-	-	1,402,400	-
Capital projects	-	-	-	-	-
Court security and technology	-	-	-	-	-
Economic development	-	-	-	1,263,734	-
Public safety	-	-	-	-	-
Records preservation	-	-	-	-	-
Tourism	-	13,687,505	-	-	-
Transportation	-	-	-	-	16,961
Culture and recreation	-	-	-	-	-
Committed for:					
Stormwater drainage operations	-	-	-	-	-
Public arts	-	-	-	-	-
Assigned for:					
Economic development	-	-	-	9,164,250	-
Capital projects	-	-	-	-	-
Tourism	-	6,447,594	-	-	-
Culture and recreation	-	-	-	-	-
Public safety	-	-	-	-	-
OPEB	900,690	-	-	-	-
Unassigned	12,185,859	-	( 1,071,330)	-	-
Total fund balances	<u>14,295,271</u>	<u>20,263,244</u>	<u>( 1,045,343)</u>	<u>11,830,384</u>	<u>16,961</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,599,895</u>	<u>\$ 25,273,231</u>	<u>\$ 2,527,011</u>	<u>\$ 12,041,804</u>	<u>\$ 2,508,462</u>

The accompanying notes are an integral part of these financial statements.

Debt Service	Capital Projects			Nonmajor Governmental Funds	Total Governmental Funds
	TIF #1	General Facilities and Equipment			
\$ 7,725,173	\$ 9,400,534	\$ 63,390,244	\$ 38,735,523	\$ 161,459,326	
10,877	-	-	285,190	1,751,714	
184,715	-	-	-	12,579,047	
451	138	81,527	1,986	88,271	
-	-	3,858,000	-	3,858,000	
-	-	-	-	541,411	
-	-	-	-	6,042,889	
-	-	20,500,000	384,409	21,104,359	
-	-	-	-	467,458	
-	-	-	-	4,907	
-	-	-	-	611,788	
<u>7,921,216</u>	<u>9,400,672</u>	<u>87,829,771</u>	<u>39,407,108</u>	<u>208,509,170</u>	
-	-	6,261,448	1,947,555	16,157,807	
-	-	-	60,098	3,971,814	
-	-	-	2,928,487	5,347,453	
-	-	-	-	7,410	
-	-	-	1,448	211,866	
-	-	8,333	347,694	3,744,831	
-	-	400,000	1,188,206	1,588,206	
-	-	6,669,781	6,473,488	31,029,387	
<u>171,430</u>	<u>-</u>	<u>19,785,612</u>	<u>139,982</u>	<u>20,800,792</u>	
<u>171,430</u>	<u>-</u>	<u>19,785,612</u>	<u>139,982</u>	<u>20,800,792</u>	
-	-	-	-	541,411	
-	-	-	-	467,458	
-	-	-	-	4,907	
-	-	-	-	349,078	
7,749,786	-	-	9,439,307	18,591,493	
-	7,030,986	53,018,792	6,674,444	66,724,222	
-	-	-	404,011	404,011	
-	2,369,686	-	-	3,633,420	
-	-	-	746,509	746,509	
-	-	-	9,893	9,893	
-	-	-	-	13,687,505	
-	-	-	-	16,961	
-	-	-	192,671	192,671	
-	-	-	1,778,396	1,778,396	
-	-	-	992,040	992,040	
-	-	-	-	9,164,250	
-	-	8,355,586	15,751,152	24,106,738	
-	-	-	-	6,447,594	
-	-	-	220,476	220,476	
-	-	-	3,854	3,854	
-	-	-	-	900,690	
-	-	-	( 3,419,115)	7,695,414	
<u>7,749,786</u>	<u>9,400,672</u>	<u>61,374,378</u>	<u>32,793,638</u>	<u>156,678,991</u>	
\$ <u>7,921,216</u>	\$ <u>9,400,672</u>	\$ <u>87,829,771</u>	\$ <u>39,407,108</u>	\$ <u>208,509,170</u>	

**CITY OF GRAPEVINE, TEXAS**  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

Total fund balances - governmental funds balance sheet	\$	156,678,991
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not reported in the funds.		377,806,721
Certain receivables will not be collected soon enough to pay for the current period's expenditures and are, therefore, reported as deferred inflows of resources in the funds:		
Property taxes		125,764
Property tax penalties and interest		223,109
Court fines and fees		166,699
Ambulance billing		12,546
Intergovernmental receivables		19,833,625
Franchise Fees		360,867
Other		78,182
An internal service fund is used to charge the cost of document management equipment acquisition and maintenance to individual funds. The assets and liabilities of the internal service fund are included in governmental activities.		168,862
Accrued bond interest is not due and payable in the current period and, therefore, is not reported in the funds.	(	793,633)
Retainage payable is not due and payable in the current period and, therefore, is not reported in the funds.	(	2,846,851)
Long-term liabilities and deferred losses on bond refundings, reported as deferred outflows of resources, are not due and payable in the current period and, therefore, are not reported in the funds. A summary of these items are as follows:		
Long-term liabilities:		
Bonds payable	(	174,306,626)
Notes payable	(	605,000)
Compensated absences	(	4,201,857)
Sales tax obligation	(	2,290,080)
Deferred outflows of resources:		
Deferred losses on bond refundings		684,152
Included in the items related to long-term liabilities is the recognition of the City's net pension liability. The net position related to pensions included a deferred outflows of resources in the amount of \$17,095,357, a deferred inflows of resources in the amount of \$1,947,708, and the net pension liability of \$50,596,069.	(	35,475,405)
Included in the items related to long-term liabilities is the recognition of the City's net OPEB liability. The net position related to OPEB included a deferred outflows of resources in the amount of \$4,187,562, a deferred inflows of resources in the amount of \$7,187,121, and the net OPEB liability of \$57,075,017.	(	60,074,576)
Net position of governmental activities	\$	<u>275,545,490</u>

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**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2019**

	Special Revenue				
	General	Hotel Occupancy Tax	Crime District	4B-Economic Development	4B-Transit
<b>REVENUES</b>					
Property tax	\$ 11,765,849	\$ -	\$ -	\$ -	\$ -
Hotel occupancy tax	-	20,767,302	-	-	-
Sales tax	29,863,646	-	14,563,884	4,393,875	10,476,439
Mixed beverage tax	2,145,940	-	-	-	-
Franchise tax	6,435,472	-	-	-	-
Licenses and permits	1,969,000	-	-	-	-
Intergovernmental	380,269	-	13,605	-	-
Charges for services	5,406,622	7,634,638	-	23,860	-
Fines and forfeitures	1,509,299	-	88,042	-	-
Investment income	283,313	448,501	190,715	144,125	8,177
Contributions	-	-	-	-	-
Miscellaneous	448,761	29,732	12,737	100	-
Total revenues	<u>60,208,171</u>	<u>28,880,173</u>	<u>14,868,983</u>	<u>4,561,960</u>	<u>10,484,616</u>
<b>EXPENDITURES</b>					
Current:					
General government	15,435,676	-	142,921	-	-
Public safety	16,198,439	-	18,068,637	-	-
Culture and recreation	13,299,784	-	-	-	-
Public works	8,524,275	-	-	-	-
Tourism	-	22,413,522	-	-	-
Economic development	-	-	-	1,301,974	-
Transportation	-	-	-	-	10,046,960
Capital outlay	264,387	1,192,933	-	-	-
Debt service:					
Principal	118,558	-	-	-	-
Interest	-	-	-	-	-
Payment to bond refunding escrow agent	-	-	-	-	-
Bond issuance costs	-	-	-	-	-
Fiscal agent charges	4,210	1,771	-	-	-
Total expenditures	<u>53,845,329</u>	<u>23,608,226</u>	<u>18,211,558</u>	<u>1,301,974</u>	<u>10,046,960</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>6,362,842</u>	<u>5,271,947</u>	<u>( 3,342,575)</u>	<u>3,259,986</u>	<u>437,656</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	3,907,798	529,479	3,056,630	-	-
Transfers out	( 12,276,630)	( 2,556,024)	-	( 1,736,070)	( 429,479)
Sale of capital assets	156,217	-	-	4,208,462	-
Issuance of debt	-	-	-	-	-
Issuance of refunding debt	-	-	-	-	-
Premium on issuance of bonds	-	-	-	-	-
Insurance recoveries	-	-	-	-	-
Total other financing sources and uses	<u>( 8,212,615)</u>	<u>( 2,026,545)</u>	<u>3,056,630</u>	<u>2,472,392</u>	<u>( 429,479)</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>( 1,849,773)</u>	<u>3,245,402</u>	<u>( 285,945)</u>	<u>5,732,378</u>	<u>8,177</u>
<b>FUND BALANCES, BEGINNING</b>	15,555,243	17,017,842	( 759,398)	6,098,006	8,784
<b>PRIOR PERIOD ADJUSTMENT</b>	<u>589,801</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES, BEGINNING, RESTATED</b>	<u>16,145,044</u>	<u>17,017,842</u>	<u>( 759,398)</u>	<u>6,098,006</u>	<u>8,784</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 14,295,271</u>	<u>\$ 20,263,244</u>	<u>\$ ( 1,045,343)</u>	<u>\$ 11,830,384</u>	<u>\$ 16,961</u>

The accompanying notes are an integral part of these financial statements.

Debt Service	Capital Projects			Nonmajor Governmental Funds	Total Governmental Funds
	TIF #1	General Facilities and Equipment			
\$ 12,271,795	\$ 1,038,974	\$ -	\$ 5,806,220	\$ 30,882,838	
-	-	-	-	20,767,302	
-	-	-	-	59,297,844	
-	-	-	-	2,145,940	
-	-	-	182,566	6,618,038	
-	-	-	-	1,969,000	
-	-	750,000	592,580	1,736,454	
-	-	-	3,087,301	16,152,421	
-	-	-	64,899	1,662,240	
202,653	101,133	1,641,502	761,246	3,781,365	
-	-	-	232,772	232,772	
-	-	115,585	338,269	945,184	
<u>12,474,448</u>	<u>1,140,107</u>	<u>2,507,087</u>	<u>11,065,853</u>	<u>146,191,398</u>	
-	-	219,933	211,543	16,010,073	
-	-	-	223,274	34,490,350	
-	-	-	3,872,853	17,172,637	
-	-	-	3,075,394	11,599,669	
-	-	-	-	22,413,522	
-	2,376,867	-	1,430,250	5,109,091	
-	-	-	-	10,046,960	
-	-	32,923,636	11,612,706	45,993,662	
10,590,590	-	-	1,854,920	12,564,068	
5,261,727	-	-	739,778	6,001,505	
6,077,493	-	-	-	6,077,493	
23,036	-	148,815	-	171,851	
128,911	-	2,236	3,414	140,542	
<u>22,081,757</u>	<u>2,376,867</u>	<u>33,294,620</u>	<u>23,024,132</u>	<u>187,791,423</u>	
( 9,607,309)	( 1,236,760)	( 30,787,533)	( 11,958,279)	( 41,600,025)	
2,454,135	-	5,000,000	9,361,782	24,309,824	
-	-	-	( 358,796)	( 17,356,999)	
-	-	74,000	-	4,438,679	
-	-	23,465,000	-	23,465,000	
5,395,000	-	-	-	5,395,000	
589,173	-	1,383,815	-	1,972,988	
-	-	-	63,391	63,391	
<u>8,438,308</u>	<u>-</u>	<u>29,922,815</u>	<u>9,066,377</u>	<u>42,287,883</u>	
( 1,169,001)	( 1,236,760)	( 864,718)	( 2,891,902)	687,858	
8,918,787	10,637,432	62,239,096	35,685,540	155,401,332	
-	-	-	-	589,801	
<u>8,918,787</u>	<u>10,637,432</u>	<u>62,239,096</u>	<u>35,685,540</u>	<u>155,991,133</u>	
<u>\$ 7,749,786</u>	<u>\$ 9,400,672</u>	<u>\$ 61,374,378</u>	<u>\$ 32,793,638</u>	<u>\$ 156,678,991</u>	

**CITY OF GRAPEVINE, TEXAS**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	687,858
Amounts reported for governmental activities in the Statement of Activities are different because:		
The net revenue/(expense) of certain activities of internal service funds are reported with governmental activities. This is the change in net position of the internal service fund.		92,848
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation. This is the amount of capital outlay recorded in the current period.		45,376,098
Governmental funds do not recognize capital assets contributed by other entities. However, in the Statement of Activities, the acquisition cost of those assets is recognized as revenue, then depreciated over their estimated useful lives.		2,240,248
Depreciation on capital assets is reported in the Statement of Activities but does not require the use of current financial resources. Therefore, depreciation is not reported as expenditures in the governmental funds.	(	14,040,439)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(	2,426,128)
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Issuance of debt	(	30,832,988)
Repayment of principal of long-term debt		12,564,068
Bond refunding		6,204,629
Amortization of:		
Premium on bond issuance		887,485
Loss on refunding	(	292,443)
Interest is accrued in the government-wide financial statements but not at the fund level. This represents the change in the accrual during the period.	(	32,656)
Current year changes in certain long-term liabilities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Compensated absences liability	(	287,138)
Net OPEB liability	(	1,192,050)
Net Pension liability	(	2,178,881)
Retainage payable		198,069
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		<u>19,902,376</u>
Change in net position of governmental activities	\$	<u>36,870,956</u>

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**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Business-type Activities - Enterprise Funds			Governmental Activities
	Water and Sewer	Lake Enterprise	Total	Internal Service Fund
<b>ASSETS</b>				
Current assets:				
Cash and cash equivalents	\$ 20,570,841	\$ -	\$ 20,570,841	\$ 174,721
Receivables, net	3,347,317	58,373	3,405,690	-
Accrued interest	1,764	8	1,772	10
Prepaid items	40,256	-	40,256	-
Inventory	-	84,347	84,347	-
Total current assets	<u>23,960,178</u>	<u>142,728</u>	<u>24,102,906</u>	<u>174,731</u>
Noncurrent assets:				
Restricted cash and investments:				
Bond construction	5,166,567	-	5,166,567	-
Impact fees	3,713,745	-	3,713,745	-
Total restricted cash and investments	<u>8,880,312</u>	<u>-</u>	<u>8,880,312</u>	<u>-</u>
Capital assets:				
Land	548,132	45,838	593,970	-
Easements	48,705,515	-	48,705,515	-
Construction in progress	5,308,799	122,419	5,431,218	-
Buildings	449,395	2,105,843	2,555,238	-
Improvements other than buildings	-	8,416,221	8,416,221	-
Infrastructure	128,748,543	-	128,748,543	-
Vehicles, machinery and equipment	4,079,465	1,161,844	5,241,309	56,738
Water storage rights	683,547	-	683,547	-
Less accumulated depreciation	( 55,162,204)	( 9,612,547)	( 64,774,751)	( 6,503)
Net capital assets	<u>133,361,192</u>	<u>2,239,618</u>	<u>135,600,810</u>	<u>50,235</u>
Total noncurrent assets	<u>142,241,504</u>	<u>2,239,618</u>	<u>144,481,122</u>	<u>50,235</u>
Total assets	<u>166,201,682</u>	<u>2,382,346</u>	<u>168,584,028</u>	<u>224,966</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows related to				
pensions	1,183,401	419,013	1,602,414	-
Deferred outflows related to OPEB	423,986	195,706	619,692	-
Deferred loss on bond refunding	80,325	-	80,325	-
Total deferred outflows of resources	<u>1,687,712</u>	<u>614,719</u>	<u>2,302,431</u>	<u>-</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
(Continued)  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Business-type Activities - Enterprise Funds			Governmental Activities
	Water and Sewer	Lake Enterprise	Total	Internal Service Fund
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	\$ 2,917,756	\$ 162,425	\$ 3,080,181	\$ 5,869
Accrued liabilities	437,923	85,026	522,949	-
Due to other funds	-	695,436	695,436	-
Accrued bond interest payable	37,796	-	37,796	-
Retainage payable	205,080	-	205,080	-
Compensated absences	40,112	22,846	62,958	-
Bonds payable	840,000	-	840,000	-
Net OPEB liability	18,488	8,534	27,022	-
Customer deposits	996,419	-	996,419	-
Total current liabilities	<u>5,493,574</u>	<u>974,267</u>	<u>6,467,841</u>	<u>5,869</u>
Noncurrent liabilities:				
Bonds payable	8,661,526	-	8,661,526	-
Net OPEB liability	5,760,297	2,658,861	8,419,158	-
Net pension liability	3,502,436	1,240,125	4,742,561	-
Compensated absences	120,336	68,537	188,873	-
Total noncurrent liabilities	<u>18,044,595</u>	<u>3,967,523</u>	<u>22,012,118</u>	<u>-</u>
Total liabilities	<u>23,538,169</u>	<u>4,941,790</u>	<u>28,479,959</u>	<u>5,869</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows related to				
to pensions	136,696	48,400	185,096	-
Deferred inflows related to OPEB	727,688	335,889	1,063,577	-
Total deferred inflows of resources	<u>864,384</u>	<u>384,289</u>	<u>1,248,673</u>	<u>-</u>
<b>NET POSITION</b>				
Net investment in capital assets	128,901,478	2,239,618	131,141,096	50,235
Restricted for:				
Impact fees	3,713,745	-	3,713,745	-
Unrestricted	<u>10,871,618</u>	<u>( 4,568,632)</u>	<u>6,302,986</u>	<u>168,862</u>
Total net position	<u>\$ 143,486,841</u>	<u>\$( 2,329,014)</u>	<u>\$ 141,157,827</u>	<u>\$ 219,097</u>

**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES**  
**IN NET POSITION - PROPRIETARY FUNDS**  
**SEPTEMBER 30, 2019**

	Business-type Activities - Enterprise Funds			Governmental Activities
	Water and Sewer	Lake Enterprise	Total	Internal Service Fund
<b>OPERATING REVENUES</b>				
Charges for services	\$ 23,653,256	\$ 3,091,562	\$ 26,744,818	\$ 156,068
Miscellaneous	625,239	231,878	857,117	-
Total operating revenues	<u>24,278,495</u>	<u>3,323,440</u>	<u>27,601,935</u>	<u>156,068</u>
<b>OPERATING EXPENSES</b>				
Salaries and benefits	5,272,997	1,980,781	7,253,778	-
Water purchases, storage, and treatment	9,509,124	-	9,509,124	-
Maintenance, repairs, and supplies	2,733,868	926,313	3,660,181	56,807
General and administrative	2,955,402	760,771	3,716,173	-
Depreciation	3,130,535	494,681	3,625,216	6,485
Total operating expenses	<u>23,601,926</u>	<u>4,162,546</u>	<u>27,764,472</u>	<u>63,292</u>
<b>OPERATING INCOME (LOSS)</b>	<u>676,569</u>	<u>( 839,106)</u>	<u>( 162,537)</u>	<u>92,776</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Investment income	647,245	2,962	650,207	2,190
Gain (loss) on disposal of property	-	3,450	3,450	-
Interest and fiscal agent charges	<u>( 299,087)</u>	<u>-</u>	<u>( 299,087)</u>	<u>-</u>
Total nonoperating revenues (expenses)	<u>348,158</u>	<u>6,412</u>	<u>354,570</u>	<u>2,190</u>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS</b>	<u>1,024,727</u>	<u>( 832,694)</u>	<u>192,033</u>	<u>94,966</u>
Capital contributions	6,308,642	-	6,308,642	-
Transfers out	<u>( 6,843,710)</u>	<u>( 106,997)</u>	<u>( 6,950,707)</u>	<u>( 2,118)</u>
Total capital contributions and transfers	<u>( 535,068)</u>	<u>( 106,997)</u>	<u>( 642,065)</u>	<u>( 2,118)</u>
<b>CHANGE IN NET POSITION</b>	489,659	( 939,691)	( 450,032)	92,848
<b>TOTAL NET POSITION, BEGINNING</b>	<u>142,997,182</u>	<u>( 1,389,323)</u>	<u>141,607,859</u>	<u>126,249</u>
<b>TOTAL NET POSITION, ENDING</b>	<u>\$ 143,486,841</u>	<u>\$( 2,329,014)</u>	<u>\$ 141,157,827</u>	<u>\$ 219,097</u>

The accompanying notes are an integral part of these financial statements.

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**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Business-type Activities - Enterprise Funds			Governmental Activities
	Water and Sewer	Lake Enterprise	Total	Internal Service Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Cash received from customers	\$ 24,031,369	\$ 3,312,270	\$ 27,343,639	\$ -
Receipts from interfund charges for document management services	-	-	-	156,068
Cash paid to employees	( 3,513,059)	( 1,316,837)	( 4,829,896)	-
Cash paid to suppliers for goods and services	( 13,706,613)	( 1,745,664)	( 15,452,277)	( 53,056)
Net cash provided by operating activities	<u>6,811,697</u>	<u>249,769</u>	<u>7,061,466</u>	<u>103,012</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Capital contributions	326,170	-	326,170	-
Principal repayment on bonds	( 1,235,000)	-	( 1,235,000)	-
Interest and related fees paid on long-term debt	( 326,244)	-	( 326,244)	-
Proceeds from the sale of assets	-	3,450	3,450	-
Acquisition and construction of capital assets	( 4,351,040)	( 149,202)	( 4,500,242)	( 30,883)
Net cash used by capital and related financing activities	<u>( 5,586,114)</u>	<u>( 145,752)</u>	<u>( 5,731,866)</u>	<u>( 30,883)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest received on investments and cash equivalents	<u>651,658</u>	<u>2,980</u>	<u>654,638</u>	<u>2,180</u>
Net cash provided by investing activities	<u>651,658</u>	<u>2,980</u>	<u>654,638</u>	<u>2,180</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Transfer out	( 6,843,710)	( 106,997)	( 6,950,707)	( 2,118)
Net cash used by noncapital financing activities	<u>( 6,843,710)</u>	<u>( 106,997)</u>	<u>( 6,950,707)</u>	<u>( 2,118)</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	( 4,966,469)	-	( 4,966,469)	72,191
<b>CASH AND CASH EQUIVALENTS, BEGINNING</b>	<u>34,417,622</u>	<u>-</u>	<u>34,417,622</u>	<u>102,530</u>
<b>CASH AND CASH EQUIVALENTS, ENDING</b>	<u>\$ 29,451,153</u>	<u>\$ -</u>	<u>\$ 29,451,153</u>	<u>\$ 174,721</u>

(Including \$8,880,312 of restricted cash and cash equivalents in the Water and Sewer Fund)

**CITY OF GRAPEVINE, TEXAS**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
(Continued)  
FOR THE YEAR ENDED SEPTEMBER 30, 2019

CC ITEM # 7

	Business-type Activities - Enterprise Funds			Governmental
	Water and Sewer	Lake Enterprise	Total	Internal Service Fund
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>				
Operating income	\$ 676,569	\$( 839,106)	\$( 162,537)	\$ 92,776
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation	3,130,535	494,681	3,625,216	6,485
(Increase) decrease in assets:				
Customer receivable	( 279,989)	( 11,170)	( 291,159)	-
Other assets	13,474	-	13,474	-
Inventories	-	( 13,413)	( 13,413)	-
Increase (decrease) in liabilities:				
Accounts payable	1,478,307	43,817	1,522,124	3,751
Accrued liabilities	83,816	13,420	97,236	-
Other liabilities	-	( 88,984)	( 88,984)	-
Customer deposits	32,863	-	32,863	-
Net OPEB liability	1,425,673	658,067	2,083,740	-
Net pension liability	237,358	( 15,086)	222,272	-
Compensated absences	13,091	7,543	20,634	-
Total adjustments	<u>6,135,128</u>	<u>1,088,875</u>	<u>7,224,003</u>	<u>10,236</u>
Net cash provided by operating activities	<u>\$ 6,811,697</u>	<u>\$ 249,769</u>	<u>\$ 7,061,466</u>	<u>\$ 103,012</u>
<b>SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Contributions of capital assets	\$ 5,982,472	\$ -	\$ 5,982,472	\$ -

The accompanying notes are an integral part of these financial statements.

**CITY OF GRAPEVINE, TEXAS**  
STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES  
FIDUCIARY FUNDS  
SEPTEMBER 30, 2019

CC ITEM # 7

	<u>Agency</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ <u>170,666</u>
Total assets	<u>170,666</u>
<b>LIABILITIES</b>	
Due to beneficiary	<u>170,666</u>
Total liabilities	\$ <u>170,666</u>

The accompanying notes are an integral part of these financial statements.

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## NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2019

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Grapevine ("City") is a municipal corporation incorporated under Article XI of the Texas Constitution (Home Rule Amendment). The City operates under a Council-Manager form of government and provides such services as are authorized by its charter to advance the welfare, health, safety and convenience of its citizens.

The accounting and reporting policies of the City relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles applicable to state and local governments. The following represents the more significant accounting and reporting policies and practices used by the City.

**A. Reporting Entity**

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the City's operations and are appropriately presented as funds of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the City.

Based on these criteria, the financial information of the following entities has been blended or discretely presented within the financial statements.

**Blended Component Units**

Grapevine Tax Increment Financing District Reinvestment Zone Number One and Two (the "TIFs") were formed to finance and make public improvements under the authority of the Tax Increment Financing Act. The TIFs are governed by two separate boards of directors that are substantively the same as the City Council. The chairman of the board is also designated by the City Council. The City is obligated for the debts of both TIFs.

The Grapevine Crime Control and Prevention District (Crime District) was established to account for the accumulation and use of sales tax proceeds designated for crime reduction programs. One-half (1/2) cent of local sales and use tax within the district funds the Crime District. The Board of Directors of the Crime Control and Prevention District is substantively the same as the City Council. The City is entitled to and can otherwise access all of the resources of the Crime District.

The Grapevine 4B Economic Development Corporation consists of two funds. The 4B Transit Fund accounts for funds designated for Grapevine's participation in the commuter rail development project with the Fort Worth Transit Authority (the "T"). The 4B Economic Development Fund accounts for funds used to stimulate the local economy, development, and redevelopment opportunities. One-half (1/2) cent local sales and use tax within the City funds these two blended component units. Three eighths (3/8<sup>th</sup>) of one-half cent of the local sales tax is used to fund the 4B Transit Fund. One eighth (1/8<sup>th</sup>) of one-half cent of the local sales tax is used to fund the 4B Economic Development Fund. The Board of Directors of the Grapevine 4B Economic Development Corporation include citizens as members but is substantively the same as the City Council. The City is entitled to and can otherwise access all of the resources of the Grapevine 4B Economic Development Corporation.

Complete financial statements for each of the TIF Funds may be obtained from the City of Grapevine, Finance Division, 200 South Main St., Grapevine Texas 76051. Separate financial statements for the Crime Control and Prevention District, the 4B Transit Fund, and the 4B Economic Development Fund are not prepared.

## Discretely Presented Component Unit

Grapevine Heritage Foundation (the “Foundation”) is a Texas nonprofit corporation governed by a 9-member board of directors appointed by City Council, which includes a City Council member and the Director of the City’s Convention and Visitor’s Bureau. The Foundation’s operating budget is subject to the approval of the City Council. The City is able to impose its will on the Foundation. The board is not substantively the same as the City Council. The Foundation does not provide services to the City.

Separate financial statements are not prepared for the Heritage Foundation.

## **B. Government-wide Fund Financial Statements**

The basic financial statements include both government-wide (based on the City as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (Public Safety, Culture and Recreation, Tourism, etc.) or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund based financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The non-major funds are aggregated in a separate column in the fund financial statements. The non-major funds are detailed in the combining section of this report.

The City’s fiduciary funds are presented in the fund financial statements by type. Since by definition these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the City, these funds are not incorporated into the government-wide statements.

The government-wide focus is more on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories, as well as the fiduciary funds (by category) and the component units. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

## **C. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. In applying the susceptible to accrual concept to intergovernmental revenue, the legal and contractual requirements of the numerous individual programs are used as guidance. Generally, monies must be expended on a specific purpose or project before any amounts will be paid to the City; therefore, revenues are recognized based upon the expenditures recorded. Ad valorem taxes are recognized as revenues in the year for which they are levied. Sales taxes, franchise taxes, hotel occupancy taxes, charges for services and fines are recognized as revenue as earned, when measurable and available. Licenses, permits, and miscellaneous revenues (except earnings on investments) are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available.

All proprietary funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. With this measurement focus, all assets, deferred outflows of resources, liabilities and deferred inflows of resources associated with the operation of these funds are included on the statement of net position. Proprietary fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net position. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's water and sewer and municipal golf course are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column. However, interfund services provided and used are not eliminated in the process of consolidation.

### **Governmental Funds**

The focus of governmental fund measurement (in the fund financial statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the major governmental funds of the City:

The City reports the following major governmental funds:

The ***General Fund*** accounts for several of the City's primary services (General Administration, Police Administration, Fire, Public Works, Libraries, Culture and Recreation, etc.) and is the primary operating fund of the City.

The **Hotel Occupancy Tax Fund** is a special revenue fund that accounts for all hotel occupancy tax revenues which are restricted by state statute and can only be used on expenditures related to tourism activities. Additional local revenues generated through tourism activities are accumulated in this fund and are assigned for use on expenditures related to tourism.

The **Crime District Fund** is a special revenue fund that accounts for the accumulation and use of sales tax proceeds restricted for crime reduction programs.

The **4-B Economic Development Fund** accounts for the accumulation of sales tax restricted for economic development projects and local funds assigned by the City to stimulate the local economy, development, and redevelopment.

The **4B Transit Fund** is a special revenue fund that accounts for the accumulation of sales taxes restricted to fund the City's participation in the commuter rail development project with the Fort Worth Transit Authority (the "T").

The **Debt Service Fund** is used to account for the accumulation of restricted property tax resources levied for the payment of general long-term debt principal, interest and related costs of governmental funds.

The **Tax Increment Financing (TIF) #1 Capital Projects Fund** is used to account for capital acquisition and construction, economic incentives, and other expenditures authorized by the TIF #1 Board of Directors.

The **General Facilities and Equipment Fund** is a capital projects fund used to account for the general financing, acquisition, construction and improvements of the City's buildings and capital equipment.

### **Proprietary Funds**

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows, which is similar to businesses. The following is a description of the major proprietary funds of the City:

The **Water and Sewer Fund** accounts for the operation of the City's water and sewer utility activities including administration, operation and maintenance of the water and sewer system, and billing and collection activities. All costs are financed through charges made to utility customers with rates reviewed regularly and adjusted, if necessary, to ensure integrity of the fund.

The **Lake Enterprise Fund** includes the operations of the City's municipal golf course.

The **Internal Service Fund** accounts for revenues and expenses related to document management services provided to parties inside the City on a cost-reimbursement basis. Because the principal users of the internal services are accounted for in the City's governmental activities, this fund is included in the "Governmental Activities" column of the government-wide financial statements.

### **Fiduciary Funds**

Agency funds are used by the City to report the assets held in an agency capacity for external individuals or organizations including the Industrial Development Corporation, the Employee Activity Fund, and W.D. Tate Scholarship Fund. The donations and other contributions received by the City that are being held for these organizations do not belong to the City and cannot be spent to further the City's own objectives. Agency funds report only assets and liabilities and, therefore, have no measurement focus.

**D. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance**1. *Cash and cash equivalents*

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

2. *Investments*

Investments for the City are reported at fair value, except for the position in investment pools. Investment pools are reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

3. *Property Taxes and Other Receivables*

The City's property tax is levied each October 1, on the assessed value listed as of the prior January 1 for all real property located in the City. The appraisal of property within the City is the responsibility of the Central Appraisal Districts of Dallas, Denton, and Tarrant Counties as required by legislation passed by the Texas Legislature. The Appraisal Districts are required under such legislation to assess all property within their Appraisal District on the basis of 100% of its appraised value and is prohibited from applying any assessment ratios. The assessed value upon which the completed tax year 2018 levy was based was approximately \$9,006,396,977. The value of property within the Appraisal District must be reviewed every five years; however, the City may, at its own expense, require annual reviews of appraised values. The City may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action.

General property taxes are limited by the Texas Constitution to \$2.50 per \$100 of assessed valuation. The combined tax rate to finance maintenance and operations and debt service for the year ended September 30, 2019, was \$0.289271 per \$100 of assessed valuation.

Property taxes attach as an enforceable lien on property as of January 1 following the levy date. Taxes are due by January 31 following the levy date. Property taxes levied for 2019 are recorded as receivables, net of estimated uncollectibles. The collections during 2019 and those considered "available" at year-end are recognized as revenues in 2019. The City considers property taxes available if they are collected within 60 days after year-end. Prior year levies were recorded using these same principles. The remaining receivables are reflected as deferred inflows of resources in the fund financial statements.

Property taxes are imposed nonexchange revenues. Assets from imposed nonexchange transactions are recorded when the entity has enforceable legal claim to the asset, or when the entity receives resources, whichever comes first. The enforceable legal claim date for property taxes is the assessment date. The assessment date has been designated in the enabling legislation as October 1.

4. *Inventories and Prepaid Items*

Inventories are valued at average cost on a first-in, first-out basis. Inventories in the General Fund are recorded using the consumption method (i.e., recorded as an expenditure when used rather than when purchased).

Prepaid items are payments made by the City in the current year to provide services occurring in the subsequent fiscal year. A corresponding portion of fund balance is shown as nonexpendable in governmental funds to indicate it is not available for other subsequent expenditures. Prepaid items are defined as payments of greater than \$1,000 that benefit future periods. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

5. *Restricted Assets*

Certain proceeds of the City’s general obligation bonds and certificates of obligation are classified as restricted assets on the balance sheet because their use is limited by applicable bond restrictions. Also included in restricted assets are impact fees, which are restricted for use in infrastructure projects.

6. *Assets Held for Sale*

Assets held for sale in the General Fund and Hotel Occupancy Tax Fund consist of properties that are owned by the City which are being held for redevelopment. These assets are valued at estimated realizable value or historical cost, whichever is less.

7. *Capital Assets*

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets, other than infrastructure, are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Infrastructure assets are defined by the City as assets costing in excess of \$50,000 that have an estimated useful life in excess of two years. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Depreciation has been provided on a straight-line basis over the estimated useful lives of the assets.

The estimated useful lives are as follows:

Assets	Years
Buildings - wood framed	20
Buildings - metal storage	7
Buildings - steel framed	40
Water and sewer system	30-50
General infrastructure	20-30
Improvements other than buildings	10-20
Machinery and equipment	3-20
Motor vehicles	3-10

8. *Deferred Inflows and Outflows of Resources*

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred loss on debt refundings – A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- Changes in actuarial assumptions and other inputs included in determining the OPEB liability – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- Differences between expected and actual economic experience for the City's OPEB plan – These effects on the OPEB liability are deferred and amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension plan (active employees and inactive employees).

In addition to liabilities, the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of fund balance that applies to a future period(s) and, therefore, will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that arises only under the modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet.

In addition, the City has deferred inflows of resources which are required to be reported on the Statements of Net Position under the full accrual basis of accounting. Deferred inflows of resources reported in the Statements of Net Position are as follows:

- Differences between expected and actual economic experience for the City's pension – These effects on the total pension liability are deferred and amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension plan (active employees and inactive employees).
- Changes in actuarial assumptions and other inputs included in determining the pension liabilities – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Difference in projected and actual earnings on pension and OPEB assets – This difference is deferred and amortized over a closed five-year period.

#### 9. *Compensated Absences*

It is the City's policy to permit employees to accumulate earned but unused vacation, compensatory time, and sick pay benefits. Employees are reimbursed upon termination for accumulated vacation and only non-exempt employees are reimbursed for compensatory time. The liabilities for these amounts are accrued as they are incurred in the government-wide and proprietary fund financial statements. Employees are not reimbursed upon termination for accumulated sick leave.

#### 10. *Long-term Debt*

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures.

### 11. *Pensions*

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### 12. *Other Postemployment Benefits (OPEB)*

The City provides eligible employees with certain postemployment health and life insurance benefits that meet the criteria of a defined benefit OPEB plan under Governmental Accounting Standards Board (GASB) Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The City has placed assets in trust to pay the obligations of the plan with the Public Agencies Retirement Services (PARS). Because plan assets are pooled by PARS with those of other plans for investment, the City's plan meets the criteria of an agent multiple-employer plan under GASB Statement No. 75.

The City has not established a formal funding policy. Therefore, for purposes of measuring the net OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense, benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Contributions are not required but are measured as payments by the City for benefits due and payable that are not reimbursed by plan assets. Information regarding the City's net OPEB liability is obtained from a report prepared by a consulting actuary, Gabriel Roeder Smith & Company, in compliance with GASB Statement No. 75.

### 13. *Fund Balance Classification*

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by ordinance of the City Council. These amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

- Assigned: Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City Manager to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover the gap between estimated revenue and appropriations in the subsequent year's budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment.
- Unassigned: This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

#### 14. *Fund balance flow assumptions*

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

#### 15. *Net position flow assumption*

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

#### 16. *Future financial reporting requirements*

The City has reviewed GASB pronouncements which become effective in future years and notes the following statements are applicable to the City.

Statement No. 84, *Fiduciary Activities* – This statement establishes criteria for identifying fiduciary activities of governments and for identifying fiduciary component units and postemployment benefit arrangements that are fiduciary activities. This statement will become effective for the City in fiscal year 2020.

Statement No. 87, *Leases* – This statement changes the recognition requirements for certain lease assets and liabilities for leases that are currently classified as operating leases. This statement will become effective for the City in fiscal year 2021.

## II. **DEFICIT FUND EQUITY**

The Crime District Fund (major special revenue fund) had a deficit fund balance of \$1,045,343. This deficit is primarily the result of increasing costs related to salaries and benefits. This deficit will be eliminated as resources are obtained (e.g., from revenues or transfers in from other funds).

The Lake Park Fund (nonmajor special revenue fund) had a deficit fund balance of \$3,418,748 at fiscal year-end. This deficit exists because of significant flooding events at Lake Grapevine which have occurred over the last few years. This deficit will be eliminated as resources are obtained (e.g., from revenues or transfers in from other funds).

The Lake Enterprise Fund had a deficit net position of \$2,329,014 at fiscal year-end. This deficit also exists primarily because of flooding events at Lake Grapevine, but recovery in this fund was slowed because the main road accessing the golf course was closed all but two months of the year due to structural issues. This deficit will be eliminated as resources are obtained (e.g., from revenues or transfers in from other funds).

### III. CASH AND INVESTMENTS

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, *Fair Value Measurement and Application* provides a framework for measuring fair value that establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs—other than quoted prices included within Level 1—that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

Of the City's investments, \$1,499,082 were valued using the option-adjusted discount cash flow model and \$753,360 were valued using documented trade history in the exact security.

As of September 30, 2019, the City had the following cash and investments:

	9/30/2019	Fair Value Measurement Using			Percent of Total Portfolio	Weighted Average Maturity (Days)
		(Level 1)	(Level 2)	(Level 3)		
<b>Primary government</b>						
Cash and cash equivalents						
Cash deposits - City	\$ 21,206,128					
Cash deposits - trust and agency	170,666					
Total cash and cash equivalents	<u>21,376,794</u>					
Investments measured at net asset value per share:						
Investment pools:						
TexPool	4,144,093				2.44%	38
TexPool Prime	7,767,470				4.57%	31
LOGIC	151,830,768				89.38%	49
Investments by fair value level:						
Certificates of Deposit:	3,905,681	\$ -	\$ 3,905,681	\$ -	2.30%	102
Debt securities:						
State and Municipal Bonds	1,232,408	-	1,232,408	-	0.73%	65
Federal National Mortgage Association	998,652	-	998,652	-	0.59%	9
Total investments	<u>169,879,072</u>	<u>-</u>	<u>6,136,741</u>	<u>-</u>		
Total cash and investments of the primary government	<u>\$ 191,255,866</u>	<u>\$ -</u>	<u>\$ 6,136,741</u>	<u>\$ -</u>		
Portfolio weighted average maturity (days)						294
<b>Discretely Presented Component Unit</b>						
Cash deposits	\$ 547,383					
Total cash and investments of the reporting entity	<u>\$ 191,803,249</u>					

Investment pools are not categorized as to investment risk since specific securities relating to the City cannot be identified. Under the TexPool Participation Agreement, administrative and investment services to TexPool and TexPool Prime are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accountants. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool and TexPool Prime.

Under the LOGIC Participation Agreement, administrative and investment services to LOGIC are provided by Hilltop Securities, Inc. and JP Morgan Asset Management, Inc. as co-administrators. The administrators settle all trades for LOGIC and secure and value its assets every day. The fair value of the City's position in these pools is the same as the value of the pool shares. As of September 30, 2019, the City's investments in LOGIC, TexPool and TexPool Prime were all rated AAAM by Standard & Poor's.

TexPool, TexPool Prime and LOGIC each have a redemption notice period of one day and may redeem daily. The investment pools' authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool's liquidity.

*Interest Rate Risk.* In accordance with its investment policy, the City minimizes the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:

- a. Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
- b. Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
- c. Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

*Credit Risk.* In accordance with its investment policy, the City minimizes credit risk, the risk of loss due to the failure of the issuer or backer of the investment by:

- a. Limiting investments to the safest types of investments.
- b. Pre-qualifying the financial institutions and broker/dealers with which the City will do business.
- c. Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

*Concentration of Credit Risk.* The City's investment policy allows up to 100% to be invested in U. S. Treasury Bills/Notes/Bonds, and U. S. Agencies and Instrumentalities. The City's investment in the securities of U. S. agencies are rated AAA by Standard & Poor's.

*Custodial Credit Risk.* State statutes require that all City deposits in financial institutions be fully collateralized by U. S. Government obligations or obligations of the State of Texas or its agencies. The City's deposits were fully collateralized by government securities or had a letter of credit issued by the Federal Home Loan Bank as required by State statutes at September 30, 2019.

## IV. RECEIVABLES

Receivables as of year-end for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Accrued Interest	Taxes	Accounts	Notes	Gross Receivables	Less Allowance for Uncollectibles	Total
General	\$ 924	\$ 6,871,646	\$ 2,809,619	\$ -	\$ 9,682,189	\$ ( 2,485,060)	\$ 7,197,129
Hotel Occupancy	2,527	1,501,354	72,194	-	1,576,075	( 14,988)	1,561,087
Crime District	15	2,494,093	-	-	2,494,108	-	2,494,108
4B - Economic Development	664	738,860	40,123	-	779,647	-	779,647
4B - Transit	40	1,822,138	-	-	1,822,178	-	1,822,178
Debt Service	451	1,186,045	10,877	-	1,197,373	( 1,001,330)	196,043
TIF #1 Capital Projects	138	-	-	-	138	-	138
General Facilities and Equipment	81,527	-	-	3,858,000	3,939,527	-	3,939,527
Nonmajor governmental funds	1,986	-	285,190	-	287,176	-	287,176
Water and Sewer	1,764	-	3,420,001	-	3,421,765	( 72,684)	3,349,081
Lake Enterprise	8	-	58,373	-	58,381	-	58,381
Total	\$ 90,044	\$ 14,614,136	\$ 6,696,377	\$ 3,858,000	\$ 25,258,557	\$ ( 3,574,062)	\$ 21,684,495

## V. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019, was as follows:

## Primary Government

	Beginning Balance	Transfers and Additions	Transfers and Retirements	Prior Period Adjustments	Ending Balance
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 37,257,669	\$ -	\$( 2,121,522)	\$ -	\$ 35,136,147
Right of way	78,359,677	201,979	-	-	78,561,656
Construction in progress	32,480,427	44,127,034	( 5,121,142)	( 100,691)	71,385,628
Total assets not being depreciated	148,097,773	44,329,013	( 7,242,664)	( 100,691)	185,083,431
Capital assets, being depreciated:					
Buildings	122,884,053	1,982,996	( 32,438)	-	124,834,611
Improvement other than buildings	42,416,817	3,413,143	-	-	45,829,960
Machinery and equipment	42,519,286	2,267,852	( 2,176,570)	241,621	42,852,189
Infrastructure	134,572,115	2,280,024	-	-	136,852,139
Total capital assets being depreciated	342,392,271	9,944,015	( 2,209,008)	241,621	350,368,899
Less accumulated depreciation:					
Buildings	( 27,395,999)	( 3,241,062)	15,121	-	( 30,621,940)
Improvement other than buildings	( 17,830,036)	( 2,075,897)	-	-	( 19,905,933)
Machinery and equipment	( 25,124,599)	( 3,390,809)	1,889,281	21	( 26,626,106)
Infrastructure	( 75,152,474)	( 5,339,156)	-	-	( 80,491,630)
Total accumulated depreciation	( 145,503,108)	( 14,046,924)	1,904,402	21	( 157,645,609)
Total capital assets being depreciated, net	196,889,163	( 4,102,909)	( 304,606)	241,642	192,723,290
Governmental activities capital assets, net	\$ 344,986,936	\$ 40,226,104	\$( 7,547,270)	\$ 140,951	\$ 377,806,721

	Beginning Balance	Transfers and Additions	Transfers and Retirements	Ending Balance
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 593,970	\$ -	\$ -	\$ 593,970
Easements	44,492,955	4,212,560	-	48,705,515
Construction in progress	2,177,296	4,007,384	( 753,462)	5,431,218
Total assets not being depreciated	47,264,221	8,219,944	( 753,462)	54,730,703
Capital assets, being depreciated:				
Buildings	2,555,238	-	-	2,555,238
Improvement other than buildings	8,416,221	-	-	8,416,221
Machinery and equipment	4,651,743	637,424	( 47,858)	5,241,309
Water storage rights	683,547	-	-	683,547
Infrastructure	126,225,170	2,523,372	-	128,748,542
Total capital assets being depreciated	142,531,919	3,160,796	( 47,858)	145,644,857
Less accumulated depreciation:				
Buildings	( 1,849,958)	( 43,357)	-	( 1,893,315)
Improvement other than buildings	( 6,864,769)	( 387,599)	-	( 7,252,368)
Machinery and equipment	( 2,903,088)	( 382,420)	47,858	( 3,237,650)
Water storage rights	( 639,397)	( 17,089)	-	( 656,486)
Infrastructure	( 48,940,180)	( 2,794,751)	-	( 51,734,931)
Total accumulated depreciation	( 61,197,392)	( 3,625,216)	47,858	( 64,774,750)
Total capital assets being depreciated, net	81,334,527	( 464,420)	-	80,870,107
Business-type activities capital assets, net	\$ 128,598,748	\$ 7,755,524	\$( 753,462)	\$ 135,600,810

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 1,494,607
Public safety	2,286,089
Public works	5,936,514
Culture and recreation	3,597,737
Tourism	731,977
Total depreciation expense - governmental activities	\$ 14,046,924
Business-type activities:	
Water and sewer	\$ 3,130,535
Lake Enterprise	494,681
Total depreciation expense - business-type activities	\$ 3,625,216

	Beginning Balance	Transfers and Additions	Transfers and Retirements	Ending Balance
<b>Discretely Presented Component Unit:</b>				
Capital assets, not being depreciated:				
Land	\$ 450,067	\$ -	\$ -	\$ 450,067
Total assets not being depreciated	<u>450,067</u>	<u>-</u>	<u>-</u>	<u>450,067</u>
Capital assets, being depreciated:				
Building	1,031,174	-	-	1,031,174
Improvements other than building	945,651	-	-	945,651
Vehicles and equipment	<u>31,275</u>	<u>-</u>	<u>-</u>	<u>31,275</u>
Total capital assets being depreciated	<u>2,008,100</u>	<u>-</u>	<u>-</u>	<u>2,008,100</u>
Less accumulated depreciation:				
Building	( 317,987)	( 26,419)	-	( 344,406)
Improvements other than building	( 928,939)	( 11,486)	-	( 940,425)
Vehicles and equipment	<u>( 31,275)</u>	<u>-</u>	<u>-</u>	<u>( 31,275)</u>
Total accumulated depreciation	<u>( 1,278,201)</u>	<u>( 37,905)</u>	<u>-</u>	<u>( 1,316,106)</u>
Total capital assets being depreciated, net	<u>729,899</u>	<u>( 37,905)</u>	<u>-</u>	<u>691,994</u>
Discretely presented component unit capital assets, net	<u>\$ 1,179,966</u>	<u>\$ ( 37,905)</u>	<u>\$ -</u>	<u>\$ 1,142,061</u>

### Construction Commitments

The City has active construction commitments as of September 30, 2019, totaling \$58,435,811. This includes building projects, street construction and improvements of existing streets, and repair and maintenance of existing water and sewer systems.

Project	Commitment
Streets and drainage projects	\$ 11,548,928
Water and wastewater projects	5,727,130
Fiber optic cable project	2,253,158
Animal Shelter	105,368
Golf Clubhouse	168,360
Fire stations	3,640,473
Grapevine Main	33,937,668
Parks projects	<u>1,054,726</u>
Total	<u>\$ 58,435,811</u>

The commitments for buildings, streets and drainage construction will be funded from unexpended general obligation and certificates of obligation bond proceeds. Water and wastewater projects will be funded from unexpended certificates of obligation and revenue bond proceeds and operations.

VI. **INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

CC ITEM # 7

The composition of interfund balances as of September 30, 2019, is as follows:

**Due to/from Other Funds**

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Grant Fund	\$ 34,217
	Crime District Fund	2,418,966
	Lake Parks Fund (nonmajor fund)	2,894,270
	Lake Enterprise Fund	<u>695,436</u>
Total General Fund		<u>\$ 6,042,889</u>

Interfund balances for all of the funds are created by short-term deficiencies in cash position in the individual fund. It is anticipated that the balances will be repaid in one year or less. Similar transactions such as this also exist between the primary government and the City's discretely presented component unit. The balances due to and due from component unit and primary government at September 30, 2019 consisted of the following:

<u>Receivable</u>	<u>Payable</u>	<u>Amount</u>
Component unit - Heritage Foundation	Primary Government - Hotel Occupancy Tax Fund	<u>\$ 7,410</u>

**Interfund Transfers**

A summary of interfund transfers by fund type is as follows:

<u>Transfers in</u>	<u>Transfers out</u>	<u>Amount</u>	<u>Total</u>
General Fund	Hotel Occupancy Tax Fund	\$ 1,498,333	
	4-B Economic Development	339,626	
	Nonmajor governmental funds	219,132	
	Water and Sewer Fund	1,743,710	
	Lake Enterprise Fund	<u>106,997</u>	
Total General Fund			\$ 3,907,798
Hotel Occupancy Tax Fund	4B-Transit Fund	429,479	
	Water and Sewer Fund	<u>100,000</u>	
Total Hotel Occupancy Tax Fund			529,479
Crime District Fund	General Fund		3,056,630
Debt Service Fund	Hotel Occupancy Tax Fund	1,057,691	
	4-B Economic Development	<u>1,396,444</u>	
Total Debt Service			2,454,135
General Facilities and Equipment	Water and Sewer Fund	<u>5,000,000</u>	5,000,000
Nonmajor governmental	General Fund	9,220,000	
	Internal Service Fund	2,118	
	Nonmajor governmental	<u>139,664</u>	
Total nonmajor governmental			<u>9,361,782</u>
Total			<u>\$ 24,309,824</u>

Interfund transfers are primarily made by the City for the following reasons:

- Budgeted transfers to the General Fund from other funds for operating and administrative allocations.
- Operating transfer from the 4B-Transit Fund to the Hotel Occupancy Tax Fund for visitor shuttle services.
- Transfers to the Debt Service Fund to pay for self-supporting debt service expenditures.
- Transfers to capital projects funds to fund current and future capital projects within the City.
- Budgeted operating transfer to Crime District Fund.

**VII. DEFERRED INFLOWS OF RESOURCES**

At September 30, 2019, deferred inflows of resources reported in the governmental funds for unavailable revenues are as follows:

	General	Debt Service	General Facilities and Equipment	Nonmajor Governmental	Total
Property taxes	\$ 61,342	\$ 64,422	\$ -	\$ -	\$ 125,764
Property tax penalties and interest	116,101	107,008	-	-	223,109
Court fines and fees	166,699	-	-	-	166,699
Ambulance billing	12,546	-	-	-	12,546
Franchise Fees	290,846	-	-	14,271	305,117
Intergovernmental	-	-	19,785,612	48,013	19,833,625
Other	56,234	-	-	77,698	133,932
Total	<u>\$ 703,768</u>	<u>\$ 171,430</u>	<u>\$ 19,785,612</u>	<u>\$ 139,982</u>	<u>\$ 20,800,792</u>

**VIII. LEASES**

**Operating Leases**

Lake Parks:

The City entered into a 25-year lease agreement with the United States Corps of Engineers to operate and maintain approximately 770 acres of property at Lake Grapevine. The City is required to pay the cost to maintain and operate the property with revenues generated from park operations. The term of the operating lease is from October 2004 through September 2029. The agreement covers the park areas of Meadowmere Park, Oak Grove Park and Silver Lake Park (“Vineyards”).

The City entered into another 25-year lease agreement with the United State Corps of Engineers to operate and maintain an additional 44.5 acres at Lake Grapevine referred to as Rockledge Park. The term of this operating lease is from March 2009 through March 2034.

Gaylord Texan Resort and Convention Center

The City leased property from the United States Corps of Engineers and subsequently entered into a sublease agreement with the Gaylord Texan Resort and Convention Center (Gaylord) on March 18, 1994, for a portion of the leased property. The contract is for 49 years and rent payment is \$1 per year. The project opened on April 4, 2004 with 1,511 room convention hotel and over 400,000 square feet of convention, meeting, exhibit and related amenities and support facilities. In subsequent years, The City and Gaylord entered into various addendums pertaining to the United States Corps of Engineers leased property. Gaylord completed and opened its \$120 million Vineyard Tower expansion in summer of 2018. This project increased the number of rooms by 303 and also provided 86,000 square feet of additional meeting space. This ranks Gaylord as the nation’s second-largest non-gaming convention hotel when measured by total self-contained exhibit and meeting space.

Cowboys Golf Course:

The City entered into a 25-year lease agreement with the Cowboys Golf Course in 1994. The Cowboys Golf course management company's rental fee is 3% of Cowboys' gross revenues from operations.

**IX. LONG-TERM LIABILITIES**

**General Obligation Bonds**

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities.

General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds generally are issued as 20-year serial bonds with principal maturing each year.

A summary of the terms of general obligation bonds outstanding and their corresponding allocations to the governmental and business-type activities at September 30, 2019, follows:

General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding
<b>Governmental activities:</b>					
2010 GO Refunding Bonds	07/08/2010	\$ 6,560,000	2.0% - 4.0%	2022	\$ 2,040,000
2012 GO Refunding Bonds	12/04/2012	7,665,000	2.0% - 2.1%	2027	2,225,000
2013 GO	06/27/2013	65,805,000	2.0% - 5.0%	2033	53,940,000
2015 GO Refunding Bonds	01/23/2015	12,125,000	2.0% - 5.0%	2026	3,870,000
2017 GO Refunding Bonds	01/17/2017	1,365,000	2.0% - 3.0%	2027	1,120,000
2019 GO Refunding Bonds	07/09/2019	28,860,000	3.0% - 4.0%	2039	28,860,000
					<u>92,055,000</u>
<b>Business-type activities:</b>					
2010 GO Refunding Bonds	7/8/2010	\$ 3,915,000	2.0% - 4.0%	2022	895,000
					<u>895,000</u>
Total general obligation bonds outstanding					<u>\$ 92,950,000</u>

Annual debt service requirements for general obligation bonds are as follows:

Year Ending September 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2020	\$ 7,565,000	\$ 3,692,383	\$ 440,000	\$ 27,000
2021	6,935,000	3,265,983	455,000	9,100
2022	5,580,000	2,990,088	-	-
2023	5,315,000	2,753,370	-	-
2024	5,235,000	2,536,020	-	-
2025-2029	28,650,000	9,416,650	-	-
2030-2034	25,635,000	3,482,855	-	-
2035-2039	<u>7,140,000</u>	<u>547,950</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 92,055,000</u>	<u>\$ 28,685,299</u>	<u>\$ 895,000</u>	<u>\$ 36,100</u>

**Certificates of Obligation**

The City also issued certificates of obligation to finance the acquisition and construction of capital assets including certain capital improvement projects, municipal facilities, and machinery and equipment.

The City had the following certificates of obligation outstanding as of September 30, 2019:

<u>Certificates of Obligation</u>	<u>Sale Date</u>	<u>Original Borrowing</u>	<u>Interest Rates to Maturity</u>	<u>Final Maturity</u>	<u>Outstanding</u>
<b>Governmental activities:</b>					
2010 CO (Private Placement)	12/02/2010	\$ 500,000	3.5%	2020	\$ 57,553
2015 CO	01/23/2015	2,000,000	2.0% - 4.5%	2035	1,320,000
2017 CO	01/17/2017	9,535,000	2.0% - 5.0%	2037	8,710,000
2018 CO	04/17/2018	32,310,000	3.0% - 5.0%	2038	31,840,000
					<u>41,927,553</u>
<b>Business-type activities:</b>					
2015 CO	01/23/2015	\$ 9,720,000	2.0% - 4.5%	2035	<u>8,200,000</u>
Total certificates of obligation outstanding					<u>\$ 50,127,553</u>

Annual debt service requirements to maturity for certificates of obligation of the primary government are as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>		<u>Business-type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 1,190,000	\$ 1,571,612	\$ 400,000	\$ 260,569
2021	1,130,000	1,529,163	405,000	250,519
2022	1,915,000	1,468,906	425,000	241,688
2023	1,755,000	1,386,887	430,000	231,531
2024	1,835,000	1,300,800	440,000	219,556
2025-2029	10,670,000	5,031,206	2,480,000	852,219
2030-2034	12,565,000	2,831,106	2,980,000	339,228
2035-2039	<u>10,810,000</u>	<u>720,769</u>	<u>640,000</u>	<u>10,000</u>
Total	<u>\$ 41,870,000</u>	<u>\$ 15,840,449</u>	<u>\$ 8,200,000</u>	<u>\$ 2,405,310</u>

Annual debt service requirements to maturity for private placement certificates of obligation of the primary government are as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities Private Placement</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ <u>57,553</u>	\$ <u>1,522</u>
Total	<u>\$ 57,553</u>	<u>\$ 1,522</u>

**Contractual Obligations**

The City has issued contractual obligations in order to finance the acquisition of certain capital equipment. These obligations are issued pursuant to the Constitution of the State of Texas, including particularly Subchapter A of Chapter 271, Texas Local Government Code (the Public Property Finance Act), and constitute direct obligations of the City of Grapevine, Texas, payable from a continuing ad valorem tax levied on all taxable property within the City.

The City had the following Public Property Finance (“PPF”) contractual obligations outstanding as of September 30, 2019:

Contractual Obligations	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding
<b>Governmental activities:</b>					
2012 PPF Contractual Obligation	12/04/2012	\$ 1,225,000	1.2%	2027	\$ 740,000
2015 PPF Contractual Obligation	01/01/2015	3,070,000	2.0% - 4.0%	2026	1,725,000
2018 PPF Contractual Obligation (Private Placement)	03/06/2018	2,500,000	3.9%	2028	<u>2,290,080</u>
Total contractual obligations outstanding					<u>\$ 4,755,080</u>

Contractual obligation debt service requirements to maturity are as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2020	\$ 555,000	\$ 59,363
2021	565,000	48,587
2022	585,000	32,575
2023	155,000	19,688
2024	165,000	14,907
2025-2029	<u>440,000</u>	<u>15,968</u>
Total	<u>\$ 2,465,000</u>	<u>\$ 191,088</u>

Private placement contractual obligation debt service requirements to maturity are as follows:

Year Ending September 30,	Governmental Activities Private Placement	
	Principal	Interest
2020	\$ 216,840	\$ 90,458
2021	225,405	81,893
2022	234,309	72,989
2023	243,564	63,734
2024	253,185	54,113
2025-2029	<u>1,116,777</u>	<u>112,418</u>
Total	<u>\$ 2,290,080</u>	<u>\$ 475,605</u>

**Revenue Bonds**

On May 15, 2018, the City issued Sales Tax Revenue Refunding Bonds, Series 2018, to refund the existing Sales Tax Revenue Bonds, Series 2014. The Sales Tax Revenue Refunding Bonds, Series 2018, were issued by the Grapevine 4B Economic Development Corporation, a blended component unit of the City, pursuant to Chapters 501, 502, and 505, Texas Local Government Code. These bonds are special obligations of the City, payable from a secured lien on and pledge of certain pledged revenues which include the proceeds of ¼ of the ½ cent sales and use tax levied within the City for the benefit of the Grapevine 4B Economic Development Corporation.

At September 30, 2019, the remaining balances for principal and interest on the debt are \$16,110,000 and \$4,872,503, respectively. Annual debt service requirements through February 15, 2034 do not exceed \$1,500,000 per year. Sales tax revenue collections in the 4B-Economic Development fund were \$4,393,875.

A reserve fund is required to be maintained as security for the payment of the sales tax revenue refunding bonds. The reserve fund is required to be funded in an amount equal to the maximum annual principal and interest required for the bonds. The reserve is currently funded at \$1,402,400, which meets the reserve requirements.

On June 6, 2000, the City issued Combination Tax and Tax Increment Revenue Certificates of Obligation, Series 2000. These bonds were subsequently refunded with Combination Tax and Tax Increment Reinvestment Zone Revenue Refunding Bonds, Series 2005A, and with Combination Tax and Tax Increment Reinvestment Zone Revenue Refunding Bonds, Series 2015A. The Combination Tax and Tax Increment Reinvestment Zone #2 Revenue Refunding Bonds, Series 2015A, were issued pursuant to the Constitution and the general laws of the State of Texas, including particularly, Chapter 1207, Texas Government Code and Section 9.26 of the City's Home Rule Charter, and are direct obligations of the City, payable from a combination of the levy and collection of a continuing ad valorem tax levied on all taxable property within the City and a subordinate lien on an pledge of the tax increments deposited in the tax increment fund established for TIF #2.

At September 30, 2019, the remaining principal and interest on the bonds was \$13,905,000 and \$2,199,550, respectively. Principal and interest payments for the fiscal year were \$1,645,000 and \$642,400. Tax increment revenues for TIF #2 for the current year were \$5,806,220. The outstanding revenue bonds have a final maturity of August 15, 2026.

A summary of the terms of the revenue bonds outstanding for the governmental activities as of September 30, 2019, is as follows:

Revenue Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding
<b>Governmental activities:</b>					
2015A TIF#2 Revenue Refunding Bonds	01/23/2015	\$ 20,565,000	2.0% - 5.0%	2026	\$ 13,905,000
2018 Sales Tax Revenue Refunding	04/17/2018	169,300,000	3.0% - 4.0%	2034	<u>16,110,000</u>
Total revenue bonds outstanding					<u>\$ 30,015,000</u>

Annual debt service requirements for the revenue bonds are as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2020	\$ 2,570,000	\$ 1,127,994
2021	2,685,000	1,016,119
2022	2,795,000	898,994
2023	2,920,000	776,794
2024	3,050,000	649,019
2025-2029	9,655,000	1,949,333
2030-2034	<u>6,340,000</u>	<u>653,800</u>
Total	<u>\$ 30,015,000</u>	<u>\$ 7,072,053</u>

**Tax Notes**

The City issued Tax Notes, Series 2013, in order to fund the acquisition of capital assets for the City. The notes are issued pursuant to the Constitution and general laws of the State of Texas, particularly Chapter 1431, Texas Government Code, and constitute direct obligations of the City, payable from a continuing ad valorem tax levied on all taxable property within the City. The terms of the tax notes are as follows:

Tax Notes	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding
<b>Government activities:</b>					
2013 Tax Note	06/27/2013	\$ 3,965,000	2.0% - 2.25%	2020	<u>\$ 605,000</u>

The annual debt service requirements for the tax notes are as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2020	\$ 605,000	\$ 7,563
Total	<u>\$ 605,000</u>	<u>\$ 7,563</u>

**Other Long-term Liabilities – Texas Comptroller of Public Accounts**

As of September 30, 2019, the City had a payout agreement with the Texas Comptroller of Public Accounts for overpayment of sales taxes that total \$118,558. These amounts were withheld from sales tax receipts until August 2019.

The following is a summary of long-term liability transactions of the City for the year ended September 30, 2019:

	Balance 9/30/2018	Increases	Reductions	Balance 9/30/2019	Due Within One Year
<b>Governmental activities:</b>					
General obligation bonds	\$ 70,080,000	\$ 28,860,000	\$( 6,885,000)	\$ 92,055,000	\$ 7,565,000
Certificates of obligation	49,658,143	-	( 7,730,590)	41,927,553	1,247,553
Contractual obligations	3,005,000	-	( 540,000)	2,465,000	555,000
Contractual obligations-private placement	2,500,000	-	( 209,920)	2,290,080	216,840
Revenue bonds	32,480,000	-	( 2,465,000)	30,015,000	2,570,000
Tax notes	1,195,000	-	( 590,000)	605,000	605,000
Premium on bond issues	6,758,570	1,972,988	( 887,485)	7,844,073	-
Total bonds and notes payable	165,676,713	30,832,988	( 19,307,995)	177,201,706	12,759,393
Sales tax obligation	118,558	-	( 118,558)	-	-
Net OPEB liability	63,849,882	3,472,643	( 10,247,508)	57,075,017	182,604
Net pension liability	31,426,997	26,819,821	( 7,650,749)	50,596,069	-
Compensated absences	3,914,717	4,005,585	( 3,718,445)	4,201,857	1,050,464
Total governmental activities long-term liabilities	\$ 264,986,867	\$ 65,131,037	\$( 41,043,255)	\$ 289,074,649	\$ 13,992,461

The liability for compensated absences and the pension and OPEB-related liabilities are paid from the General Fund, Crime District Fund, and enterprise funds based on the assignment of an employee at termination.

	Balance 9/30/2018	Increases	Reductions	Balance 9/30/2019	Due Within One Year
<b>Business-type activities:</b>					
Water and sewer obligations:					
General obligation bonds	\$ 1,730,000	\$ -	\$( 835,000)	\$ 895,000	\$ 440,000
Certificates of obligation	8,600,000	-	( 400,000)	8,200,000	400,000
Premium on bond issues	463,444	-	( 56,918)	406,526	-
Total water and sewer bonds payable	10,793,444	-	( 1,291,918)	9,501,526	840,000
Net OPEB liability	7,380,510	1,347,595	( 281,925)	8,446,180	27,022
Net pension liability	2,928,749	2,530,943	( 717,133)	4,742,559	-
Compensated absences	231,197	274,711	( 254,077)	251,831	62,958
Total business-type activities long-term liabilities	\$ 21,333,900	\$ 4,153,249	\$( 2,545,053)	\$ 22,942,096	\$ 929,980

**Current Refunding**

In July 2019, the City issued \$28,860,000 of General Obligation Refunding and Improvement Bonds, Series 2019 with interest rates ranging from 3% to 4%. The net proceeds of \$30,832,988 (including a \$1,972,988 premium) were used to refund the Combination Tax and Revenue Certificates of Obligation, Series 2009 and Series 2009A.

The reacquisition price exceeded the net carrying amount of the old debt by \$102,493. This amount is reported as a deferred outflow of resources in the Statement of Net Position and will be amortized over the remaining life of the refunding bonds. The Series 2014 bonds were refunded to reduce the City's total debt service payments over 10 years by \$662,530 and to obtain an economic gain (difference between the net present values of the debt service payments on the old and new debt) of \$601,163.

**Authorized and Unissued Debt**

The City had \$1,235,000 in authorized general obligation bonds that were unissued as of September 30, 2019. These bonds were authorized through an election held November 7, 2017, for the construction of animal shelter facilities, firefighting facilities, and for a multi-use facility and clubhouse at the Grapevine Municipal Golf Course.

**X. DEFINED BENEFIT PENSION PLAN**

**Plan Description.** The City participates as one of 887 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agency multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at [www.tmrs.com](http://www.tmrs.com).

All eligible employees of the City are required to participate in TMRS.

**Benefits Provided.** TMRS provides retirement and disability benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Starting in 2005, the City granted an annually repeating (automatic) basis monetary credit referred to as an updated service credit (USC) which is a theoretical amount which considers salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, initiated in 1998, the City provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, or 5 years at age 60 and above
Updated service credit	100% repeating, transfers
Annuity increase to retirees	70% of CPI, repeating

***Employees covered by benefit terms***

At the December 31, 2018, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	395
Inactive employees entitled to but not yet receiving benefits	279
Active employees	586
Total	1,260

**Contributions.** The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the City was 18.98% and 18.58% in calendar years 2018 and 2019, respectively. The City’s contributions to TMRS for the year ended September 30, 2019, were \$8,437,929 and were equal to the required contributions.

**Net Pension Liability.** The City’s net pension liability (NPL) was measured as of December 31, 2018, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of that date.

**Actuarial assumptions:**

The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.50% to 10.5% including inflation
Investment Rate of Return	6.75%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

Actuarial assumptions used in the December 31, 2018, valuations were based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2010 through December 31, 2014. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the Entry Age Normal (EAN) actuarial cost method. Assumptions are reviewed annually. No additional changes were made for the 2014 valuation. After the Asset Allocation Study analysis and experience investigation study, the Board amended the long-term expected rate of return on pension plan investments from 7% to 6.75%. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.55%
International Equity	17.5%	6.35%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.90%
Real Return	10.0%	3.80%
Real Estate	10.0%	4.50%
Absolute Return	10.0%	3.75%
Private Equity	5.0%	7.50%
Total	100.0%	

### **Discount Rate**

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in the statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

### **Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2017	\$ 271,781,910	\$ 237,426,164	\$ 34,355,746
Changes for the year:			
Service cost	8,129,774	-	8,129,774
Interest	18,265,311	-	18,265,311
Difference between expected and actual experience	( 1,201,653)	-	( 1,201,653)
Contributions - employer	-	8,375,515	( 8,375,515)
Contributions - employee	-	3,093,341	( 3,093,341)
Net investment income	-	( 7,113,672)	7,113,672
Benefit payments, including refunds of employee contributions	( 10,499,198)	( 10,499,198)	-
Administrative expense	-	( 137,452)	137,452
Other changes	-	( 7,184)	7,184
Net changes	14,694,234	( 6,288,650)	20,982,884
Balance at 12/31/2018	\$ 286,476,144	\$ 231,137,514	\$ 55,338,630

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	\$ 95,678,551	\$ 55,338,630	\$ 22,215,636

### ***Pension Plan Fiduciary Net Position***

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. The report may be obtained on the Internet at [www.tmr.com](http://www.tmr.com).

### **Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2019, the City recognized pension expense of \$10,894,106.

At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 2,144,969
Changes in actuarial assumptions	-	14,835
Difference between projected and actual investment earnings	12,281,014	-
Contributions subsequent to the measurement date	<u>6,416,772</u>	<u>-</u>
Total	<u>\$ 18,697,786</u>	<u>\$ 2,159,804</u>

\$6,416,772 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	
2020	\$ 3,338,827
2021	1,031,363
2022	1,288,778
2023	<u>4,462,242</u>
Total	<u>\$ 10,121,210</u>

**Post-retirement Health Care Benefits**

**Plan Description.**

The City provides certain health care and life insurance benefits through an agent, multiple-employer, defined benefit OPEB plan, under City ordinance, for all full and part-time employees that meet eligibility requirements. Eligible individuals include retired employees who have satisfied the requirement as defined by the Texas Municipal Retirement System and their dependents that were covered prior to retirement. The requirement as defined by the Texas Municipal Retirement System is any age with 20 years of service or 5 years of service for age 60 and above. City Council members that serve three terms will be classified as retired employees when they leave office.

Retirees pay premiums for coverage in the OPEB programs. There is not a maximum employer paid premium amount (capped benefit). Active employees do not contribute to the retiree health care plan. Retirees are eligible for benefits immediately upon retirement. If the employee returns to work for an employer that offers health coverage, they become ineligible for the City's plan and cannot rejoin the City's health plan at a later date.

**Benefits Provided**

Retirees are eligible for medical, dental, vision, and prescription insurance until they become Medicare eligible. Retirees are also eligible for a \$20,000 life insurance policy. Once Medicare eligible, retirees are eligible for dental, vision, and life insurance only. At that time, the City medical plan will no longer be available. The City supplements 70% of the premium to all retirees who either (1) retire after the age of 65 or (2) are covered pre-Medicare in the retiree medical program. Spouses of retirees will receive the City supplement if they have been on the plan for one year prior to retirement.

In the event that an active employee passes away, the spouse and dependents will become eligible for retiree coverage if (1) the employee was eligible for retirement as defined by the Texas Municipal Retirement System; and (2) the employee had dependent coverage at the time of death. Coverage will continue under the plan as long as monthly retiree premiums are paid by the specified due date, until dependents are no longer considered eligible dependents as defined by the plan, until the covered dependent becomes Medicare eligible, or until a surviving spouse remarries.

For the fiscal year ended September 30, 2019, the City's contributions to the plan were \$1,953,863 which exceeded benefit payments of \$1,453,863.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	211
Active members	<u>591</u>
Total	<u>802</u>

## Actuarial Methods and Assumptions

Significant methods and assumptions were as follows:

Actuarial Valuation Date	12/31/2018
Actuarial Cost Method	Individual Entry Age Normal Cost Method
Discount Rate	3.82% as of December 31, 2018
Inflation Rate	2.50%
Salary Increases	3.50% to 10.50%, including inflation
Demographic Assumptions	Based on the experience study covering the four-year period ending December 31, 2014 as conducted for the Texas Municipal Retirement System (TMRS)
Mortality	For healthy retirees, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements.
Participation Rates	For health care coverage: 85% for retirees who are at least 50 years old at retirement and 65% for retirees who are younger than 50 years old at retirement; For life insurance: 85% regardless of age at retirement
Health care cost trend rates	Pre-65 Medical: Initial rate of 7.20% declining to an ultimate rate of 5.00% after 12 years; Pre-65 Medical: Ultimate trend rate includes a 0.75% adjustment for the excise tax; Post-65 Medical Subsidy: Increases with inflation; Dental: 4.00%; Vision: 3.00%
Note:	Assumption changes include a change in the Single Discount Rate from 3.31% as of December 31, 2017 to 3.82% as of December 31, 2018 and updates to the healthcare trend rates. Additionally, the period of service used for the allocation of normal costs was changed to only reflect service with the City of Grapevine.

Projections of health benefits are based on the plan as understood by the City and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the City and its employees to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

There is no separately issued audited benefit plan report available for the City's OPEB plan.

### Discount Rate

A Single Discount Rate of 3.82% was used to measure the total OPEB liability. This Single Discount Rate was based on the municipal bond rates as of the measurement date. The source of the municipal bond rate was Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2018.

The asset portfolio of the OPEB trust can support a 6.75% long term rate of return. However, the City recently established the trust and does not have a formal funding policy yet. As a result, the City has decided to set the Single Discount Rate equal to the municipal bond rate until a pattern of contributions is established.

**Discount Rate Sensitivity Analysis**

The following schedule shows the impact of the net OPEB liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (3.82%) in measuring the Net OPEB liability.

	1% Decrease in Discount Rate (2.82%)	Discount Rate (3.82%)	1% Increase in Discount Rate (4.82%)
City's net OPEB liability	\$ 75,203,315	\$ 65,521,197	\$ 57,544,130

**Healthcare Cost Trend Rate Sensitivity Analysis**

The following schedule shows the impact of the net OPEB liability if the Healthcare Cost Trend Rate used was 1% less than and 1% greater than what was used in measuring the Net OPEB liability.

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
City's net OPEB liability	\$ 56,556,557	\$ 65,521,197	\$ 76,783,952

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs**

At September 30, 2019, the City reported a liability of \$65,521,197 for its net OPEB liability. The net OPEB liability was determined by an actuarial valuation as of December 31, 2018. For the year ended September 30, 2019, the City recognized OPEB expense of \$5,266,589. There were no changes of benefit terms that affected measurement of the net OPEB liability during the measurement period.

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balance at 12/31/2017	\$ 72,291,720	\$ 1,061,328	\$ 71,230,392
Changes for the year:			
Service cost	3,547,117	-	3,547,117
Interest	2,423,640	-	2,423,640
Difference between expected and actual experience	( 1,065,868)	-	( 1,065,868)
Changes of assumptions	( 8,510,968)	-	( 8,510,968)
Contributions - employer	-	2,187,035	( 2,187,035)
Net investment income	-	( 77,518)	77,518
Benefit payments	( 1,687,035)	( 1,687,035)	-
Administrative expense	-	( 6,401)	6,401
Net changes	( 5,293,114)	416,081	( 5,709,195)
Balance at 12/31/2018	\$ 66,998,606	\$ 1,477,409	\$ 65,521,197

Changes in assumptions and other inputs reflect a change in the discount rate from 3.51% to 3.82%. At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 151,907	\$ 918,274
Changes in actuarial assumptions	3,432,623	7,332,424
Difference between projected and actual investment earnings	116,017	-
Contributions subsequent to the measurement date	<u>1,106,707</u>	<u>-</u>
Total	<u>\$ 4,807,254</u>	<u>\$ 8,250,698</u>

\$1,106,707 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date are due to benefit payments the City paid with own assets and will be recognized as a reduction of the net OPEB liability for the year ending September 30, 2020. Other amounts of the reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	
2020	\$( 620,964)
2021	( 620,964)
2022	( 620,964)
2023	( 615,069)
2024	( 648,494)
Thereafter	<u>( 1,423,696)</u>
Total	<u>\$( 4,550,151)</u>

## XII. COMMITMENTS AND CONTINGENCIES

The City is a defendant in several pending lawsuits. City management estimates, based on the advice of legal counsel, that the potential claims against the City, in excess of insurance coverage, would not materially affect the basic financial statements of the City.

The City participates in a number of federal and state grant programs. These programs are subject to program compliance audits by the grantors or their representatives. Any liability that may arise as the result of these audits is not believed to be estimable or probable.

**XIII. TAX ABATEMENTS**

The City enters into economic development agreements designed to promote development and redevelopment within the City, spur economic improvement, stimulate commercial activity, generate additional sales tax and enhance the property tax base and economic vitality of the City. The City's economic development agreements are authorized under Chapter 380 of the Texas Local Government Code, Chapter 311 (Tax Increment Financing Act) and Chapter 312 (Property Redevelopment and Tax Abatement) of the Texas Tax Code. The economic development agreements are designed to support the creation of new businesses, the expansion and retention of existing businesses within the City, and the attraction of companies that offer high impact jobs and share the community's values. Recipients may be eligible to receive economic assistance based on the employment, economic or community impact of the project requesting assistance. Recipients generally commit to building or remodeling real property and related infrastructure, redeveloping properties, expanding operations or bringing targeted business to the City. Agreements generally contain recapture provisions which may require repayment or termination if recipients do not meet the required provisions of the economic incentives.

The City has the following categories of economic development agreements:

- General Economic Development – The City enters into various agreements under Chapter 380 of the Texas Local Government Code to stimulate economic development. Agreements may rebate a flat amount or a percentage of hotel occupancy taxes or sales taxes received by the City, may result in fee reductions such as utility charges or building inspection or permit fees, or make lump sum payments to offset moving expenses, tenant finish-outs, demolition costs, infrastructure reimbursements, redevelopment costs, or other expenses. For fiscal year 2019, the City rebated \$3,485,262 in taxes and made incentive payments of \$100,000 under these agreements.
- Tax Increment Financing – The City has adopted two Tax Increment Financing zones (“TIFs”) under Chapter 311 of the Texas Tax Code. The City enters into economic development and infrastructure reimbursement agreements which earmark TIF revenues for payment to developers and represent obligations over the life of the TIF or until the terms of the agreements have been met. Additionally, the City enters into general economic development agreements under Chapter 380 of the Texas Local Government Code which are funded with TIF resources. The City made \$3,807,117 in payments for TIF obligations and \$4,024 in waived fees.

**XIV. RISK MANAGEMENT**

The City purchases a fully-insured program for property and casualty insurance coverage through Travelers Insurance and workers' compensation coverage through Texas Municipal League. The City is insured at the following limits:

<u>Policy</u>	<u>Limits</u>	<u>Deductible</u>
General liability	\$1,000,000 per occurrence/\$2,000,000 aggregate	\$10,000
Automobile liability	\$1,000,000 per occurrence	\$0
Automobile physical damage	Actual cash value	\$1,000
Excess liability	\$10,000,000 per occurrence/\$10,000,000 aggregate	\$0
Property	\$218,886,703	varies by peril
Workers' compensation	Statutory/employers' liability	\$1,000,000

Risk Management oversees the City's self-insured employee health plan and retiree health plans. UMR is the third-party administrator for the employee and pre-65 retiree health plans. Claims and other plan administration services are performed by UMR. All participating funds make payments to the General Fund for their portion of property and casualty and health plan cost.

Financial responsibility in a self-insured funding arrangement is on the City, the risk of losses exceeding an affordable threshold is transferred to an insurance company through the purchase of stop-loss insurance with Stealth Partner Group. Stop-loss insurance protects the City from plan claims costs exceeding a specified deductible during the plan year.

Specific Excess Loss Insurance

The City has specific excess loss insurance to cover specific claims incurred by plan participants. The City has a \$250,000 specific deductible for each medical plan member. The specific benefit period reimbursement maximum under this coverage is unlimited per covered person.

Aggregate Excess Loss Insurance

The City also has coverage for aggregate claims incurred under the self-insured health plan. Under this coverage, aggregate claims in excess of an estimate annual aggregate attachment point of \$9,505,503 would be covered up to an aggregate benefit period reimbursement maximum of \$1,000,000.

The City establishes the insurance claim liability based on estimates of the ultimate cost of claims reported but unsettled and of claims incurred but not reported. Any claims incurred and not reported are not believed to be significant to the City’s financial statements. Activity for the last two years is as follows:

	<u>2019</u>	<u>2018</u>
Claims payable, beginning of year	\$ 650,081	\$ 2,005,365
Current year claims and changes in estimates	3,966,014	7,601,763
Payments on claims	( 3,921,644)	( 8,957,047)
Claims payable at end of year	<u>\$ 694,451</u>	<u>\$ 650,081</u>

**XV. WATER STORAGE RIGHTS**

Water storage rights of \$683,547 (net of accumulated amortization of \$656,486) represent rights in the Federal Reservoir at Lake Grapevine purchased through a long-term contract with the federal government and are recorded at cost, with amortization being recorded using the straight-line method over the initial term of the contract of 40 years. Approximately 2 years remain on the contract.

**XVI. IMPACT FEES**

The City records impact fees received in excess of the cost of physical connection to the Water and Sewer system as revenues. Corresponding cash is recorded as a restricted asset for future expansion of the Water and Sewer system.

**XVII. WATER AND SEWER CONTRACTS**

The City has separate contracts with the Trinity River Authority of Texas (“TRA”) for the purchase of treated water and for the transportation, treatment and disposal of wastewater. The contracts require the City to pay varying amounts based on the costs associated with water purchased and wastewater transported and/or treated and disposed. The costs include the City’s proportionate share of TRA’s operating and maintenance expenses, related debt service costs, plus certain other miscellaneous charges. The City also purchases water from the City of Dallas-Water Utilities and Dallas County Park Cities Municipal Utilities District.

Payments during 2019 for the purchase of treated water were \$8,030,760 and payments made for the transportation, treatment, and disposal of wastewater by TRA were \$1,478,364. If the City were unable to fulfill its obligations under the contracts, the only liability for future payment would be its proportionate share of debt service requirements. In addition, the City does not retain an ongoing financial interest in TRA and has no representation on the TRA Board; therefore, the TRA contracts are not considered to be joint venture agreements.

**XVIII. PRIOR PERIOD ADJUSTMENT**

In the fund financial statements, an adjustment to unearned revenues resulted in an increase in the beginning fund balance of the General Fund of \$589,801. The beginning net position was increased by \$140,951 due to adjustments to capital assets in the governmental activities. The net increase to beginning net position of governmental activities was \$730,752.

**REQUIRED  
SUPPLEMENTARY INFORMATION**

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**CITY OF GRAPEVINE, TEXAS**  
**GENERAL FUND**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Property tax	\$ 11,165,766	\$ 11,165,766	\$ 11,765,849	\$ 600,083
Sales tax	28,890,000	28,890,000	29,863,646	973,646
Mixed beverage tax	1,800,000	1,800,000	2,145,940	345,940
Franchise tax	6,983,718	6,983,718	6,435,472	( 548,246)
Licenses and permits	1,910,194	1,910,194	1,969,000	58,806
Intergovernmental	425,190	425,190	380,269	( 44,921)
Charges for services	5,899,063	5,899,063	5,406,622	( 492,441)
Fines and forfeitures	1,763,812	1,763,812	1,509,299	( 254,513)
Investment income	106,500	106,500	283,313	176,813
Miscellaneous	656,200	656,200	448,761	( 207,439)
Total revenues	<u>59,600,443</u>	<u>59,600,443</u>	<u>60,208,171</u>	<u>607,728</u>
<b>EXPENDITURES</b>				
Current:				
General government	16,772,903	16,758,673	15,435,676	1,322,997
Public safety	16,330,103	16,310,103	16,198,439	111,664
Culture and recreation	12,972,351	12,970,351	13,299,784	( 329,433)
Public works	8,790,555	8,790,555	8,524,275	266,280
Capital outlay	92,000	128,230	264,387	( 136,157)
Debt service:				
Principal	-	-	118,558	( 118,558)
Fiscal agent charges	-	-	4,210	( 4,210)
Total expenditures	<u>54,957,912</u>	<u>54,957,912</u>	<u>53,845,329</u>	<u>1,112,583</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>4,642,531</u>	<u>4,642,531</u>	<u>6,362,842</u>	<u>1,720,311</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	4,508,893	4,508,893	3,907,798	( 601,095)
Transfers out	( 9,076,630)	( 9,076,630)	( 12,276,630)	( 3,200,000)
Sale of capital assets	25,700	25,700	156,217	130,517
Total other financing sources (uses)	<u>( 4,542,037)</u>	<u>( 4,542,037)</u>	<u>( 8,212,615)</u>	<u>( 3,670,578)</u>
<b>NET CHANGE IN FUND BALANCES</b>	100,494	100,494	( 1,849,773)	( 1,950,267)
<b>FUND BALANCES, BEGINNING</b>	<u>15,555,243</u>	<u>15,555,243</u>	<u>15,555,243</u>	<u>-</u>
<b>PRIOR PERIOD ADJUSTMENT</b>	-	-	589,801	589,801
<b>FUND BALANCES, BEGINNING RESTATED</b>	<u>15,555,243</u>	<u>15,555,243</u>	<u>16,145,044</u>	<u>589,801</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 15,655,737</u>	<u>\$ 15,655,737</u>	<u>\$ 14,295,271</u>	<u>\$ ( 1,360,466)</u>

The accompanying notes are an integral part of this schedule.

**CITY OF GRAPEVINE, TEXAS**  
**HOTEL OCCUPANCY TAX**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Taxes	\$ 19,052,757	\$ 19,525,335	\$ 20,767,302	\$ 1,241,967
Charges for services	7,447,692	7,447,692	7,634,638	186,946
Investment income	92,000	92,000	448,501	356,501
Miscellaneous	70,000	70,000	29,732	( 40,268)
Total revenues	<u>26,662,449</u>	<u>27,135,027</u>	<u>28,880,173</u>	<u>1,745,146</u>
<b>EXPENDITURES</b>				
Current:				
Tourism	25,018,943	25,039,740	22,413,522	2,626,218
Capital outlay	13,000	13,000	1,192,933	( 1,179,933)
Debt Service:				
Fiscal agent charges	-	-	1,771	( 1,771)
Total expenditures	<u>25,031,943</u>	<u>25,052,740</u>	<u>23,608,226</u>	<u>1,444,514</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>1,630,506</u>	<u>2,082,287</u>	<u>5,271,947</u>	<u>3,189,660</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	444,610	444,610	529,479	84,869
Transfers out	( 2,511,336)	( 2,511,336)	( 2,556,024)	( 44,688)
Total other financing sources (uses)	<u>( 2,066,726)</u>	<u>( 2,066,726)</u>	<u>( 2,026,545)</u>	<u>40,181</u>
<b>NET CHANGE IN FUND BALANCES</b>	( 436,220)	15,561	3,245,402	3,229,841
<b>FUND BALANCES, BEGINNING</b>	<u>17,017,842</u>	<u>17,017,842</u>	<u>17,017,842</u>	<u>-</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 16,581,622</u>	<u>\$ 17,033,403</u>	<u>\$ 20,263,244</u>	<u>\$ 3,229,841</u>

The accompanying notes are an integral part of this schedule.

**CITY OF GRAPEVINE, TEXAS**  
**CRIME DISTRICT**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Taxes	\$ 14,445,000	\$ 14,445,000	\$ 14,563,884	\$ 118,884
Intergovernmental	-	-	13,605	13,605
Fines and forfeitures	150,000	159,650	88,042	( 71,608)
Investment income	30,000	30,000	190,715	160,715
Miscellaneous	6,500	6,500	12,737	6,237
Total revenues	<u>14,631,500</u>	<u>14,641,150</u>	<u>14,868,983</u>	<u>227,833</u>
<b>EXPENDITURES</b>				
Current:				
General government	164,313	164,313	142,921	21,392
Public safety	17,523,817	17,503,817	18,068,637	( 564,820)
Total expenditures	<u>17,688,130</u>	<u>17,668,130</u>	<u>18,211,558</u>	<u>( 543,428)</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>( 3,056,630)</u>	<u>( 3,026,980)</u>	<u>( 3,342,575)</u>	<u>( 315,595)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	3,056,630	3,056,630	3,056,630	-
Transfers out	-	( 20,000)	-	20,000
Total other financing sources (uses)	<u>3,056,630</u>	<u>3,036,630</u>	<u>3,056,630</u>	<u>20,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	9,650	( 285,945)	( 295,595)
<b>FUND BALANCES, BEGINNING</b>	<u>( 759,398)</u>	<u>( 759,398)</u>	<u>( 759,398)</u>	-
<b>FUND BALANCES, ENDING</b>	<u>\$( 759,398)</u>	<u>\$( 749,748)</u>	<u>\$( 1,045,343)</u>	<u>\$( 295,595)</u>

The accompanying notes are an integral part of this schedule.

**CITY OF GRAPEVINE, TEXAS**  
**4B - ECONOMIC DEVELOPMENT**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Taxes	\$ 3,611,250	\$ 3,611,250	\$ 4,393,875	\$ 782,625
Charges for services	-	-	23,860	23,860
Investment income	150,000	150,000	144,125	( 5,875)
Miscellaneous	-	-	100	100
Total revenues	3,761,250	3,761,250	4,561,960	800,710
<b>EXPENDITURES</b>				
Current:				
Economic development	2,058,806	2,058,806	1,301,974	756,832
Total expenditures	2,058,806	2,058,806	1,301,974	756,832
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	1,702,444	1,702,444	3,259,986	1,557,542
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	( 1,702,444)	( 1,702,444)	( 1,736,070)	( 33,626)
Sale of capital assets	-	-	4,208,462	4,208,462
Total other financing sources (uses)	( 1,702,444)	( 1,702,444)	2,472,392	4,174,836
<b>NET CHANGE IN FUND BALANCES</b>	-	-	5,732,378	5,732,378
<b>FUND BALANCES, BEGINNING</b>	6,098,006	6,098,006	6,098,006	-
<b>FUND BALANCES, ENDING</b>	\$ 6,098,006	\$ 6,098,006	\$ 11,830,384	\$ 5,732,378

The accompanying notes are an integral part of this schedule.

**CITY OF GRAPEVINE, TEXAS**  
**4B - TRANSIT**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
<b>REVENUES</b>				
Sales taxes	\$ 10,833,750	\$ 10,833,750	\$ 10,476,439	\$( 357,311)
Investment income	10,000	10,000	8,177	( 1,823)
Total revenues	10,843,750	10,843,750	10,484,616	( 359,134)
<b>EXPENDITURES</b>				
Current:				
Transportation	10,389,140	10,389,140	10,046,960	342,180
Total expenditures	10,389,140	10,389,140	10,046,960	342,180
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>				
	454,610	454,610	437,656	( 16,954)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	( 444,610)	( 444,610)	( 429,479)	15,131
Total other financing sources (uses)	( 444,610)	( 444,610)	( 429,479)	15,131
<b>NET CHANGE IN FUND BALANCE</b>				
	10,000	10,000	8,177	( 1,823)
<b>FUND BALANCE, BEGINNING</b>				
	8,784	8,784	8,784	-
<b>FUND BALANCE, ENDING</b>				
	\$ 18,784	\$ 18,784	\$ 16,961	\$( 1,823)

The accompanying notes are an integral part of this schedule.

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**CITY OF GRAPEVINE, TEXAS**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY**  
**AND RELATED RATIOS - TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

<b>Plan Year</b>	<b>2014</b>	<b>2015</b>
<b>A. Total pension liability</b>		
Service Cost	\$ 6,509,572	\$ 7,082,668
Interest (on the total pension liability)	15,338,396	16,144,617
Difference between expected and actual experience	( 1,847,827)	( 1,393,602)
Changes of assumptions	-	( 77,299)
Benefit payments, including refunds of employee contributions	( 8,121,165)	( 9,417,307)
Net change in total pension liability	11,878,976	12,339,077
Total pension liability - beginning	<u>219,925,733</u>	<u>231,804,709</u>
Total pension liability - ending (a)	<u>\$ 231,804,709</u>	<u>\$ 244,143,786</u>
<b>B. Plan fiduciary net position</b>		
Contributions - employer	\$ 6,975,288	\$ 7,547,081
Contributions - employee	2,583,406	2,769,765
Net investment income	10,365,590	284,606
Benefit payments, including refunds of employee contributions	( 8,121,165)	( 9,417,307)
Administrative expense	( 108,213)	( 173,344)
Other	( 8,897)	( 8,562)
Net change in plan fiduciary net position	11,686,009	1,002,239
Plan fiduciary net position - beginning	<u>181,182,907</u>	<u>192,868,916</u>
Plan fiduciary net position - ending (b)	<u>192,868,916</u>	<u>193,871,155</u>
<b>C. Net pension liability - ending (a) - (b)</b>	<u>\$ 38,935,793</u>	<u>\$ 50,272,631</u>
<b>D. Plan fiduciary net position as a percentage of total pension liability</b>	83.20%	79.41%
<b>E. Covered payroll</b>	\$ 36,690,944	\$ 39,260,910
<b>F. Net pension liability as a percentage of covered payroll</b>	106.12%	128.05%

Note: GASB Statement No. 68 requires 10 years of data to be provided in this schedule. As of September 30, 2019, only 5 years are included and additional years will be added in the future as the information becomes available.

<u>2016</u>	<u>2017</u>	<u>2018</u>
\$ 7,293,298	\$ 7,724,236	\$ 8,129,774
16,410,412	17,301,746	18,265,311
( 1,109,085)	( 772,200)	( 1,201,653)
-	-	-
( 9,346,450)	( 9,863,833)	( 10,499,198)
13,248,175	14,389,949	14,694,234
<u>244,143,786</u>	<u>257,391,961</u>	<u>271,781,910</u>
\$ <u>257,391,961</u>	\$ <u>271,781,910</u>	\$ <u>286,476,144</u>
\$ 7,526,300	\$ 7,958,051	\$ 8,375,515
2,764,119	2,922,684	3,093,341
13,104,905	28,801,972	( 7,113,672)
( 9,346,450)	( 9,863,833)	( 10,499,198)
( 147,973)	( 149,230)	( 137,452)
( 7,972)	( 7,564)	( 7,184)
13,892,929	29,662,080	( 6,288,650)
<u>193,871,155</u>	<u>207,764,084</u>	<u>237,426,164</u>
<u>207,764,084</u>	<u>237,426,164</u>	<u>231,137,514</u>
\$ <u>49,627,877</u>	\$ <u>34,355,746</u>	\$ <u>55,338,630</u>
80.72%	87.36%	80.68%
\$ 39,444,551	\$ 41,752,627	\$ 44,087,711
125.82%	82.28%	125.52%

**CITY OF GRAPEVINE, TEXAS**  
**SCHEDULE OF PENSION CONTRIBUTIONS**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

<b>Fiscal Year</b>	<u><b>2014</b></u>	<u><b>2015</b></u>	<u><b>2016</b></u>
Actuarial determined contribution	\$ 6,911,778	\$ 7,193,830	\$ 7,395,291
Contributions in relation to the actuarially determined contribution	<u>6,911,778</u>	<u>7,193,830</u>	<u>7,395,291</u>
Contribution deficiency (excess)	-	-	-
Covered payroll	36,595,511	37,658,091	38,748,515
Contributions as a percentage of covered payroll	18.89%	19.10%	19.09%

**Notes to Schedule of Contributions**

**Valuation Date:**

Actuarially determined contribution rates are calculated as of December 31<sup>st</sup> and become effective in January, 13 months and a day later.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	27 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 10.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010-2014.
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis of with BB.
Other Information	There were no benefit changes during the year.

Note: GASB Statement No. 68 requires 10 years of data to be provided in this schedule. As of September 30, 2019, only 6 years are included and additional years will be added in the future as the information becomes available.

<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 7,815,149	\$ 8,334,727	\$ 8,735,515
<u>7,815,149</u>	<u>8,334,727</u>	<u>8,735,515</u>
-	-	-
41,002,879	43,861,106	44,087,711
19.06%	19.00%	19.81%

**CITY OF GRAPEVINE, TEXAS**  
**SCHEDULE OF CHANGES IN NET OPEB LIABILITY**  
**AND RELATED RATIOS**  
**POST-RETIREMENT HEALTH CARE BENEFIT PLAN**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

<b>Plan Year</b>	<u><b>2017</b></u>	<u><b>2018</b></u>
<b>A. Total OPEB liability</b>		
Service Cost	\$ 2,883,770	\$ 3,547,117
Interest (on the total OPEB liability)	2,452,440	2,423,640
Difference between expected and actual experience	209,342	( 1,065,868)
Changes of assumptions	4,730,475	( 8,510,968)
Benefit payments	<u>( 1,821,839)</u>	<u>( 1,687,035)</u>
Net change in total OPEB liability	8,454,188	( 5,293,114)
Total OPEB liability - beginning	<u>63,837,532</u>	<u>72,291,720</u>
Total OPEB liability - ending (a)	<u>\$ 72,291,720</u>	<u>\$ 66,998,606</u>
<b>B. Plan fiduciary net position</b>		
Employer Contributions	\$ 2,821,839	\$ 2,187,035
Net investment income	63,643	( 77,518)
Benefit payments	( 1,821,839)	( 1,687,035)
Administrative expense	( 2,315)	( 6,401)
Net change in plan fiduciary net position	1,061,328	416,081
Plan fiduciary net position - beginning	<u>-</u>	<u>1,061,328</u>
Plan fiduciary net position - ending (b)	<u>1,061,328</u>	<u>1,477,409</u>
<b>C. Net OPEB liability - ending (a) - (b)</b>	<u>\$ 71,230,392</u>	<u>\$ 65,521,197</u>
<b>D. Plan fiduciary net position as a percentage of total OPEB liability</b>	1.47%	2.21%
<b>E. Covered-employee payroll</b>	\$ 41,752,627	\$ 44,087,895
<b>F. Net OPEB liability as a percentage of Covered-employee payroll</b>	170.60%	148.61%

**Notes to Schedule:**

GASB Statement No. 75 requires 10 years of data to be provided in this schedule. As of September 30, 2019, only 2 years are included. Additional years will be added in the future as the information becomes available.

The period of service used for allocation of normal costs was changed to only reflect service with the City and the healthcare trend assumption was updated.

Included in the changes of assumptions was a change in the discount rate from 3.31% to 3.82%.

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2019

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****A. Budgets**

The City follows these procedures in establishing budgetary data reflected in the financial statements:

- (1) Prior to August 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- (2) Public hearings are conducted to obtain taxpayer comments.
- (3) Prior to September 15, the budget is legally enacted through passage of an ordinance.
- (4) The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council, after public hearings. Total expenditures may not exceed appropriations at the individual fund level.
- (5) Budgets are legally adopted for the General Fund, Hotel Occupancy Tax Fund, the Crime District Fund, the 4B – Economic Development Fund, the 4B – Transit Fund, the Lake Park Fund, the Debt Service Fund and Enterprise Funds. Budgetary control is maintained at the fund level.
- (6) Budgets for the General, Hotel Occupancy Tax, Crime District, 4-B Economic Development Fund, 4B–Transit Fund, the Lake Park Fund, and Debt Service Fund are adopted in accordance with generally accepted accounting principles. Budget amounts are as amended by the City Council and adjusted for transfers of budgeted amounts between departments within any fund, authorized by the City Manager.
- (7) Budgetary comparison schedules are presented as required supplementary information for the General Fund and for each major special revenue fund. Capital Projects Funds have not been presented as such funds are budgeted over the life of the respective project and not on an annual basis. Accordingly, formal budgetary integration of these funds is not employed and comparison of actual results of operations to budgetary data for such funds is not presented.
- (8) The budgetary comparison schedules included in the required supplementary information present a comparison of budgetary data to actual results of operations for the General Fund, Hotel Occupancy Tax Fund, Crime District Fund, 4-B Economic Development Fund, and 4B–Transit Fund. A comparison of budgetary data to actual results of operations for the Debt Service Fund and the Lake Park Fund are presented as supplementary information.

**2. EXCESS OF EXPENDITURES OVER APPROPRIATIONS**

At September 30, 2019, expenditures and transfers exceeded appropriations in the General Fund by \$2,087,417, the Crime District Fund by \$523,428, and the Debt Service Fund by \$6,103,093.

**COMBINING AND INDIVIDUAL  
STATEMENTS AND SCHEDULES**

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**SPECIAL REVENUE FUNDS**

**Special Revenue Funds** are used to account for revenues that are restricted in nature for a special purpose limited by state law and management intentions for expenditures.

**Special Revenue Fund** – to account for revenues that are restricted in name for a special purpose limited by state law and management intentions for expenditures. These funds include monies for state and federal forfeitures, library and parks programs and police in-service training.

**Storm Drainage Fund** – to account for revenues from a special fee that is restricted to finance the maintenance, repair, and construction of drainage facilities.

**Lake Parks Fund** – accounts for the operations of the City's Parks and Recreation Department at Grapevine Lake.

**DEBT SERVICE FUND**

**Debt Service Funds** are used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of governmental funds.

**Tax Increment Financing (TIF) #2 Fund** – to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of TIF #2.

**CAPITAL PROJECTS FUNDS**

CC ITEM # 7

**Capital Projects Funds** – used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

**Grant Fund** – accounts for the funds received from external sources as they relate to grants awarded to the City.

**Parks Open Space and Recreation Fund** – used to account for the financing, acquisition, construction and improvement of parks and public recreation facilities.

**Tax Increment Financing (TIF) #2 Fund** – established for the financing, acquisition and construction of the infrastructure surrounding Gaylord Texas Resort and Convention Center.

**Streets Fund** – is used to account for the construction of improvements to various streets, drainage, and sidewalk projects.

**Street Maintenance and Capital Replacement Fund** – to account for resources provided and expended on street maintenance and capital replacements.

**Capital Acquisition Fund** – to account for financial resources for the replacement and acquisition of capital assets.

**Quality of Life Fund** – to account for capital projects as designated by the City Council.

**CITY OF GRAPEVINE, TEXAS**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2019**

**CC ITEM # 7**

	Special Revenue			Debt Service	Capital Projects
	Special Revenue	Storm Drainage	Lake Parks	TIF #2	Grant
<b>ASSETS</b>					
Cash	\$ 2,848,974	\$ 2,066,274	\$ -	\$ 9,438,756	\$ -
Receivables:					
Accounts, net	52,492	150,165	115	-	-
Accrued interest	165	110	-	551	13
Due from other governments	-	-	-	-	345,608
Total assets	<u>2,901,631</u>	<u>2,216,549</u>	<u>115</u>	<u>9,439,307</u>	<u>345,621</u>
<b>LIABILITIES</b>					
Liabilities:					
Accounts payable	50,471	195,128	158,603	-	6,033
Accrued and other liabilities	871	32,348	18,493	-	8,386
Due to other funds	-	-	2,894,270	-	34,217
Due to other governments	91	-	1,357	-	-
Unearned revenue	1,554	-	346,140	-	-
Developer deposits	-	-	-	-	-
Total liabilities	<u>52,987</u>	<u>227,476</u>	<u>3,418,863</u>	<u>-</u>	<u>48,636</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenue	14,271	-	-	-	42,470
Total deferred inflows of resources	<u>14,271</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,470</u>
<b>FUND BALANCES (DEFICITS)</b>					
Restricted:					
Capital projects	206,834	210,677	-	-	-
Court security and technology	404,011	-	-	-	-
Public safety	746,509	-	-	-	-
Records preservation	9,893	-	-	-	-
Debt service	-	-	-	9,439,307	-
Culture and recreation	192,671	-	-	-	-
Committed for:					
Stormwater drainage operations	-	1,778,396	-	-	-
Public arts	992,040	-	-	-	-
Assigned for:					
Capital projects	268,018	-	-	-	254,515
Culture and recreation	10,910	-	-	-	-
Public safety	3,854	-	-	-	-
Unassigned	( 367)	-	( 3,418,748)	-	-
Total fund balances (deficits)	<u>2,834,373</u>	<u>1,989,073</u>	<u>( 3,418,748)</u>	<u>9,439,307</u>	<u>254,515</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,901,631</u>	<u>\$ 2,216,549</u>	<u>\$ 115</u>	<u>\$ 9,439,307</u>	<u>\$ 345,621</u>

Capital Projects						
Parks Open Space and Recreation	TIF #2	Streets	Street Maintenance and Capital Replacement	Capital Acquisition	Quality of Life	Total Other Governmental Funds
\$ 408,936	\$ 2,266,808	\$ 5,532,273	\$ 1,040,022	\$ 8,146,271	\$ 6,987,209	\$ 38,735,523
-	-	-	720	-	81,698	285,190
24	-	281	236	221	385	1,986
-	-	-	38,801	-	-	384,409
<u>408,960</u>	<u>2,266,808</u>	<u>5,532,554</u>	<u>1,079,779</u>	<u>8,146,492</u>	<u>7,069,292</u>	<u>39,407,108</u>
6,876	-	300,670	308,833	132,003	788,938	1,947,555
-	-	-	-	-	-	60,098
-	-	-	-	-	-	2,928,487
-	-	-	-	-	-	1,448
-	-	-	-	-	-	347,694
<u>192,518</u>	<u>-</u>	<u>995,688</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,188,206</u>
<u>199,394</u>	<u>-</u>	<u>1,296,358</u>	<u>308,833</u>	<u>132,003</u>	<u>788,938</u>	<u>6,473,488</u>
-	-	-	5,543	-	77,698	139,982
-	-	-	5,543	-	77,698	139,982
-	2,266,808	2,551,277	-	1,055,635	383,213	6,674,444
-	-	-	-	-	-	404,011
-	-	-	-	-	-	746,509
-	-	-	-	-	-	9,893
-	-	-	-	-	-	9,439,307
-	-	-	-	-	-	192,671
-	-	-	-	-	-	1,778,396
-	-	-	-	-	-	992,040
-	-	1,684,919	765,403	6,958,854	5,819,443	15,751,152
209,566	-	-	-	-	-	220,476
-	-	-	-	-	-	3,854
-	-	-	-	-	-	( 3,419,115)
<u>209,566</u>	<u>2,266,808</u>	<u>4,236,196</u>	<u>765,403</u>	<u>8,014,489</u>	<u>6,202,656</u>	<u>32,793,638</u>
<u>\$ 408,960</u>	<u>\$ 2,266,808</u>	<u>\$ 5,532,554</u>	<u>\$ 1,079,779</u>	<u>\$ 8,146,492</u>	<u>\$ 7,069,292</u>	<u>\$ 39,407,108</u>

**CITY OF GRAPEVINE, TEXAS**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	Special Revenue			Debt Service	Capital Projects
	Special Revenue	Storm Drainage	Lake Parks	TIF #2	Grant
<b>REVENUES</b>					
Property tax	\$ -	\$ -	\$ -	\$ 5,806,220	\$ -
Franchise tax	182,566	-	-	-	-
Charges for services	156,825	1,571,370	1,316,699	-	-
Fines and forfeitures	64,899	-	-	-	-
Intergovernmental	32,694	-	-	-	493,370
Contributions	232,772	-	-	-	-
Investment income	44,147	35,289	-	137,703	3,935
Miscellaneous	13,719	-	16,257	-	8,003
Total revenues	727,622	1,606,659	1,332,956	5,943,923	505,308
<b>EXPENDITURES</b>					
Current:					
General government	26,205	-	-	-	-
Public safety	52,236	-	-	-	104,746
Culture and recreation	213,096	-	2,295,812	-	734
Public works	-	1,028,900	-	-	92,717
Economic development	-	-	-	1,430,250	-
Capital outlay	302,981	337,604	58,318	-	707,955
Debt service:					
Principal	-	-	-	1,645,000	-
Interest	-	-	-	642,400	-
Fiscal agent charges	-	-	-	750	-
Total expenditures	594,518	1,366,504	2,354,130	3,718,400	906,152
<b>EXCESS (DEFICIENCY)</b>					
<b>  OF REVENUE OVER</b>					
<b>  (UNDER) EXPENDITURES</b>	133,104	240,155	( 1,021,174)	2,225,523	( 400,844)
<b>OTHER FINANCING</b>					
<b>  SOURCES (USES)</b>					
Transfers in	2,118	-	-	-	139,664
Transfers out	-	( 112,059)	( 107,023)	-	( 50)
Insurance recoveries	-	-	-	-	-
Total other financing sources (uses)	2,118	( 112,059)	( 107,023)	-	139,614
<b>NET CHANGE IN FUND BALANCES</b>	135,222	128,096	( 1,128,197)	2,225,523	( 261,230)
<b>FUND BALANCES, BEGINNING</b>	2,699,151	1,860,977	( 2,290,551)	7,213,784	515,745
<b>FUND BALANCES, ENDING</b>	\$ 2,834,373	\$ 1,989,073	\$( 3,418,748)	\$ 9,439,307	\$ 254,515

Capital Projects						
Parks Open Space and Recreation	TIF #2	Streets	Street Maintenance and Capital Replacement	Capital Acquisition	Quality of Life	Total Other Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,806,220
-	-	-	-	-	-	182,566
24,117	-	18,290	-	-	-	3,087,301
-	-	-	-	-	-	64,899
-	-	-	66,516	-	-	592,580
-	-	-	-	-	-	232,772
4,979	55,514	142,926	53,801	156,924	126,028	761,246
200,000	-	88,669	-	-	11,621	338,269
<u>229,096</u>	<u>55,514</u>	<u>249,885</u>	<u>120,317</u>	<u>156,924</u>	<u>137,649</u>	<u>11,065,853</u>
-	-	-	88,141	97,197	-	211,543
-	-	-	66,292	-	-	223,274
-	-	-	955,887	373,343	33,981	3,872,853
-	-	-	1,951,887	-	1,890	3,075,394
-	-	-	-	-	-	1,430,250
35,384	-	1,668,640	415,563	1,478,593	6,607,668	11,612,706
-	-	-	-	-	209,920	1,854,920
-	-	-	-	-	97,378	739,778
-	700	-	-	1,964	-	3,414
<u>35,384</u>	<u>700</u>	<u>1,668,640</u>	<u>3,477,770</u>	<u>1,951,097</u>	<u>6,950,837</u>	<u>23,024,132</u>
<u>193,712</u>	<u>54,814</u>	<u>( 1,418,755)</u>	<u>( 3,357,453)</u>	<u>( 1,794,173)</u>	<u>( 6,813,188)</u>	<u>( 11,958,279)</u>
-	-	-	3,020,000	3,200,000	3,000,000	9,361,782
-	-	-	-	-	( 139,664)	( 358,796)
-	-	-	-	63,391	-	63,391
-	-	-	3,020,000	3,263,391	2,860,336	9,066,377
193,712	54,814	( 1,418,755)	( 337,453)	1,469,218	( 3,952,852)	( 2,891,902)
<u>15,854</u>	<u>2,211,994</u>	<u>5,654,951</u>	<u>1,102,856</u>	<u>6,545,271</u>	<u>10,155,508</u>	<u>35,685,540</u>
<u>\$ 209,566</u>	<u>\$ 2,266,808</u>	<u>\$ 4,236,196</u>	<u>\$ 765,403</u>	<u>\$ 8,014,489</u>	<u>\$ 6,202,656</u>	<u>\$ 32,793,638</u>

**CITY OF GRAPEVINE, TEXAS**  
**DEBT SERVICE FUND**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Taxes	\$ 12,932,510	\$ 12,932,510	\$ 12,271,795	\$( 660,715)
Investment income	150,000	150,000	202,653	52,653
Total revenues	<u>13,082,510</u>	<u>13,082,510</u>	<u>12,474,448</u>	<u>( 608,062)</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	10,590,590	10,590,590	10,590,590	-
Interest	5,388,951	5,388,951	5,261,727	127,224
Payment to refunded bond escrow agent	-	-	6,077,493	( 6,077,493)
Bond issuance costs	-	-	23,036	( 23,036)
Fiscal agent charges	10,000	10,000	128,911	( 118,911)
Total expenditures	<u>15,989,541</u>	<u>15,989,541</u>	<u>22,081,757</u>	<u>( 6,092,216)</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>( 2,907,031)</u>	<u>( 2,907,031)</u>	<u>( 9,607,309)</u>	<u>( 6,700,278)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	2,454,135	2,454,135	2,454,135	-
Issuance of debt	-	-	5,395,000	5,395,000
Premium on issuance of debt	-	-	589,173	589,173
Total other financing sources (uses)	<u>2,454,135</u>	<u>2,454,135</u>	<u>8,438,308</u>	<u>5,984,173</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>( 452,896)</u>	<u>( 452,896)</u>	<u>( 1,169,001)</u>	<u>( 716,105)</u>
<b>FUND BALANCE, BEGINNING</b>	<u>8,918,787</u>	<u>8,918,787</u>	<u>8,918,787</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 8,465,891</u>	<u>\$ 8,465,891</u>	<u>\$ 7,749,786</u>	<u>\$( 716,105)</u>

**CITY OF GRAPEVINE, TEXAS**  
**LAKE PARKS FUND**  
**BUDGETARY COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

**CC ITEM # 7**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Charges for services	\$ 2,848,000	\$ 2,848,000	\$ 1,316,699	\$( 1,531,301)
Miscellaneous	25,000	25,000	16,257	( 8,743)
Total revenues	<u>2,873,000</u>	<u>2,873,000</u>	<u>1,332,956</u>	<u>( 1,540,044)</u>
<b>EXPENDITURES</b>				
Current:				
Culture and recreation	1,960,239	1,924,239	2,295,812	( 371,573)
Capital outlay	103,000	139,000	58,318	80,682
Total expenditures	<u>2,063,239</u>	<u>2,063,239</u>	<u>2,354,130</u>	<u>( 290,891)</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>809,761</u>	<u>809,761</u>	<u>( 1,021,174)</u>	<u>( 1,830,935)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	( 689,893)	( 689,893)	( 107,023)	582,870
Total other financing sources (uses)	<u>( 689,893)</u>	<u>( 689,893)</u>	<u>( 107,023)</u>	<u>582,870</u>
<b>NET CHANGE IN FUND BALANCE</b>	119,868	119,868	( 1,128,197)	( 1,248,065)
<b>FUND BALANCE, BEGINNING</b>	( 2,290,551)	( 2,290,551)	( 2,290,551)	-
<b>FUND BALANCE, ENDING</b>	<u>\$( 2,170,683)</u>	<u>\$( 2,170,683)</u>	<u>\$( 3,418,748)</u>	<u>\$( 1,248,065)</u>

**CITY OF GRAPEVINE, TEXAS**  
**COMBINING STATEMENT OF CHANGES IN**  
**ASSETS AND LIABILITIES**  
**AGENCY FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2019**

Employee Activity Fund				
	Balance 9/30/2018	Additions	Deletions	Balance 9/30/2019
Cash and cash equivalents	\$ 13,500	\$ 18,037	\$ 12,930	\$ 18,607
Total assets	\$ 13,500	\$ 18,037	\$ 12,930	\$ 18,607
Due to beneficiary	\$ 13,500	\$ 18,037	\$ 12,930	\$ 18,607
Total liabilities	\$ 13,500	\$ 18,037	\$ 12,930	\$ 18,607
Industrial Development Corporation				
	Balance 9/30/2018	Additions	Deletions	Balance 9/30/2019
Cash and cash equivalents	\$ 134,523	\$ 3,183	\$ -	\$ 137,706
Total assets	\$ 134,523	\$ 3,183	\$ -	\$ 137,706
Due to beneficiary	\$ 134,523	\$ 3,183	\$ -	\$ 137,706
Total liabilities	\$ 134,523	\$ 3,183	\$ -	\$ 137,706
W.D. Tate Scholarship				
	Balance 9/30/2018	Additions	Deletions	Balance 9/30/2019
Cash and cash equivalents	\$ 14,129	\$ 224	\$ -	\$ 14,353
Total assets	\$ 14,129	\$ 224	\$ -	\$ 14,353
Due to beneficiary	\$ 14,129	\$ 224	\$ -	\$ 14,353
Total liabilities	\$ 14,129	\$ 224	\$ -	\$ 14,353
Total Agency Funds				
	Balance 9/30/2018	Additions	Deletions	Balance 9/30/2019
Cash and cash equivalents	\$ 162,152	\$ 21,444	\$ 12,930	\$ 170,666
Total assets	\$ 162,152	\$ 21,444	\$ 12,930	\$ 170,666
Due to beneficiary	\$ 162,152	\$ 21,444	\$ 12,930	\$ 170,666
Total liabilities	\$ 162,152	\$ 21,444	\$ 12,930	\$ 170,666

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**STATISTICAL SECTION**

This part of the City of Grapevine, Texas' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

**Contents**

	<b>Page</b>
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	79 – 88
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue sources. Sales tax is the City's most significant revenue source. Beginning in FY 2010, sales tax revenue information became available to the City and is in Tables 5 and 6. Information about principal sales tax revenue payers is confidential under Texas statutes and is not provided. Additionally, information about the City's second most significant local revenue source, the property tax, is provided.	89 – 94
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	95 – 98
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	99 – 102
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	103 – 106

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

**CITY OF GRAPEVINE, TEXAS**  
**NET POSITION BY COMPONENT**  
**LAST TEN FISCAL YEARS**  
(Unaudited) (Amounts Expressed in Thousands)  
(accrual basis of accounting)

	Fiscal Year			
	2010	2011	2012	2013
<b>Governmental activities:</b>				
Net investment in capital assets	\$ 73,702	\$ 84,069	\$ 88,342	\$ 114,212
Restricted	55,622	61,712	71,909	78,377
Unrestricted	<u>13,109</u>	<u>10,421</u>	<u>14,469</u>	<u>( 3,570)</u>
Total governmental activities net position	<u>\$ 142,433</u>	<u>\$ 156,202</u>	<u>\$ 174,720</u>	<u>\$ 189,019</u>
<b>Business-type activities:</b>				
Net investment in capital assets	\$ 70,055	\$ 70,771	\$ 70,171	\$ 74,750
Restricted	6,732	7,133	8,969	8,032
Unrestricted	<u>11,924</u>	<u>11,240</u>	<u>10,530</u>	<u>6,912</u>
Total business-type activities net position	<u>\$ 88,711</u>	<u>\$ 89,144</u>	<u>\$ 89,670</u>	<u>\$ 89,694</u>
<b>Primary government:</b>				
Net investment in capital assets	\$ 143,757	\$ 154,840	\$ 158,513	\$ 172,921
Restricted	62,354	68,845	80,878	86,409
Unrestricted	<u>25,033</u>	<u>21,661</u>	<u>24,999</u>	<u>19,382</u>
Total primary government net position	<u>\$ 231,144</u>	<u>\$ 245,346</u>	<u>\$ 264,390</u>	<u>\$ 278,712</u>

Source: Comprehensive Annual Financial Reports

Fiscal Year					
2014	2015	2016	2017	2018	2019
\$ 139,392	\$ 176,133	\$ 176,591	\$ 214,481	\$ 226,572	\$ 241,514
74,312	71,932	78,219	73,872	80,078	95,251
( 10,147)	( 21,047)	( 14,043)	( 26,090)	( 68,706)	( 61,220)
<u>\$ 203,557</u>	<u>\$ 227,018</u>	<u>\$ 240,767</u>	<u>\$ 262,263</u>	<u>\$ 237,943</u>	<u>\$ 275,544</u>
\$ 77,872	\$ 104,296	\$ 126,510	\$ 122,775	\$ 125,604	\$ 131,141
2,612	2,649	3,205	3,467	4,187	3,714
<u>11,590</u>	<u>8,094</u>	<u>8,507</u>	<u>10,548</u>	<u>11,817</u>	<u>6,303</u>
<u>\$ 92,074</u>	<u>\$ 115,039</u>	<u>\$ 138,222</u>	<u>\$ 136,790</u>	<u>\$ 141,608</u>	<u>\$ 141,158</u>
\$ 217,264	\$ 280,429	\$ 303,101	\$ 337,256	\$ 352,175	\$ 372,654
76,924	74,581	81,424	77,339	84,265	98,965
<u>1,443</u>	( 12,953)	( 5,536)	( 15,542)	( 56,889)	( 54,917)
<u>\$ 295,631</u>	<u>\$ 342,057</u>	<u>\$ 378,989</u>	<u>\$ 399,053</u>	<u>\$ 379,551</u>	<u>\$ 416,702</u>

**CITY OF GRAPEVINE, TEXAS**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
(Unaudited) (Amounts Expressed in Thousands)  
(accrual basis of accounting)

	Fiscal Year			
	2010	2011	2012	2013
<b>EXPENSES</b>				
Governmental activities:				
General government	\$ 19,048	\$ 22,526	\$ 18,370	\$ 18,602
Public safety	27,095	27,588	28,264	28,309
Culture and recreation	27,175	26,673	27,954	29,578
Public works	19,136	10,563	11,056	12,216
Transportation	-	7,901	7,789	8,620
Economic development	-	3,394	4,040	3,609
Tourism	-	-	-	-
Interest on long-term debt	5,432	5,140	4,590	4,095
Total governmental activities expenses	<u>97,886</u>	<u>103,785</u>	<u>102,063</u>	<u>105,029</u>
Business-type activities:				
Water and sewer	17,647	18,972	18,372	18,807
Lake Enterprise	2,955	3,062	3,053	3,156
Total business-type activities expenses	<u>20,602</u>	<u>22,034</u>	<u>21,425</u>	<u>21,963</u>
Total primary government expenses	<u>\$ 118,488</u>	<u>\$ 125,819</u>	<u>\$ 123,488</u>	<u>\$ 126,992</u>
<b>PROGRAM REVENUES</b>				
Governmental activities:				
Fees, fines, and charges for services:				
General government	\$ 4,039	\$ 4,250	\$ 2,547	\$ 2,013
Public safety	3,660	3,346	3,736	3,971
Culture and recreation	8,530	9,198	10,099	10,012
Public works	1,467	1,378	1,418	1,486
Tourism	-	-	-	-
Operating grants and contributions	1,060	1,212	1,124	526
Capital grants and contributions	3,819	1,302	810	108
Total governmental activities program revenues	<u>22,575</u>	<u>20,686</u>	<u>19,734</u>	<u>18,116</u>
Business-type activities:				
Charges for services:				
Water and sewer	18,523	21,168	20,481	20,185
Lake Enterprise	2,377	2,862	3,079	3,120
Capital grants and contributions	274	26,685	-	-
Total business-type activities program revenues	<u>21,174</u>	<u>50,715</u>	<u>23,560</u>	<u>23,305</u>
Total primary government program revenues	<u>\$ 43,749</u>	<u>\$ 71,401</u>	<u>\$ 43,294</u>	<u>\$ 41,421</u>

Fiscal Year						
2014	2015	2016	2017	2018	2019	
\$ 16,348	\$ 18,944	\$ 21,301	\$ 20,417	\$ 19,231	\$ 18,382	
30,039	31,305	31,686	35,651	35,954	38,472	
31,549	15,617	18,354	21,087	19,597	21,341	
13,689	12,817	13,590	16,585	16,826	17,930	
11,275	9,223	9,600	9,078	9,467	10,047	
1,405	10,036	15,976	9,757	14,954	5,122	
-	16,966	18,526	20,507	21,561	23,886	
6,029	6,013	5,480	5,332	5,174	5,312	
<u>110,334</u>	<u>120,921</u>	<u>134,513</u>	<u>138,414</u>	<u>142,764</u>	<u>140,493</u>	
19,763	19,691	20,498	20,926	22,411	23,901	
2,764	2,850	3,256	3,242	3,217	4,159	
<u>22,527</u>	<u>22,541</u>	<u>23,754</u>	<u>24,168</u>	<u>25,628</u>	<u>28,060</u>	
\$ <u>132,861</u>	\$ <u>143,462</u>	\$ <u>158,267</u>	\$ <u>162,582</u>	\$ <u>168,392</u>	\$ <u>168,553</u>	
\$ 1,992	\$ 1,723	\$ 2,735	\$ 2,155	\$ 1,962	\$ 2,050	
4,109	3,705	3,789	2,198	1,663	2,200	
10,531	4,322	4,526	6,003	6,340	4,394	
1,504	1,448	1,495	3,367	3,449	3,674	
-	7,327	7,721	7,840	7,882	7,635	
275	1,381	383	1,079	2,200	993	
203	1,609	9,549	8,171	5,007	23,230	
<u>18,614</u>	<u>21,515</u>	<u>30,198</u>	<u>30,813</u>	<u>28,503</u>	<u>44,176</u>	
23,667	22,434	23,824	24,663	28,267	24,278	
3,017	2,214	2,816	3,174	3,131	3,323	
-	4,896	17,981	1,803	4,984	6,309	
<u>26,684</u>	<u>29,544</u>	<u>44,621</u>	<u>29,640</u>	<u>36,382</u>	<u>33,910</u>	
\$ <u>45,298</u>	\$ <u>51,059</u>	\$ <u>74,819</u>	\$ <u>60,453</u>	\$ <u>64,885</u>	\$ <u>78,086</u>	

**CITY OF GRAPEVINE, TEXAS**  
**CHANGES IN NET POSITION**  
(continued)  
**LAST TEN FISCAL YEARS**  
(Unaudited) (Amounts Expressed in Thousands)  
(accrual basis of accounting)

**CC ITEM # 7**

	Fiscal Year			
	2010	2011	2012	2013
<b>NET (EXPENSE) REVENUES</b>				
Governmental activities	\$( 75,311)	\$( 83,099)	\$( 82,329)	\$( 86,913)
Business-type activities	<u>572</u>	<u>1,996</u>	<u>2,135</u>	<u>1,342</u>
Total primary government net expense	<u>( 74,739)</u>	<u>( 81,103)</u>	<u>( 80,194)</u>	<u>( 85,571)</u>
<b>GENERAL REVENUES AND OTHER CHANGES IN NET POSITION</b>				
Governmental activities:				
Taxes				
Property	33,092	29,559	32,048	29,979
Franchise	6,133	6,401	6,356	6,618
Hotel occupancy	10,725	12,105	12,327	12,772
Sales	42,000	45,572	46,932	49,047
Mixed beverage	1,226	1,223	1,051	1,159
Investment earnings	426	338	286	159
Gain on sale of capital assets	119	33	-	-
Miscellaneous	-	-	170	6
Transfers	<u>2,064</u>	<u>1,638</u>	<u>1,677</u>	<u>1,471</u>
Total governmental activities	<u>95,785</u>	<u>96,869</u>	<u>100,847</u>	<u>101,211</u>
Business-type activities:				
Investment earnings	83	75	68	152
Gain on disposal of capital assets	-	-	-	-
Miscellaneous	-	170	-	-
Transfers	<u>( 2,064)</u>	<u>( 1,638)</u>	<u>( 1,677)</u>	<u>( 1,471)</u>
Total business-type activities	<u>( 1,981)</u>	<u>( 1,393)</u>	<u>( 1,609)</u>	<u>( 1,319)</u>
Total primary government	<u>93,804</u>	<u>95,476</u>	<u>99,238</u>	<u>99,892</u>
<b>CHANGE IN NET POSITION</b>				
Governmental activities	20,474	13,770	18,518	14,298
Business-type activities	<u>( 1,409)</u>	<u>432</u>	<u>526</u>	<u>23</u>
Total primary government	<u>\$ 19,065</u>	<u>\$ 14,202</u>	<u>\$ 19,044</u>	<u>\$ 14,321</u>

Source: Comprehensive Annual Financial Reports

Fiscal Year					
2014	2015	2016	2017	2018	2019
\$( 91,720)	\$( 99,406)	\$( 104,316)	\$( 107,602)	\$( 114,261)	\$( 96,317)
4,158	7,003	20,868	5,472	10,754	5,850
<u>( 87,562)</u>	<u>( 92,403)</u>	<u>( 83,448)</u>	<u>( 102,130)</u>	<u>( 103,507)</u>	<u>( 90,467)</u>
30,917	30,903	31,617	26,027	28,561	30,849
6,785	6,824	6,818	6,602	7,145	6,898
14,025	18,103	18,965	18,801	19,875	20,767
52,020	54,060	55,884	53,854	56,029	59,298
1,567	1,648	1,710	1,733	1,793	2,146
120	266	887	1,523	2,737	3,784
262	1,490	4,144	1,605	262	2,076
23	11	204	579	331	420
1,661	1,424	( 2,164)	3,199	3,020	6,951
<u>107,380</u>	<u>114,729</u>	<u>118,065</u>	<u>113,923</u>	<u>119,753</u>	<u>133,189</u>
20	43	148	306	580	650
-	-	3	-	-	-
-	-	-	-	-	-
<u>( 1,661)</u>	<u>( 1,424)</u>	<u>2,164</u>	<u>( 3,199)</u>	<u>( 3,020)</u>	<u>( 6,951)</u>
<u>( 1,641)</u>	<u>( 1,381)</u>	<u>2,315</u>	<u>( 2,893)</u>	<u>( 2,440)</u>	<u>( 6,301)</u>
<u>105,739</u>	<u>113,348</u>	<u>120,380</u>	<u>111,030</u>	<u>117,313</u>	<u>126,888</u>
15,658	15,323	13,748	6,323	5,492	36,871
2,517	5,629	23,182	2,578	8,314	( 450)
<u>\$ 18,175</u>	<u>\$ 20,952</u>	<u>\$ 36,930</u>	<u>\$ 8,901</u>	<u>\$ 13,806</u>	<u>\$ 36,421</u>

**CITY OF GRAPEVINE, TEXAS**

CC ITEM # 7

FUND BALANCES

GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Thousands)  
(modified accrual basis of accounting)

	Fiscal Year			
	2010	2011	2012	2013
General fund:				
Reserved**	\$ 714	\$ -	\$ -	\$ -
Unreserved	7,468	-	-	-
Nonspendable*	-	657	653	659
Assigned	-	-	-	-
Unassigned	-	8,938	11,742	11,303
Total general fund	<u>\$ 8,182</u>	<u>\$ 9,595</u>	<u>\$ 12,395</u>	<u>\$ 11,962</u>
All other governmental funds:				
Reserved for:				
Prepayments	\$ 118	\$ -	\$ -	\$ -
Debt service	40,700	-	-	-
Capital projects	16,861	-	-	-
Unreserved, reported in:				
Special revenue	11,347	-	-	-
Capital projects	20,426	-	-	-
Nonspendable:				
Inventories	-	15	18	18
Prepaid items	-	42	14	4
Notes receivable	-	-	-	-
Property held for sale	-	-	-	-
Restricted for:				
Debt service	-	26,713	28,858	29,051
Capital projects	-	19,863	17,655	90,741
Court security and technology	-	-	-	-
Economic development	-	28,985	35,493	41,198
Public safety	-	836	1,078	1,088
Records preservation	-	-	-	-
Tourism	-	4,605	5,954	5,268
Transportation	-	345	369	412
Culture and recreation	-	264	152	41
Committed for:				
Stormwater drainage operations	-	3,005	3,179	2,024
Public arts	-	453	600	697
Assigned for:				
Economic development	-	-	-	-
Capital projects	-	9,322	10,627	8,043
Tourism	-	841	635	677
Culture and recreation	-	-	-	-
Public safety	-	-	-	-
Unassigned	-	( 1,822)	( 1,777)	( 841)
Total all other governmental funds	<u>\$ 80,802</u>	<u>\$ 89,452</u>	<u>\$ 93,467</u>	<u>\$ 102,855</u>

Note:

\* Includes inventory, advances to other funds, and prepaid items.

\*\* The City implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* in fiscal year 2011.

Source: Comprehensive Annual Financial Reports

Fiscal Year					
2014	2015	2016	2017	2018	2019
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
600	553	779	943	1,303	1,209
-	-	-	-	1,401	901
<u>12,318</u>	<u>13,402</u>	<u>12,753</u>	<u>11,452</u>	<u>12,852</u>	<u>12,186</u>
<u>\$ 12,918</u>	<u>\$ 13,955</u>	<u>\$ 13,532</u>	<u>\$ 12,395</u>	<u>\$ 15,556</u>	<u>\$ 14,296</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
15	23	17	482	8	9
23	122	305	171	412	146
-	-	-	500	-	-
-	-	-	-	146	-
28,234	25,720	18,682	10,923	10,321	18,591
68,131	48,216	22,143	55,024	78,573	66,724
-	-	-	305	357	404
40,137	46,996	56,461	15,604	8,517	3,633
1,288	1,818	1,310	473	602	747
-	-	-	19	7	10
6,544	-	-	10,777	13,123	13,688
459	461	465	-	9	17
48	38	49	160	219	193
990	613	923	1,196	1,516	1,778
841	954	1,084	1,046	1,116	992
1,717	1,384	3,269	9,806	4,696	9,164
13,382	16,034	25,033	19,313	19,188	24,107
732	910	1,270	1	542	220
-	12,801	19,140	12,914	3,597	6,448
-	-	-	2	3	4
<u>( 1,123)</u>	<u>( 1,477)</u>	<u>( 3,769)</u>	<u>( 5,076)</u>	<u>( 3,106)</u>	<u>( 4,491)</u>
<u>\$ 178,421</u>	<u>\$ 161,418</u>	<u>\$ 154,613</u>	<u>\$ 146,382</u>	<u>\$ 133,640</u>	<u>\$ 142,384</u>

**CITY OF GRAPEVINE, TEXAS**  
**CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
(Unaudited) (Amounts Expressed in Thousands)  
(modified accrual basis of accounting)

	Fiscal Year			
	2010	2011	2012	2013
<b>REVENUES</b>				
Taxes:				
Property	\$ 34,225	\$ 29,930	\$ 32,147	\$ 28,326
Hotel occupancy	10,725	12,105	12,326	12,772
Sales	42,000	45,572	46,932	49,047
Mixed beverage	1,226	1,223	1,051	1,159
Franchise	6,133	6,401	6,356	6,618
Licenses and permits	1,117	1,044	1,542	1,248
Intergovernmental	4,525	1,505	1,012	1,175
Charges for services	13,296	14,582	13,572	13,286
Fines and forfeitures	2,126	1,712	2,017	2,258
Contributions	8	73	194	162
Interest and miscellaneous	2,407	1,741	1,192	731
Total revenues	<u>117,788</u>	<u>115,888</u>	<u>118,341</u>	<u>116,782</u>
<b>EXPENDITURES</b>				
General government	16,367	17,681	13,979	13,714
Public safety	22,275	24,297	25,539	25,674
Culture and recreation	22,677	23,495	24,832	26,202
Public works	5,049	5,821	6,061	7,037
Operations	13,819	-	-	-
Transportation	-	7,901	7,789	8,620
Economic development	-	3,405	4,543	3,609
Tourism	-	-	-	-
Capital outlay	15,051	13,076	9,446	17,011
Debt service:				
Principal	12,096	12,328	11,164	11,462
Interest and fiscal charges	5,547	5,029	4,564	3,864
Payment to refunded bond escrow agent	-	-	-	-
Bond issuance costs	-	-	-	-
Other	1,050	30	25	394
Total expenditures	<u>113,931</u>	<u>113,063</u>	<u>107,942</u>	<u>117,587</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>\$ 3,857</u>	<u>\$ 2,825</u>	<u>\$ 10,399</u>	<u>\$ ( 805)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of debt	8,565	809	-	78,640
Premium on issuance of debt	344	-	-	3,455
Payment to refunded bond escrow agent	( 6,954)	-	-	( 7,834)
Sale of capital assets	219	155	112	204
Insurance recoveries	-	-	-	-
Transfers in	14,510	17,593	15,244	19,768
Transfers out	( 12,446)	( 15,955)	( 13,568)	( 18,297)
Total other financing sources (uses)	<u>4,238</u>	<u>2,602</u>	<u>1,788</u>	<u>75,936</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ 8,095</u>	<u>\$ 5,427</u>	<u>\$ 12,187</u>	<u>\$ 75,131</u>
<b>DEBT SERVICE AS A PERCENTAGE OF NONCAPITAL EXPENDITURES</b>	<u>17.8%</u>	<u>16.8%</u>	<u>15.7%</u>	<u>14.7%</u>

Source: Comprehensive Annual Financial Reports

Fiscal Year						
2014	2015	2016	2017	2018	2019	
\$ 33,470	\$ 30,931	\$ 31,650	\$ 25,991	\$ 28,350	\$ 30,883	
14,025	18,103	18,965	18,801	19,875	20,767	
52,020	54,060	55,884	53,854	56,029	59,298	
1,567	1,648	1,710	1,733	1,793	2,146	
6,785	6,824	6,662	6,602	7,064	6,618	
1,337	1,527	1,745	1,883	1,604	1,969	
430	974	1,356	1,939	2,270	1,736	
13,755	14,681	15,568	17,308	17,973	16,152	
2,413	2,100	1,967	1,968	1,736	1,662	
169	304	253	370	318	233	
872	872	2,861	2,630	4,429	4,726	
<u>126,843</u>	<u>132,024</u>	<u>138,621</u>	<u>133,079</u>	<u>141,441</u>	<u>146,190</u>	
15,611	17,878	19,768	18,543	17,018	16,010	
27,215	28,672	27,803	30,441	32,240	34,490	
27,707	12,931	14,731	16,686	18,451	17,173	
8,335	8,077	7,938	10,526	11,367	11,600	
-	-	-	-	-	-	
11,275	9,223	9,600	9,078	9,467	10,047	
1,405	10,036	15,976	9,757	16,639	5,109	
-	16,179	17,702	19,735	20,335	22,414	
53,121	24,476	33,576	32,596	30,029	45,994	
12,664	14,477	16,099	13,018	12,059	12,564	
6,695	6,405	6,234	5,850	5,974	6,001	
-	22,812	1	-	17,025	6,077	
-	358	73	127	392	171	
269	21	10	120	47	141	
<u>164,297</u>	<u>171,545</u>	<u>169,511</u>	<u>166,477</u>	<u>191,043</u>	<u>187,791</u>	
<u>\$( 37,454)</u>	<u>\$( 39,521)</u>	<u>\$( 30,890)</u>	<u>\$( 33,398)</u>	<u>\$( 49,602)</u>	<u>\$( 41,601)</u>	
19,500	35,065	3,070	10,900	51,740	5,395	
-	3,757	192	590	1,265	1,973	
-	( 13,643)	-	( 1,391)	-	-	
250	6,110	13,856	5,406	311	4,439	
-	800	540	649	66	63	
18,507	17,248	21,735	56,144	46,963	24,310	
( 16,846)	( 15,585)	( 17,764)	( 52,781)	( 43,943)	( 17,357)	
<u>21,411</u>	<u>33,752</u>	<u>21,629</u>	<u>19,517</u>	<u>56,402</u>	<u>18,823</u>	
<u>\$( 16,043)</u>	<u>\$( 5,769)</u>	<u>\$( 9,261)</u>	<u>\$( 13,881)</u>	<u>\$ 6,800</u>	<u>\$( 22,778)</u>	
<u>17.5%</u>	<u>30.2%</u>	<u>16.5%</u>	<u>14.1%</u>	<u>11.5%</u>	<u>13.0%</u>	

CITY OF GRAPEVINE

TAXABLE SALES BY CATEGORY

LAST TEN FISCAL YEARS  
(Amounts Expressed in Thousands)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (1)
Agriculture/forestry/fishing/hunting	\$ -	\$ -	\$ -	\$ -	\$ 414	\$ 514	\$ 91	\$ 253	\$ -	\$ -
Construction	19,347	23,201	32,162	38,720	46,112	49,895	53,763	44,852	65,213	58,977
Manufacturing	158,571	149,783	157,519	157,403	164,251	164,726	161,142	160,782	166,863	147,903
Wholesale trade	216,540	236,878	245,838	266,052	276,437	285,962	299,679	300,261	322,482	246,705
Retail trade	774,638	816,452	849,825	897,364	930,931	921,231	931,679	939,436	945,789	712,900
Transportation/warehousing	10,239	13,817	11,810	13,751	12,539	13,467	12,455	12,587	9,951	7,813
Information	29,311	36,209	42,137	49,559	58,753	68,853	68,143	42,752	40,091	27,410
Finance/insurance	964	1,049	993	804	808	808	885	1,190	1,691	667
Professional/scientific/technical	15,745	15,485	18,966	20,321	28,112	26,370	31,957	31,074	35,317	23,860
Real estate/rental/leasing	34,389	37,831	36,597	46,875	52,312	61,550	63,637	66,687	67,963	48,151
Management of companies/enterprises	15	1	-	-	-	-	-	-	2,719	2,335
Admin/support/waste mgmt/remediation svcs	37,065	54,218	47,264	47,117	60,296	76,038	55,143	54,579	49,130	32,480
Educational services	344	531	2,762	1,931	1,079	645	634	383	364	319
Health care/social assistance	1,930	2,465	2,999	2,961	2,028	1,735	1,784	1,574	1,494	1,208
Arts/entertainment/recreation	25,623	25,657	24,811	24,592	27,313	16,310	22,103	26,622	28,611	21,791
Accommodation/food service	413,133	453,507	477,342	472,830	522,296	572,882	586,562	593,030	625,298	502,189
Other services (except public administration)	24,736	24,868	24,250	33,721	38,588	47,645	49,898	38,372	37,280	28,647
Unclassified	-	17,457	-	-	-	8	-	-	-	-
<b>Total</b>	<b>\$ 1,762,590</b>	<b>\$ 1,909,409</b>	<b>\$ 1,975,275</b>	<b>\$ 2,074,001</b>	<b>\$ 2,222,269</b>	<b>\$ 2,308,639</b>	<b>\$ 2,339,555</b>	<b>\$ 2,314,434</b>	<b>\$ 2,400,256</b>	<b>\$ 1,863,355</b>
City direct sales tax rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Source: Texas Comptroller

(1) Only three quarters of information were available for the fiscal year.

## DIRECT AND OVERLAPPING SALES TAX RATES

## LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>City Direct Rate</u>	<u>State of Texas</u>
2010	2.00%	6.25%
2011	2.00%	6.25%
2012	2.00%	6.25%
2013	2.00%	6.25%
2014	2.00%	6.25%
2015	2.00%	6.25%
2016	2.00%	6.25%
2017	2.00%	6.25%
2018	2.00%	6.25%
2019	2.00%	6.25%

Source: City Budget Office and Texas Comptroller

## ASSESSSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

## LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Thousands)

Fiscal Year	Estimated Market Value		Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real Property Property	Personal Property			
2010	7,339,403	2,446,105	3,588,781	6,196,727	0.3500
2011	7,320,478	2,309,223	3,765,059	5,864,642	0.3500
2012	7,111,827	2,005,549	3,205,119	5,912,257	0.3480
2013	7,373,725	2,169,614	3,311,568	6,231,772	0.3457
2014	7,744,617	2,141,161	3,421,500	6,464,278	0.3425
2015	7,972,445	2,437,129	3,816,444	6,593,130	0.3324
2016	8,127,156	2,620,115	3,874,106	6,873,165	0.3284
2017	9,369,452	2,705,089	4,462,148	7,612,393	0.2893
2018	9,911,677	3,033,390	4,586,943	8,358,123	0.2893
2019	10,450,709	3,316,173	4,760,485	9,006,397	0.2893

Source: Grapevine/Colleyville ISD Tax Assessor

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

LAST TEN FISCAL YEARS  
(Unaudited)

Fiscal Year	City Direct Rates			Overlapping Rates				Total Direct and Overlapping Rates
	Operating/ General Rate	Debt Service	Total Direct Rate	Junior College	School District	Hospital District	County	
2010	0.1346	0.2154	0.3500	0.1380	1.2900	0.2280	0.2640	2.2700
2011	0.1346	0.2154	0.3500	0.1380	1.2900	0.2280	0.2640	2.2700
2012	0.1423	0.2057	0.3480	0.1490	1.3100	0.2280	0.2640	2.2990
2013	0.1357	0.2100	0.3457	0.1490	1.3201	0.2279	0.2640	2.3067
2014	0.1314	0.2111	0.3425	0.1490	1.3201	0.2279	0.2640	2.3035
2015	0.1274	0.2050	0.3324	0.1495	1.3201	0.2279	0.2640	2.2939
2016	0.1421	0.1863	0.3284	0.1495	1.3201	0.2279	0.2640	2.2899
2017	0.1265	0.1628	0.2893	0.1447	1.3967	0.2279	0.2540	2.3126
2018	0.1347	0.1545	0.2893	0.1401	1.3967	0.2244	0.2440	2.2945
2019	0.1306	0.1587	0.2893	0.1361	1.3967	0.2244	0.2340	2.2805

Source: Tarrant County Appraisal District

Note: Tax rate limitations imposed by the Home Rules Section of the Texas Constitution, Article II, Section 5, provide that a maximum tax rate of \$2.50 per \$100 valuation may be imposed in any one year. No provisions are made limiting the amount of this \$2.50 tax rate that can be used for debt service.

**PRINCIPAL PROPERTY TAXPAYERS**

**CURRENT YEAR AND NINE YEARS AGO**  
(Unaudited) (Amounts Expressed in Thousands)

Taxpayer	FY 2019		Taxpayer	FY 2010	
	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value		Taxable Assessed Value	Percentage of Total City Taxable Assessed Value
American Airlines Inc/Envoy Air Inc	\$ 552,617	6.14%	American Airlines Inc	\$ 292,447	4.72%
Opryland Hotel	350,206	3.89%	Gaylord Texan Resort and Convention Center	247,782	4.00%
Grapevine Mills, Ltd. Partnership	325,584	3.62%	Grapevine Mills, Ltd. Partnership	205,000	3.31%
Mesa Airlines	145,445	1.61%	CAE Simuflite/Simuflite Training Unit	130,794	2.11%
Great Wolf Lodge	112,194	1.25%	Great Wolf Lodge	128,745	2.08%
Fund Riverwalk LLC	101,400	1.13%	Backspace US, Inc.	87,500	1.41%
CAE Simuflite	76,263	0.85%	A & B Properties, Inc., etal	53,615	0.87%
Silver Oaks LP	75,200	0.83%	Chesapeake Operating	51,340	0.83%
Oncor Electric Delivery Co., Llc.	68,100	0.76%	Oncor Electric Delivery Co., Llc.	51,102	0.82%
925 Main LP	64,000	0.71%	Verde Riverwalk Apts II, LP	46,540	0.75%
<b>Total</b>	<b>\$ 1,871,009</b>	<b>20.79%</b>	<b>Total</b>	<b>\$ 1,294,865</b>	<b>20.90%</b>

Source: Grapevine/Colleyville ISD Tax Assessor  
Grapevine CAFR (2010)

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Thousands)

Fiscal Year Ended	Taxes Levied for the Fiscal Year			Collections Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
	Original Levy	Adjustments	Adjusted Levy	Amount	Percentage of Levy Collected		Amount	Percentage of Levy
2010	\$ 21,690	\$ 517	\$ 22,207	\$ 21,958	98.88%	\$ 215	\$ 22,173	99.85%
2011	20,953	161	21,114	20,954	99.24%	135	21,089	99.88%
2012	21,325	(4)	21,321	21,211	99.48%	93	21,304	99.92%
2013	21,543	(75)	21,468	21,364	99.52%	88	21,452	99.93%
2014	21,739	108	21,847	21,804	99.80%	32	21,836	99.95%
2015	22,249	(228)	22,021	21,952	99.69%	56	22,007	99.94%
2016	21,506	1,069	22,575	22,498	99.66%	55	22,553	99.90%
2017	21,669	352	22,021	21,905	99.47%	87	21,992	99.87%
2018	23,387	790	24,177	24,023	99.36%	113	24,136	99.83%
2019	25,711	342	26,053	25,946	99.59%	-	25,946	99.59%

Source: Grapevine/Colleyville ISD Tax Assessor

**RATIOS OF OUTSTANDING DEBT BY TYPE**

**LAST TEN FISCAL YEARS**

(Unaudited) (Amounts Expressed in Thousands, excluding Percentage of Personal Income and Per Capita)

Fiscal Year	Governmental Activities					Business-type Activities			Total Primary Government Debt	Percentage of Personal Income	Per Capita*
	General Obligation Bonds	Certificates of Obligation	Contractual Obligations	Revenue Bonds	Tax Notes	Water and Sewer Obligations	General Obligation Bonds	Certificates of Obligation			
2010	51,290	59,870	-	-	5,835	1,585	15,305	-	133,885	6.88%	2,678
2011	45,335	55,473	-	-	4,852	1,035	14,042	-	120,737	7.14%	2,569
2012	40,355	49,569	1,225	-	3,605	790	9,923	-	105,467	6.16%	2,197
2013	102,690	44,459	1,200	-	6,297	-	10,962	-	165,608	8.89%	3,380
2014	100,952	41,325	1,130	19,500	4,514	-	9,556	-	176,977	9.26%	3,612
2015	93,376	13,618	4,317	39,030	3,107	-	7,579	10,097	171,124	8.32%	3,492
2016	88,200	14,065	4,224	36,855	2,529	-	2,551	8,902	157,326	7.16%	3,147
2017	80,718	21,286	3,692	34,630	1,934	-	2,388	8,902	153,550	6.83%	3,011
2018	73,200	51,470	5,645	34,153	1,209	-	1,892	8,901	176,470	7.85%	3,394
2019	96,587	43,645	4,878	31,480	612	-	1,025	8,476	186,703	8.11%	3,523

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

\* See Table 17 for personal income and population data.

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING**

**LAST TEN FISCAL YEARS**

(Unaudited) (Amounts Expressed in Thousands, excluding Percentage of Actual Taxable Value of Property and Per Capita)

Fiscal Year	Governmental Activities					Business-type Activities		Resources Restricted For Debt Service	Net Bonded Debt	Percentage of Actual Taxable Value of Property <sup>a</sup>	Per Capita <sup>b</sup>
	General Obligation Bonds	Certificates of Obligation	Contractual Obligations	Tax Notes	Total	General Obligation Bonds	Certificates of Obligation				
2010	51,290	59,870	-	-	111,160	15,305	-	40,700	85,765	1.38%	1,715
2011	45,335	55,473	-	-	100,808	15,135	-	26,713	89,230	1.52%	1,899
2012	40,355	49,569	1,225	-	91,149	9,895	-	28,858	72,186	1.22%	1,504
2013	102,690	44,459	1,200	4,015	152,364	10,845	-	29,051	134,158	2.15%	2,738
2014	100,952	41,325	1,130	3,488	146,895	9,556	-	20,985	135,466	2.10%	2,765
2015	93,376	13,618	4,317	2,935	114,246	7,579	10,097	19,603	112,319	1.70%	2,292
2016	88,200	14,065	4,224	2,373	108,862	2,551	8,902	17,938	102,377	1.49%	2,048
2017	80,718	21,286	3,692	1,796	107,492	2,388	8,902	16,087	102,695	1.35%	2,014
2018	73,200	51,470	5,645	1,209	131,524	1,892	8,901	9,829	132,488	1.59%	2,548
2019	96,587	43,645	4,878	612	145,722	1,025	8,476	18,050	137,173	1.52%	2,588

Note: Details regarding the City's outstanding debt can be found in notes to the financial statements.

<sup>a</sup> See Table 7 for property value data.

<sup>b</sup> See Table 18 for population data.

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**

**AS OF SEPTEMBER 30, 2019**  
(Unaudited)

Government Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Direct and Overlapping Debt
<b>Debt Repaid with Property Taxes:</b>			
Carroll Independent School District	\$ 306,677,164	5.50%	\$ 16,867,244
Coppell Independent School District	382,497,416	2.12%	8,108,945
Dallas County	151,495,000	0.10%	151,495
Dallas County Community College District	182,800,000	0.10%	182,800
Dallas County Hospital District	671,290,000	0.10%	671,290
Dallas County Schools	36,801,240	0.10%	36,801
Denton County	590,380,000	less than .01%	-
Grapevine-Colleyville Independent School District	435,416,058	62.44%	271,873,787
Northwest Independent School District	934,245,475	0.06%	560,547
Tarrant County	266,375,000	5.32%	14,171,150
Tarrant County Hospital District	17,735,000	5.32%	943,502
			<u>313,567,561</u>
Subtotal overlapping debt			313,567,561
Total direct - City of Grapevine	\$ 177,201,706	100%	<u>177,201,706</u>
Direct and Overlapping Debt			<u><u>\$ 490,769,267</u></u>
Total Direct and Overlapping Debt % of A.V.:		5.45%	
Total Direct and Overlapping Debt per Capita:		\$ 9,260	

The percentage of overlapping debt applicable is estimated using taxable assessed property values.

Source: Municipal Advisory Council of Texas

**LEGAL DEBT MARGIN INFORMATION**

**LAST TEN FISCAL YEARS**  
(Unaudited)

Tax rate limitations imposed by the Home Rules Section of the Texas Constitution, Article II, Section 5, provide that a maximum tax rate of \$2.50 per \$100 valuation may be imposed in any one year.

## PLEDGED REVENUE COVERAGE

## LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Thousands, except for Coverage)

Fiscal Year	4B Economic Development Fund				
	Total Revenues <sup>a</sup>	Less: Operating Expenses <sup>b</sup>	Net Available Revenue	Principal and Interest Payments	Coverage
2014	3,772	492	3,280	443	7.40
2015	3,983	1,430	2,553	1,594	1.60
2016	4,170	3,224	946	1,595	0.59
2017	4,062	2,167	1,895	1,593	1.19
2018	4,256	1,918	2,338	1,593	1.47
2019	4,394	1,642	2,752	1,396	1.97

Notes: <sup>a</sup> Includes tax revenues only<sup>b</sup> Includes transfers out

Debt was issued in FY 2014, so prior data is not available.

Source: Comprehensive Annual Financial Report

## PLEDGED REVENUE COVERAGE

## LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Thousands, except for Coverage)

Fiscal Year	Tax Increment Financing District Reinvestment Zone Number Two				
	Total Revenues <sup>a</sup>	Less: Operating Expenses <sup>b</sup>	Net Available Revenue	Principal and Interest Payments	Coverage
2010	5,749	726	5,023	2,677	1.88
2011	4,291	731	3,560	2,664	1.34
2012	5,736	1,548	4,188	2,672	1.57
2013	3,637	2,283	1,354	2,679	0.51
2014	5,878	2,446	3,432	2,681	1.28
2015	4,246	2,678	1,568	2,683	0.58
2016	4,416	2,714	1,702	2,273	0.75
2017	4,697	1,410	3,287	2,282	1.44
2018	4,818	1,410	3,408	2,281	1.49
2019	5,806	1,430	4,376	2,287	1.91

Notes: <sup>a</sup> Includes tax revenues only<sup>b</sup> Includes transfers out.

Source: Grapevine Tax Increment Financing District Reinvestment Zone Number Two Basic Financial Statements

## DEMOGRAPHIC AND ECONOMIC STATISTICS

## LAST TEN CALENDAR YEARS

(Unaudited) (Amounts Expressed in Thousands except for Median Age and Unemployment Rate)

Calendar Year	(1) Estimated Population	(1) Personal Income	(1) Personal Income Per Capita	(1) Median Age	(2) School Enrollment	(3) Unemployment Rate
2010	50	1,900	38	36	14	6.0%
2011	47	1,692	36	35	14	6.3%
2012	48	1,711	36	35	14	5.6%
2013	49	1,862	38	38	14	5.1%
2014	49	1,911	39	38	14	4.7%
2015	49	2,058	42	39	14	3.3%
2016	50	2,197	42	39	14	3.6%
2017	51	2,252	44	39	14	3.4%
2018	52	2,249	44	39	14	3.3%
2019	53	2,303	45	39	14	3.0%

## Sources:

- (1) Estimate from City Economic Development Dept staff; (population as of 12.31.15) Neilsen/Clarita's Report, ERSI
- (2) Grapevine/Colleyville ISD
- (3) ESRI, 2018

**PRINCIPAL EMPLOYERS**

**CURRENT YEAR AND NINE YEARS AGO**

(Unaudited) (Amounts Expressed in Thousands except for Percentage of Total City Employment)

2019			2010		
Employer	Employees	Percentage of of Total City Employment (1)	Employer	Employees	Percentage of of Total City Employment
DFW International Airport	14.3	27.03%	DFW International Airport	16.0	31.37%
Game Stop Corporation	2.9	5.39%	Gaylord Texan Resort and Convention Center	2.0	3.92%
Gaylord Texan Resort and Convention Center	2.0	3.78%	Grapevine/Colleyville ISD	1.6	3.14%
Grapevine/Colleyville ISD	1.9	3.52%	United Parcel Service	1.0	1.96%
City of Grapevine	0.7	1.32%	Baylor Medical Center	1.0	1.96%
Baylor Scott-White Medical Center	0.7	1.25%	Game Stop	0.5	0.98%
Cotton Patch Café Inc	0.7	1.23%	City of Grapevine	0.5	0.98%
Great Wolf Lodge Grapevine	0.6	1.13%	DFW Hilton Hotel	0.5	0.98%
Kubota Tractor Corp	0.5	0.85%	Pavestone Manufacturing	0.5	0.98%
Pavestone Co	<u>0.4</u>	<u>0.79%</u>	Wal-Mart/Sams (250-500)	<u>0.3</u>	<u>0.49%</u>
	<u>24.7</u>	<u>46.29%</u>		<u>23.9</u>	<u>46.76%</u>

Sources: City of Grapevine Economic Development Department, Infogroup, Inc.

FULLTIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Whole Numbers)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government and administration	59	59	57	58	61	63	63	63	62	61
Public safety	236	237	237	240	241	245	246	258	261	261
Development services	15	15	15	15	16	19	19	19	19	19
Culture and recreational	175	169	169	172	175	206	207	209	220	225
Water and sewer	60	59	59	59	60	59	59	59	59	59
Golf course	28	26	26	26	26	26	25	25	25	25
Public works	<u>67</u>	<u>65</u>	<u>65</u>	<u>66</u>	<u>66</u>	<u>66</u>	<u>66</u>	<u>67</u>	<u>68</u>	<u>68</u>
Total	<u>640</u>	<u>630</u>	<u>628</u>	<u>636</u>	<u>645</u>	<u>684</u>	<u>685</u>	<u>700</u>	<u>714</u>	<u>718</u>

Source: Human Resources Department - City of Grapevine

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OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Whole Numbers)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government:										
City Secretary:										
Ordinances prepared	78	67	68	61	74	72	90	84	88	87
Resolutions prepared	41	70	97	114	89	92	106	106	100	35
Fiscal Services:										
Invoices processed	23,760	21,605	18,567	18,719	17,410	17,556	19,098	18,944	17,075	16,690
Ratio of ACH/checks	-	0.02	1.06	27.48	47.50	49.60	53.60	58.80	57.10	55.73
Public safety:										
Police:										
Calls for service	65,361	66,686	67,634	58,680	44,266	53,372	52,613	47,751	43,402	41,059
Traffic citations	25,533	18,995	23,817	21,447	24,441	19,138	14,566	13,269	11,705	13,574
Criminal offenses	3,552	3,346	1,366	3,219	2,948	2,743	2,812	2,740	2,570	2,664
Fire:										
Fire runs	4,595	5,079	5,135	5,156	5,101	5,588	5,905	6,161	6,026	6,192
Ambulance runs	3,015	3,343	3,026	3,541	3,614	3,715	4,893	4,432	4,047	4,291
Municipal Court:										
Cases filed	28,929	21,828	25,860	23,855	24,298	19,012	16,398	15,578	14,088	13,574
Cultural and recreational:										
Parks & Recreation:										
Recreation center membership-family	5,161	4,937	4,658	4,677	2,731	9,856	11,512	12,126	12,273	9,969
Recreation center membership-individual	2,969	2,923	2,861	2,852	2,502	5,227	4,660	5,687	4,748	4,046
Athletic league registrants- youth	5,984	4,750	7,014	6,126	6,250	5,324	6,860	1,450	1,500	3,472
Athletic league registrants- adult	10,944	9,500	10,536	9,588	9,248	7,720	7,370	5,746	5,092	1,863
Public swim attendance	33,039	31,744	38,274	48,680	46,120	75,245	101,774	106,359	98,192	92,436
% Campground occupancy rate	68.00	57.00	61.00	63.00	61.00	53.00	13.83	70.99	71.65	41.81
Total acres maintained	1,662	1,662	1,662	1,662	1,662	1,677	1,677	1,677	1,740	1,556
Library:										
Volumes	197,509	205,194	186,817	197,377	204,206	252,227	259,203	234,546	230,284	274,810
Annual circulation	341,726	330,975	316,236	303,622	293,434	301,522	307,662	345,429	342,303	355,594
Public works:										
Development services:										
Permits issued	3,812	4,121	3,982	3,877	4,500	4,139	4,340	4,369	4,501	4,410

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

(Unaudited) (Amounts Expressed in Whole Numbers)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Public works:										
Streets:										
Square yard of overlay completed	101,100	99,000	92,604	53,167	75,555	82,202	98,693	79,238	66,432	61,957
Linear feet of gutter wedge milled	16,278	17,500	15,123	72,713	45,792	43,359	50,034	48,404	37,540	27,972
Linear feet of curb and gutter replaced	1,847	1,600	4,015	3,969	944	300	3,926	1,605	3,812	4,187
Number of blocks crack sealed	193	210	205	257	174	133	179	149	174	117
Square feet of concrete rehab	43,340	4,000	39,002	47,813	96,068	15,706	28,735	49,069	27,112	47,708
Tourism:										
Convention and visitor bureau:										
Nash farm attendance	-	-	7,158	8,468	13,500	14,588	11,566	14,868	11,759	15,085
Main street days attendance	110,148	160,990	150,292	139,770	148,260	154,032	178,672	169,560	168,480	141,570
Grapefest attendance	266,129	243,180	262,322	262,910	266,170	263,832	260,151	268,180	260,001	261,000
Water and sewer										
Number of water connections	14,343	14,384	14,460	14,517	14,476	14,564	14,665	14,732	14,788	14,869
Average daily consumption MG (water)	10.23	11.98	10.74	10.40	9.35	9.40	9.30	9.21	9.45	7.75
System capacity - MG (Water)	27	27	27	27	27	27	27	27	27	27
Number of sewer connections	13,130	13,081	13,103	13,315	13,387	13,452	13,570	13,632	13,696	13,766
Number of refuse customers	11,865	11,895	11,911	11,964	12,110	12,175	12,272	12,318	12,394	12,416
Sewer system capacity (MGD)	8	8	8	8	8	8	8	8	8	8
Lake Enterprise:										
Numbers of golfers, annually	56,053	65,052	67,555	71,706	68,368	48,689	55,913	64,424	64,382	62,510

Source: City departments

**CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM**

**LAST TEN FISCAL YEARS**

(Unaudited) (Amounts Expressed in Whole Numbers)

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Police:</b>										
Stations	2	2	2	2	2	2	2	2	2	2
Patrol units	30	32	32	35	35	35	35	35	35	37
Motorcycle Units	10	10	8	8	8	8	8	8	8	8
<b>Fire:</b>										
Stations	5	5	5	5	5	5	5	5	5	5
Fire engines/trucks	8	9	9	10	10	10	10	10	10	10
EMS trucks	4	4	4	5	5	5	5	5	5	5
<b>Public works:</b>										
Streets - paved (miles)	208	208	208	208	208	208	208	208	211	211
Traffic signals	74	75	75	75	75	75	75	75	76	76
<b>Parks and recreation:</b>										
Acreage*	1,662	1,662	1,662	1,662	1522	1,677	1,677	1,677	1,556	1,556
Playgrounds	35	35	35	36	37	37	37	37	32	36
Swimming pools	2	2	2	2	2	3	3	3	3	3
Splash parks	-	-	2	2	2	2	2	2	3	3
Tennis courts	8	8	8	8	8	8	8	8	8	8
Recreation centers	1	1	1	1	1	1	1	1	1	1
Senior centers	1	1	1	1	1	1	1	1	1	1
Libraries	1	1	1	1	1	1	1	1	1	1
Golf Courses	1	1	1	1	1	1	1	1	1	1
<b>Water:</b>										
Water mains (miles)	280	280	280	290	292	293	295	295	300	305
<b>Wastewater:</b>										
Sanitary sewers (miles)	220	221	221	224	225	226	228	228	226	227

Source: City departments

\*Golf course included and land leased from Corp. of Engineers

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**INTERNAL CONTROL AND  
COMPLIANCE SECTION**

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Grapevine, Texas (the “City”), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated March 12, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying Schedule of Findings and Responses that we consider to be significant deficiencies as item 2019-001.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**The City's Response to Findings**

The City's response to the findings identified in our audit are described in the accompanying Schedule of Findings and Responses. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

SCHEDULE OF FINDINGS AND RESPONSES

SEPTEMBER 30, 2019

**Item 2019-001 (Recurring)**

Criteria: To perform their job responsibilities, system administrators must be given control over computer systems. An organization should have proper controls in place to ensure that only appropriate employees have administrator rights and privileges. Administrator user accounts should be reviewed annually, user accounts should be protected with strong passwords and their actions on computer systems should be monitored for questionable activities.

Condition: The City currently uses almost 200 separate on-site and cloud-based systems. Generally, the administrators for these systems also work in the respective departments where the software is used. The administrator user accounts are the owner’s primary accounts that are used within the system.

Because this administrative responsibility is being maintained at the department level, requirements like mandatory password changes, locking individual system access to terminated employees and monitoring general system access on an ongoing basis is not always being done.

Effect: Segregation of duties is ineffective. Without sufficient segregation of duties, the risk significantly increases that errors, including misappropriation of assets, could occur and not be detected on a timely basis.

Recommendation: Management should consider a formal evaluation of the risks associated with this lack of duties segregation. Consideration should be given to identifying and implementing controls that could help mitigate the risks associated with a lack of segregation of duties, such as granting administrative-level application access only to users who do not participate in the related control activities.

Management’s Response: The City acknowledged that there were control deficiencies in this area prior to our annual audit and we have already started reviewing systems access controls within the City. In addition to these procedures, we will also perform an evaluation to determine the resources that will be necessary to ensure that proper segregation of duties is maintained and appropriate control procedures are in place regarding systems administration.

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**GRAPEVINE TAX INCREMENT  
FINANCING DISTRICT REINVESTMENT  
ZONE NUMBER ONE  
(A Blended Component Unit of  
The City of Grapevine, Texas)**

**BASIC FINANCIAL STATEMENTS**

**As of and for the Year Ended  
SEPTEMBER 30, 2019**

**(With Independent Auditor's Report)**

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

BASIC FINANCIAL STATEMENTS

TABLE OF CONTENTS

SEPTEMBER 30, 2019

	<b><u>Page Number</u></b>
Independent Auditor's Report.....	1 – 2
Management's Discussion and Analysis .....	3 – 5
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position .....	6
Statement of Activities .....	7
Fund Financial Statements:	
Balance Sheet – Governmental Funds .....	8
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds .....	9
Notes to Financial Statements.....	10 – 13
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	14 – 15

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## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited the accompanying financial statements of the governmental activities and the major fund of the Grapevine Tax Increment Financing District Reinvestment Zone Number One ("TIF #1"), a component unit of the City of Grapevine, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise TIF #1's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of TIF #1, as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2020 on our consideration of TIF #1's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering TIF #1's internal control over financial reporting and compliance.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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As management of the City of Grapevine, Texas (the "City"), we offer readers of the Grapevine Tax Increment Financing District Reinvestment Zone Number One's (TIF #1) financial statements this narrative overview and analysis of the financial activities of TIF #1 for the fiscal year ended September 30, 2019. TIF #1 was formed to finance and make public improvements in the area surrounding the Grapevine Mills Mall under the Tax Increment Financing Act.

## FINANCIAL HIGHLIGHTS

- The assets of TIF #1 exceeded its liabilities at the close of the fiscal year ended September 30, 2019, by \$9,400,672 (net position).
- At the end of the current fiscal year, the governmental fund reported an ending fund balance of \$9,400,672, a decrease of 12% in comparison with the prior year. The primary reason for this decrease was a disbursement of accumulated funds to Grapevine-Colleyville Independent School District for construction of capital projects.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to TIF #1's basic financial statements. TIF #1's basic financial statements are comprised of three components: government-wide financial statements, fund financial statements, and notes to the financial statements.

### Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of TIF #1's finances in a manner similar to private-sector business.

The *Statement of Net Position* presents information on all of TIF #1's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of TIF #1 is improving or deteriorating.

The *Statement of Activities* presents information showing how TIF #1's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. TIF #1 uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The fund financial statements include one fund, the Capital Projects Fund, which is used to account for those projects related to improvements at Grapevine Mills Mall.

- **Governmental funds** – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2019, TIF #1's net position was \$9,400,672.

The following table reflects the condensed Statement of Net Position:

	Governmental Activities	
	2019	2018
Current and other assets	\$ 9,400,672	\$ 13,725,715
Total assets	<u>9,400,672</u>	<u>13,725,715</u>
Current liabilities	-	3,088,283
Total liabilities	<u>-</u>	<u>3,088,283</u>
Net position:		
Restricted	<u>9,400,672</u>	<u>10,637,432</u>
Total net position	<u>\$ 9,400,672</u>	<u>\$ 10,637,432</u>

### Analysis of TIF #1's Operations

On December 15, 2015, the City expanded the boundaries and extended the term of TIF #1 until December 31, 2038. Upon the expansion of the TIF and with the original debt obligations of TIF #1 being retired in full in fiscal year 2016, all participants in the TIF, except for the City, have withdrawn participation.

The net position of the governmental activities of TIF #1 decreased by \$1,236,760 for fiscal year 2019. The primary reason for this decrease was a disbursement of accumulated funds to Grapevine-Colleyville Independent School District for construction of capital projects.

**CITY OF GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE'S CHANGE IN NET POSITION**

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	Governmental Activities	
	2019	2018
General revenues:		
Property taxes	\$ 1,038,974	\$ 890,398
Unrestricted investment earnings	101,133	32,929
Total general revenues	1,140,107	923,327
Expenses:		
Economic development	2,376,867	12,442,344
Total expenses	2,376,867	12,442,344
Change in net position	( 1,236,760)	( 11,519,017)
Net position, beginning	10,637,432	22,156,449
Net position, ending	\$ 9,400,672	\$ 10,637,432

**FINANCIAL ANALYSIS OF TIF #1'S FUNDS**

**Governmental Funds**

The focus on TIF #1's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing TIF #1's financing requirements.

At the end of the current fiscal year, TIF #1's governmental fund reported an ending fund balance of \$9,400,672, a decrease of \$1,236,760 in comparison with the prior year.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide our citizens, investors and creditors with a general overview of TIF #1's finances. If you have questions about this report or need additional financial information, contact the Finance Department, City of Grapevine, 200 S. Main Street, Grapevine, Texas 76051.

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**BASIC  
FINANCIAL STATEMENTS**

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

**CC ITEM # 7**

STATEMENT OF NET POSITION

SEPTEMBER 30, 2019

**ASSETS**

Cash and investments	\$ 9,400,534
Accrued interest	138
Total assets	<u>9,400,672</u>

**NET POSITION**

Restricted for construction of educational facilities	7,030,986
Restricted for economic development	<u>2,369,686</u>
Total net position	<u>\$ 9,400,672</u>

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2019

Functions/Programs	Expenses	Program Revenue	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental activities:			
Economic development	\$ <u>2,376,867</u>	\$ <u>-</u>	\$( <u>2,376,867</u> )
Total governmental activities	\$ <u><u>2,376,867</u></u>	\$ <u><u>-</u></u>	( <u><u>2,376,867</u></u> )
	General revenues:		
	Property taxes		1,038,974
	Unrestricted investment earnings		<u>101,133</u>
	Total general revenues		<u><u>1,140,107</u></u>
	Change in net position		( 1,236,760)
	Net position - beginning		<u>10,637,432</u>
	Net position - ending		\$ <u><u>9,400,672</u></u>

The accompanying notes are an integral part of these financial statements.

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

BALANCE SHEET

GOVERNMENTAL FUNDS

AS OF SEPTEMBER 30, 2019

	Capital Projects	Total
<b>ASSETS</b>		
Cash and investments	\$ 9,400,534	\$ 9,400,534
Accrued interest	138	138
Total assets	9,400,672	9,400,672
<b>FUND BALANCES</b>		
Restricted for construction of educational facilities	7,030,986	7,030,986
Restricted for economic development	2,369,686	2,369,686
Total fund balances	9,400,672	9,400,672
Total liabilities and fund balances	\$ 9,400,672	
Net position of governmental activities		\$ 9,400,672

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Capital Projects	Total
<b>REVENUES</b>		
Property taxes	\$ 1,038,974	\$ 1,038,974
Investment income	101,133	101,133
Total revenues	1,140,107	1,140,107
<b>EXPENDITURES</b>		
Economic development	2,376,867	2,376,867
Total expenditures	2,376,867	2,376,867
<b>NET CHANGE IN FUND BALANCES</b>	( 1,236,760)	( 1,236,760)
<b>FUND BALANCE, BEGINNING</b>	10,637,432	10,637,432
<b>FUND BALANCE, ENDING</b>	\$ 9,400,672	9,400,672
Net change in fund balance		( 1,236,760)
Change in net position of governmental activities		\$( 1,236,760)

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER ONE  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2019

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Grapevine Tax Increment Financing District Reinvestment Zone Number One (TIF #1) was created on February 20, 1996. TIF #1 was formed to finance and make public improvements in the area surrounding the Grapevine Mills mall under the authority of the Tax Increment Financing Act. TIF #1 is governed by a nine-member Board of Directors; five members are appointed by the Grapevine City Council, and the governing bodies of Tarrant County, Grapevine/Colleyville Independent School District, Tarrant County Junior College District and Tarrant County Hospital District appoint one member each. TIF #1 is a blended component unit of the City of Grapevine, Texas.

On December 15, 2015, the City expanded the boundaries and extended the term of TIF #1 until December 31, 2038. The extension of the TIF, TIF #1A, will have base tax year of 2016. TIF #1 will continue to promote and create mixed-use development and the project and financing plan outlines funding of approximately \$95 million. These public improvements will include streets; water, sewer and storm facilities; open space; and parks and recreation. The amended TIF #1 will fund these improvements exclusively through contributions of the City's ad valorem increment tax that will be generated within the new designated boundary zone.

On January 19, 2016, TIF #1 (as authorized by Section 311.011, 311.008 and 311.0085 of the Act and pursuant to Board Resolution TIF #1 2016-001), amended the plan to establish a TIF Educational Facilities Category. On February 2, 2016, the City Council approved an ordinance to amend the project and financing plan for TIF #1. The goal of this amendment was the continued funding of the construction of needed public infrastructure and to encourage private development.

The accounting and reporting policies of TIF #1 conform to accounting principles generally accepted in the United States of America as applicable to governmental entities. The following is a summary of the more significant accounting and reporting policies.

The Capital Projects Fund is used to account for these capital projects. All construction in progress and completed capital assets are transferred to the City or other entities.

**A. Government-wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of TIF #1.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. TIF #1 does not report any program revenues.

Separate fund-based financial statements are provided for the governmental fund. The major individual governmental fund is reported as a separate column in the fund financial statements.

**B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are earned.

Government fund-level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, TIF #1 considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property taxes are recognized in the year in which they are levied. Investment earnings are recorded as earned since they are measurable and available.

**C. Budgets and Budgetary Accounting**

An overall project budget was included in the plan to create TIF #1 and was approved by all parties involved. Annual budgets are not adopted.

**D. Assets, Liabilities and Net Position or Equity****1. *Cash and Investments***

Investments for TIF #1 are reported at fair value, except for the position in investment pools, which are presented at net asset value per share.

**2. *Fund Balance Policies***

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. A resolution made by the Board of Directors is the highest level of decision-making authority for TIF #1 that can commit fund balance. Once adopted, the limitation imposed remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Directors can assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**3. *Net Position Flow Assumption***

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is TIF #1's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

#### 4. Fund Balance Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

## II. CASH AND INVESTMENTS

The cash and investment policies of TIF #1 mirror the City of Grapevine's policies. City policies governing bank deposits require depositories to be FDIC-insured institutions, and depositories must fully collateralize all deposits in excess of FDIC insurance limits.

Investment in the City's cash and investment pool      \$ 9,400,534

*Interest Rate Risk.* In accordance with its investment policy, the City minimizes the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:

- a. Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
- b. Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
- c. Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

*Credit Risk.* In accordance with its investment policy, the City minimizes credit risk, the risk of loss due to the failure of the issuer or backer of the investment by:

- a. Limiting investments to the safest types of investments.
- b. Pre-qualifying the financial institutions and broker/dealers with which the City will do business.
- c. Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

*Concentration of Credit Risk.* The City's investment policy allows up to 100% to be invested in U. S. Treasury Bills/Notes/Bonds and U. S. agencies and instrumentalities. The City's investment in the securities of U. S. agencies are rated AAA by Standard & Poor's. As of September 30, 2019, the City's investments in TexPool and LOGIC were rated AAAM.

*Custodial Credit Risk.* State statutes require that all City deposits in financial institutions be fully collateralized by U. S. Government obligations or obligations of the State of Texas or its agencies. The City's deposits were fully collateralized, or have a letter of credit issued by the Federal Home Loan Bank as required by State statutes at September 30, 2019. The bank balances were fully collateralized by government securities.

TexPool and LOGIC each have a redemption notice period of one day and may redeem daily. The investment pools' authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool's liquidity.

**III. APPRAISED VALUES**

A summary of appraised values for TIF #1 is as follows:

	Tax Year 2018 Appraised Value	1996 Base Year Appraised Value	Captured Appraised Value
City of Grapevine	\$ 313,567,149	\$ 7,647,325	\$ 305,919,824

The captured appraised value of TIF #1 is the total appraised value of all real property taxable by the unit and located in the reinvestment zone less the base year appraised value of all real property taxable by the unit and located in the reinvestment zone at the time TIF #1 was established (1996).

A summary of appraised values for TIF #1A is as follows:

	Tax Year 2018 Appraised Value	2016 Base Year Appraised Value	Captured Appraised Value
City of Grapevine	\$ 87,114,783	\$ 57,644,619	\$ 29,470,164

The captured appraised value of TIF #1A is the total appraised value of all real property taxable by the unit and located in the reinvestment zone less the base year appraised value of all real property taxable by the unit and located in the reinvestment zone at the time TIF #1A was established (2016).

**IV. PLEDGED REVENUES**

The Board of Directors for TIF #1 approved amending the Financing and Project Plan to allow the creation of a 380 category within the Financing and Project Plan whereas all City funds contributed to date and additional funds contributed be placed in a 380 account in the TIF #1 zone to incentivize further economic development in the zone.



**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Grapevine Tax Increment Financing District Reinvestment Zone Number One (“TIF #1”), a component unit of the City of Grapevine, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise TIF #1’s basic financial statements, and have issued our report thereon dated March 12, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered TIF #1’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of TIF #1’s internal control. Accordingly, we do not express an opinion on the effectiveness of TIF #1’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**OFFICE LOCATIONS**

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque



As part of obtaining reasonable assurance about whether TIF #1's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

**GRAPEVINE TAX INCREMENT  
FINANCING DISTRICT REINVESTMENT  
ZONE NUMBER TWO  
(A Blended Component Unit of  
The City of Grapevine, Texas)**

**BASIC FINANCIAL STATEMENTS**

**As of and for the Year Ended  
SEPTEMBER 30, 2019**

**(With Independent Auditor's Report)**

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

**CC ITEM # 7**

**BASIC FINANCIAL STATEMENTS**

**TABLE OF CONTENTS**

**SEPTEMBER 30, 2019**

	<b><u>Page Number</u></b>
Independent Auditor's Report.....	1 – 2
Management's Discussion and Analysis .....	3 – 6
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position .....	7
Statement of Activities .....	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds .....	9
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds .....	10
Notes to Financial Statements.....	11 – 15
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i> .....	16 – 17

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**BASIC FINANCIAL STATEMENTS**

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## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of the Grapevine Tax Increment Financing District Reinvestment Zone Number Two ("TIF #2"), a component unit of the City of Grapevine, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise TIF #2's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque



**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of TIF #2, as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2020 on our consideration of TIF #2's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering TIF #2's internal control over financial reporting and compliance.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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As management of the City of Grapevine, Texas (the "City"), we offer readers of the Grapevine Tax Increment Financing District Reinvestment Zone Number Two's ("TIF #2") financial statements this narrative overview and analysis of the financial activities of TIF #2 for the fiscal year ended September 30, 2019. TIF #2 was formed to finance and make public improvements in the area surrounding the Gaylord Texan Resort and Convention Center under the Tax Increment Financing Act. The current TIF #2 agreement is expected to end in 2026, after the last debt payment has been made.

## FINANCIAL HIGHLIGHTS

- The liabilities of TIF #2 exceeded its assets and deferred outflows of resources at the close of the most recent fiscal year by \$3,518,630. This deficit net position is primarily due to debt that was issued in connection with the public improvement project in the Gaylord Texan Resort and Convention Center area. Although TIF #2 is responsible for servicing this debt, the related assets are not TIF #2's. This deficit will be eliminated as resources are obtained (e.g., from future tax revenues).

## OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to the TIF #2's basic financial statements. TIF #2's basic financial statements are comprised of three components: government-wide financial statements, fund financial statements, and notes to the financial statements.

### Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of TIF #2's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of TIF #2's assets, deferred outflows of resources and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of TIF #2 is improving or deteriorating.

The *Statement of Activities* presents information showing how TIF #2's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. TIF #2 uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

- **Governmental funds** – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of TIF #2's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The fund financial statements include two funds: (1) the General Fund, which is used to account for principal and interest payments, and (2) the Capital Projects Fund, which is used to account for the acquisition and construction of public improvements.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2019, TIF #2's liabilities exceeded assets and deferred outflows of resources by \$3,518,630.

The following table reflects the condensed Statement of Net Position:

#### CITY OF GRAPEVINE TAX INCREMENT FINANCING DISTRICT REINVESTMENT ZONE NUMBER TWO'S NET POSITION

	Governmental Activities	
	2019	2018
Current and other assets	\$ 11,706,115	\$ 9,425,778
Total assets	11,706,115	9,425,778
Deferred outflows of resources	193,048	220,626
Long-term liabilities outstanding	15,345,718	17,196,535
Other liabilities	72,075	80,300
Total liabilities	15,417,793	17,276,835
Net position:		
Unrestricted	( 3,518,630)	( 7,630,431)
Total net position	\$( 3,518,630)	\$( 7,630,431)

### Analysis of TIF #2's Operations

Governmental activities increased TIF #2's net position by \$4,111,801 with TIF #2's liabilities to assets and deferred outflows of resources ratio decreasing from 1.8 in FY 2018 to 1.3 in fiscal year 2019. TIF#2 entered into a local agreement with the Grapevine-Colleyville Independent School District and pledged future ad valorem taxes collected by TIF #2 to be contributed towards the district's middle school debt. The total amount that TIF #2 paid the district in fiscal year 2019 was \$1,430,250.

The following table provides a summary of TIF #2 operations for the year ended September 30, 2019. CC ITEM # 7

**CITY OF GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO'S CHANGE IN NET POSITION**

	Governmental Activities	
	2019	2018
Revenues:		
General revenues:		
Property taxes	\$ 5,806,220	\$ 4,817,939
Unrestricted investment earnings	193,217	149,770
Total revenues	5,999,437	4,967,709
Expenses:		
Economic development	1,430,250	1,410,250
Interest	457,386	507,255
Total expenses	1,887,636	1,917,505
Change in net position	4,111,801	3,050,204
Net position, beginning	( 7,630,431)	( 10,680,635)
Net position, ending	\$( 3,518,630)	\$( 7,630,431)

**FINANCIAL ANALYSIS OF TIF #2's FUNDS**

**Governmental Funds**

The focus of the TIF #2's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing TIF #2's financing requirements.

At the end of the current fiscal year, TIF #2's governmental funds reported combined ending fund balances of \$11,706,115, an increase of \$2,280,337 in comparison with the prior year. The fund balance consists of the following: (1) restricted for economic development: \$9,439,307 and (2) restricted for capital projects: \$2,266,808.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets.** Capital assets of TIF #2 are recorded as expenditures in the Capital Projects Fund when constructed. Completed capital assets are transferred to the City.

**Long-term Debt.** At the end of the current fiscal year, TIF #2 had total bonded debt outstanding of \$13,905,000, which is backed by the full faith and credit of TIF #2.

**CITY OF GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO'S OUTSTANDING DEBT**

	2019	2018
Combination Tax Increment Reinvestment Zone Revenue Refunding Bonds, Series 2015A; due in annual installments of \$375,000 to \$2,230,000 through August 2026; interest at 2% to 5%	\$ 13,905,000	\$ 15,550,000
	\$ 13,905,000	\$ 15,550,000

**REQUESTS FOR INFORMATION**

This financial report is designed to provide our citizens, investors and creditors with a general overview of TIF #2's finances. If you have questions about this report or need additional financial information, contact the Finance Department, City of Grapevine, 200 S. Main Street, Grapevine, Texas 76051.

**BASIC  
FINANCIAL STATEMENTS**

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

STATEMENT OF NET POSITION

SEPTEMBER 30, 2019

**ASSETS**

Cash and investments	\$ 11,705,564
Accrued interest	551
Total assets	11,706,115

**DEFERRED OUTFLOWS OF RESOURCES**

Deferred loss on bond refunding	193,048
Total deferred outflows of resources	193,048

**LIABILITIES**

Accrued interest payable	72,075
Bonds payable - due in one year	1,720,000
Bonds payable - due in more than one year	13,625,718
Total liabilities	15,417,793

**NET POSITION**

Unrestricted	( 3,518,630)
Total net position	\$( 3,518,630)

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2019

Functions/Programs	Expenses	Program Revenue	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental activities:			
Economic development	\$ 1,430,250	\$ -	\$( 1,430,250)
Interest	<u>457,386</u>	<u>-</u>	<u>( 457,386)</u>
Total governmental activities	<u>\$ 1,887,636</u>	<u>\$ -</u>	<u>( 1,887,636)</u>
	General revenues:		
	Property taxes		5,806,220
	Unrestricted investment earnings		<u>193,217</u>
	Total general revenues		<u>5,999,437</u>
	Change in net position		<u>4,111,801</u>
	Net position - beginning		<u>( 7,630,431)</u>
	Net position - ending		<u>\$( 3,518,630)</u>

The accompanying notes are an integral part of these financial statements.

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

BALANCE SHEET

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2019

	General	Capital Projects	Total
<b>ASSETS</b>			
Cash and investments	\$ 9,438,756	\$ 2,266,808	\$ 11,705,564
Accrued interest	551	-	551
Total assets	9,439,307	2,266,808	11,706,115
<b>LIABILITIES AND FUND BALANCES</b>			
Total Liabilities	-	-	-
Fund balances:			
Restricted for capital projects	-	2,266,808	2,266,808
Restricted for economic development	9,439,307	-	9,439,307
Total fund balances	9,439,307	2,266,808	11,706,115
Total liabilities and fund balances	\$ 9,439,307	\$ 2,266,808	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:

Accrued interest payable	( 72,075)
Deferred loss on refunding	193,048
Bonds payable	( 13,905,000)
Premium on issuance of debt	( 1,440,718)

Net position of governmental activities	\$( 3,518,630)
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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2019

	General	Capital Projects	Total
<b>REVENUES</b>			
Taxes:			
Property taxes	\$ 5,806,220	\$ -	\$ 5,806,220
Investment income	137,703	55,514	193,217
Total revenues	5,943,923	55,514	5,999,437
<b>EXPENDITURES</b>			
Economic development	1,430,250	-	1,430,250
Debt service:			
Principal	1,645,000	-	1,645,000
Interest	642,400	-	642,400
Fiscal charges	750	700	1,450
Total expenditures	3,718,400	700	3,719,100
<b>NET CHANGE IN FUND BALANCES</b>	2,225,523	54,814	2,280,337
<b>FUND BALANCE, BEGINNING</b>	7,213,784	2,211,994	9,425,778
<b>FUND BALANCE, ENDING</b>	\$ 9,439,307	\$ 2,266,808	11,706,115
Net change in fund balances			2,280,337
Amounts reported for governmental activities in the statement of activities are different because:			
The repayment of principal of long-term debt consumes the current financial resources of governmental funds, but reduces bond principal at the government-wide level.			1,645,000
Interest expense is accrued in the government-wide financial statements, but not at the fund level.			8,225
Amortization of premium, loss, etc. are reported in the statement of activities but do not require the use of current financial resources and, therefore, are not reported as expenditures in the funds.			178,239
Change in net position of governmental activities			\$ 4,111,801

The accompanying notes are an integral part of these financial statements.

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**GRAPEVINE TAX INCREMENT FINANCING DISTRICT  
REINVESTMENT ZONE NUMBER TWO  
(A Blended Component Unit of the City of Grapevine, Texas)**

CC ITEM # 7

**NOTES TO BASIC FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2019**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Grapevine Tax Increment Financing District Reinvestment Zone Number Two (TIF #2) was created on December 28, 1998. TIF #2 was formed to finance and make public improvements in the area surrounding the Gaylord Texan Resort and Convention Center under the authority of the Tax Increment Financing Act. TIF #2 is governed by a six-member board of directors; five members are appointed by the Grapevine City Council, and the governing body of Grapevine/Colleyville Independent School District appoints one member. The termination of TIF #2 is set as either December 31, 2030, or the date when all project costs are paid and all debt is retired, whichever comes first. TIF #2 is a blended component unit of the City of Grapevine, Texas.

The accounting and reporting policies of TIF #2 conform to accounting principles generally accepted in the United States of America, as applicable to governmental units. The following is a summary of the more significant accounting and reporting policies:

**A. Government-wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of TIF #2.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. The TIF does not report any program revenues.

Separate fund-based financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The major governmental funds are the General Fund, which is used to account for economic development and debt service payments, and the Capital Projects Fund, which is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The government-wide focus is more on the sustainability of TIF #2 as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

**B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are earned.

Government fund-level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, TIF #2 considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property taxes are recognized in the year in which they are levied. Investment earnings are recorded as earned since they are measurable and available.

### **C. Budgets and Budgetary Accounting**

An overall project budget was included in the plan to create TIF #2 and approved by all parties involved. Annual budgets are not adopted.

### **D. Assets, Liabilities and Net Position or Equity**

#### **1. *Cash and Investments***

Investments for TIF #2 are reported at fair value, except for its position in investment pools, which are recorded at net asset value per share.

#### **2. *Long-term Debt***

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures.

#### **3. *Fund Balance Policies***

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. A resolution made by the Board of Directors is the highest level of decision-making authority for TIF #2 that can commit fund balance. Once adopted, the limitation imposed remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed.

The Board of Directors can assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**4. Net Position Flow Assumption**

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is TIF #2’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

**5. Fund Balance Flow Assumptions**

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**6. Deferred Inflows/Outflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. TIF #2 is reporting a balance for a deferred loss on bond refunding in the government-wide Statement of Net Position. A deferred loss on a bond refunding results when the reacquisition price of the refunded debt exceeds the carrying value. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**II. CASH AND INVESTMENTS**

The cash and investment policies of TIF #2 mirror the City of Grapevine’s policies. City policies governing bank deposits require depositories to be FDIC-insured institutions, and depositories must fully collateralize all time deposits in excess of FDIC insurance limits.

The City invests in state investment pools (TexPool, TexPool Prime and LOGIC). These approved pooled investments are carried at net asset value.

The components of TIF #2’s cash and investments at September 30, 2019, were as follows:

Investment in the City’s cash and investment pool	\$ <u>11,705,564</u>
---	----------------------

*Interest Rate Risk.* In accordance with its investment policy, the City minimizes the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:

- a. Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
- b. Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.

- c. Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

*Credit Risk.* In accordance with its investment policy, the City minimizes credit risk, the risk of loss due to the failure of the issuer or backer of the investment by:

- a. Limiting investments to the safest types of investments.
- b. Pre-qualifying the financial institutions and broker/dealers with which the City will do business.
- c. Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

*Concentration of Credit Risk.* The City’s investment policy allows up to 100% to be invested in U. S. Treasury Bills/Notes/Bonds, and U. S. Agencies and Instrumentalities. As of September 30, 2019, the City’s investments in TexPool and Logic were rated AAAM.

*Custodial Credit Risk.* State statutes require that all City deposits in financial institutions be fully collateralized by U. S. Government obligations or obligations of the State of Texas or its agencies. The City’s deposits were fully collateralized or have a letter of credit issued by the Federal Home Loan Bank as required by State statutes at September 30, 2019. The bank balances were fully collateralized by government securities.

TexPool and LOGIC each have a redemption notice period of one day and may redeem daily. The investment pools’ authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool’s liquidity.

**III. LONG-TERM LIABILITIES**

Long-term liabilities are as follows:

	Balance 9/30/2018	Additions	Retirements	Balance 9/30/2019	Due Within One Year
Combination Tax Increment Reinvestment Zone Revenue Refunding Bonds, Series 2015A; due in annual installments of \$375,000 to \$2,230,000 through August 2026; 2% to 5%	\$ 15,550,000	\$ -	\$( 1,645,000)	\$ 13,905,000	\$ 1,720,000
Total debt outstanding	<u>\$ 15,550,000</u>	<u>-</u>	<u>\$( 1,645,000)</u>	13,905,000	<u>\$ 1,720,000</u>
Unamortized premium				<u>1,440,718</u>	
Total debt outstanding				<u>\$ 15,345,718</u>	

The annual requirements to amortize the long-term debt as of September 30, 2019, are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 1,720,000	\$ 576,600
2021	1,810,000	490,600
2022	1,895,000	400,100
2023	1,990,000	305,350
2024	2,095,000	205,850
2025-2026	<u>4,395,000</u>	<u>221,050</u>
Total	<u>\$ 13,905,000</u>	<u>\$ 2,199,550</u>

The Series 2015A bonds constitute direct obligations of the City, payable from a combination of (i) the levy and collection of a continuing ad valorem tax, levied within the limits prescribed by law, on all taxable property within the City, and (ii) a subordinate lien on and pledge of the tax increments of the City's Reinvestment Zone Number Two. Should the City default on these bonds, any registered owner of the certificates is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring specific performance from the City.

**IV. APPRAISED VALUES AND TAX RATES**

A summary of appraised values for TIF #2 is as follows:

	<u>Tax Year 2018 Appraised Value</u>	<u>1998 Base Year Appraised Value</u>	<u>Captured Appraised Value</u>
City of Grapevine	\$ 338,262,603	\$ 744,886	\$ 337,517,717
Grapevine-Colleyville Independent School District	338,262,603	744,886	337,517,717

The captured appraised value of TIF #2 is the total appraised value of all real property taxable by the unit and located in the reinvestment zone less the base year appraised value of all real property taxable by the unit and located in the reinvestment zone at the time TIF #2 was established (1999).

Tax rates for TIF #2 are as follows (per \$100 valuation):

	<u>Rate</u>
City of Grapevine	0.289271
Grapevine-Colleyville Independent School District	1.396700

**V. PLEDGED REVENUES**

TIF #2 has entered into a local agreement with the Grapevine-Colleyville Independent School District where future ad valorem taxes collected for the zone are pledged to contribute towards the district's middle school debt. The total amount that TIF #2 has pledged to pay is \$30,704,051 as of September 30, 2019. The amount of the annual payment is negotiated each year with the district.

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and  
Members of the City Council  
City of Grapevine, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Grapevine Tax Increment Financing District Reinvestment Zone Number Two (“TIF #2”), a component unit of the City of Grapevine, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise TIF #2’s basic financial statements, and have issued our report thereon dated March 12, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered TIF #2’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of TIF #2’s internal control. Accordingly, we do not express an opinion on the effectiveness of TIF #2’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**OFFICE LOCATIONS**

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque



As part of obtaining reasonable assurance about whether TIF #2's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 12, 2020

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR THE AWARD OF BEST VALUE ANNUAL CONTRACT FOR RFB 491-2020 FOR GROUNDS MANAGEMENT AND LANDSCAPING SERVICES

**RECOMMENDATION:** City Council to consider approval for the award of best value annual contract for RFB 491-2020 for grounds management and landscaping services with Brightview for the Parks and Recreation Services Department.

**FUNDING SOURCE:** Funds are available in the General Fund, Parks Department budget (100-44540-312-0030 for an annual estimated amount of \$2,500,000.

**BACKGROUND:** The purpose of this bid was to establish fixed annual pricing for grounds maintenance services for mowing, bed maintenance and weed abatement. The contract also includes fertilization, herbicides, pesticides, fungicide application, landscaping and irrigation services to be performed at various parks, medians, right-of-ways, open spaces, facilities and athletic complexes.

The City of Grapevine solicited "Best Value" bids in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was advertised in the Fort Worth Star-Telegram on January 17, 2020 and January 24, 2020. There were 915 vendors electronically notified of the bid through the eBid system. Four bids were received. The bid was opened electronically and publicly on February 13, 2020 at 2 pm.

The contract will be for an initial two-year period, with four, two-year renewal options.

Based on the evaluation of the bid by the Parks and Recreation Department and Purchasing, it was determined the award be made to Brightview based on the overall best value to the City meeting all requirements of the bid specifications.

Staff recommends approval.

TS/LW



**Tabulation of Bids  
City of Grapevine**

<b>Bid Number:</b>	RFB 491-2020	<b>Bid Opening Date</b>	2/13/2020	<b>1st Ad:</b>	1/17/2020	<b>Bidders Notified:</b>	915
<b>Name:</b>	Grounds Management and Landscaping Services	<b>Bid Opening Time</b>	2:00 PM	<b>2nd Ad:</b>	1/24/2020	<b>Bids Issued/Viewed</b>	18
<b>Requesting Dept:</b>	PARD					<b>Bids Received</b>	4

**CC ITEM # 8**

				VENDOR	VENDOR	VENDOR	VENDOR
Name of Bidder.....				American Landscape Systems	BrightView	Superscapes	Terracare
Item	Qty	Unit	Price	Price	Price	Price	Price
1	Mowing and Landscap Total	1	Total	\$ 1,728,968.19	\$ 1,779,419.00	\$ 2,211,102.73	\$ 1,479,216.00
2	Irrigation Total	1	Total	\$ 193,060.00	\$ 53,422.00	\$ 113,402.00	\$ 169,338.00
2	Grand Total	1	Total	\$ 1,922,028.19	\$ 1,832,841.00	\$ 2,324,504.00	\$ 1,648,554.00

**NOTES**

**“TABULATION STATEMENT”**

ALL BIDS SUBMITTED ARE REFLECTED ON THIS BID TAB SHEET. HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE. THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS, CITY OF GRAPEVINE PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR CONTRACT WITH STAR WELLNESS FOR EMPLOYEE HEALTH SCREENINGS

**RECOMMENDATION:** City Council to consider award of an annual contract with Star Wellness for employee comprehensive bio-metric screenings.

**FUNDING SOURCE:** Funds are available in account 100-44540-109-001 (Professional Services) in the estimated annual amount of \$29,500.

**BACKGROUND:** The City provides onsite bio-metric screenings to all benefit eligible employees and their spouses and City retirees annually. This year, staff secured four quotes for onsite screening services and determined that Star Wellness would provide the most comprehensive bio-metric screening services for the best value. Star-Wellness pricing includes onsite staff to check-in employees for their screenings as well as privacy screens per site location. This is a one-year contract.

Staff recommends approval.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL TO RENEW AN ANNUAL CONTRACT FOR VARIOUS PRODUCTS FOR CITY DEPARTMENTS

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for various products with Amazon Business for City departments.

**FUNDING SOURCE:** Funds are available to the budgeted amount by each department for an annual estimated budgeted amount of \$170,000.

**BACKGROUND:** This annual contract establishes real time best market pricing for various products and services on an as-needed basis for all City departments. This contract will allow departments to order online through a web-based format under a business umbrella.

The US Communities contract allowed the City to link our existing accounts to one business account. This eliminated the prime membership fees of \$100.00 per account. The contract offers a vast selection of items at competitive pricing and allows us to chart, track and monitor transactions. Items currently being purchased, for example include the following:

Hand Tools, gloves, rain wear, safety items, cleaners, pipe fittings, detergents, extension cords and sand bags.

The purchasing program contract was made in accordance with an existing Cooperative Agreement with US Communities as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791.

This contract was for an initial one-year period with ten optional, one-year renewals. If approved, this will be for the third renewal available.

Staff recommends approval.

LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL OF AN APPROPRIATION ORDINANCE FOR OWNER FURNISHED, ARCHITECT AND ENGINEERING SERVICES FOR THE ANIMAL SERVICES FACILITY

**RECOMMENDATION:** City Council to consider an appropriation ordinance for owner-furnished, architect and engineering services for the Animal Services Facility which will complete the project funding strategy.

**FUNDING SOURCE:** Upon approval, funds will be available in the Capital Project Fund 177 for an estimated amount of \$1,199,408.

**BACKGROUND:** On November 5, 2019, City Council authorized the Gross Maximum Price (GMP) for the construction of the Animal Services Facility with \$1,199,408 in owner-furnished, architect and engineering services. This is the final action to complete the project funding strategy in conformance with prior Council approval..

Staff recommends approval.

JB

ORDINANCE NO. 2020-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE TRANSFER AND APPROPRIATION OF \$1,199,408 IN THE CAPITAL PROJECT FUND 177; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to provide owner furnished items, architect and engineering services for the Animal Services Facility; and

WHEREAS, funding for the project is available in the Capital Equipment Fund; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes \$1,199,408 be transferred and appropriated in the Capital Project Fund.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of March, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR THE SOLE SOURCE PURCHASE AND INSTALLATION OF ONE CCTV VIDEOXPERT SERVER

**RECOMMENDATION:** City Council to consider approval for the sole source purchase and installation of one CCTV VideoXpert server from Schneider Electric for the IT Department.

**FUNDING SOURCE:** Funds are available in the Technology Infrastructure budget (177-48870-122-001-170004) for an amount not to exceed \$36,239.

**BACKGROUND:** This purchase is to add additional storage to the VideoXpert video system that is currently used by the City to accommodate video cameras added for Grapevine Main.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

LW/TA

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL TO RENEW AN ANNUAL CONTRACT FOR MICROSOFT SOFTWARE LICENSES

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for Microsoft software licenses from SHI Government Solutions, Inc. for the Information Technology Department.

**FUNDING SOURCE:** Funds are available in the IT Software License and Maintenance Fees budget (100-44500-101-002) for an amount not to exceed \$284,014.

**BACKGROUND:** This purchase is to renew our Microsoft Enterprise Licenses Agreement for Office 365. This licensing agreement includes the Microsoft Office suite, the Windows virtual desktop environment, the Microsoft Outlook email system, and SharePoint.

Purchases will be made in accordance with an existing interlocal agreement with the State of Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative and a contract was awarded to SHI Government Solutions, Inc. The Purchasing and IT staffs reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

The contract was for an initial one-year period with three optional, one-year renewals. If approved, this will be for the final available renewal.

Staff recommends approval.

AP/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** PROFESSIONAL SERVICES FOR GIS DATA DEVELOPMENT AND ADDRESS FIELD VERIFICATION

**RECOMMENDATION:** Consider approval of the purchase of professional services for GIS data development and address field verification for new computer aided dispatch (CAD/RMS) software system replacement.

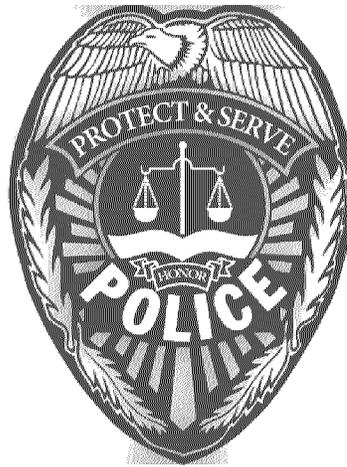
**FUNDING SOURCE:** Funds are available in 117-44540-209-004 (Professional Services) & 200-44540-533-001 (Professional Services) for an amount not to exceed \$20,400.

**BACKGROUND:** The Police and IT Departments will be replacing the Computer Aided Dispatch (CAD/RMS) system which is required to fully integrate with the City's Geographic Information System (GIS). Once selected, the CAD/RMS must utilize Next Generation 9-1-1 (NG911) addressing data. Currently, the City's GIS addressing data does not meet the requirements of NG911. This request is to seek professional services to develop the required GIS data and field verify road enterlines and Site/Structure Address Points (SSAP) datasets.

Road centerlines represent the estimated centerline of a real-world roadway, and contains information on street names, address ranges, jurisdictional boundaries, and other attributes. Road centerlines are an integral part of any public safety GIS and CAD/RMS due to its critical use for location information, vehicle routing, and mapping.

Site/Structure Address Points (SSAP) represent the location of a site, a structure, or the location of access to a site or structure. They may also represent landmarks. This SSAP data also considers high-occupancy structures such as hotels, apartments, and shopping centers by denoting each suite, room number, or unit number. Address points enable the ability to locate sites that otherwise may not accurately be determined by only using the road centerline data.

Chief Technology Officer and Police Chief recommend approval.



NG9-1-1 DATA DEVELOPMENT &  
FIELD VERIFICATION:  
AGREEMENT FOR  
PROFESSIONAL SERVICES

DATA AND APPLICATION DEVELOPMENT

TO:

**City of Grapevine, Texas  
Information Technology &  
GIS Department**

FROM:

CANOPY SPATIAL, LLC



## INTRODUCTION & SUMMARY

The staff of Canopy Spatial have been assisting municipal, county, state, federal, and private organizations for almost fifteen years in duration and over 40 years collectively. Our team primarily supports these entities with Data Collection – Aggregation - Integration, Database Development, Asset Management, Application Development, Training, and Needs Assessment - Implementation Planning. This experience allows us to assist local governments to streamline daily workflows and achieve optimal data management using Geographic Information System (GIS) and related technologies.

Maintaining 9-1-1 systems and Next Generation 911 (NG9-1-1) implementation is something that our team is experienced in and passionate about. This is a critical upgrade for communities that we are proud to support. Often, funding and competencies are lacking, which have forced our team to develop and adopt data collection, aggregation, and integration techniques or methods that are proving to be cost effective solutions. Currently, we are providing professional services to over 14 counties in MS on NG9-1-1 implementation projects and in negotiation with multiple other counties in the southeast.

## MEMORANDUM OF UNDERSTANDING

Canopy Spatial is providing this proposal in an effort to enter into an agreement with the City of Grapevine, Texas, to provide GIS support services and products. Appropriate non-disclosure agreements will need to be entered into so that data integrity and confidentiality can be met and fulfilled. This proposal is intended to provide an opportunity for Canopy Spatial to deliver cost effective solutions, such as services and products, to the City of Grapevine, Texas.

## APPROACH & SCOPE

*Canopy staff will work directly with the GIS Manager as the primary point of contact on this project to confirm schedules and deadlines for all field data collection and database development. We have designed two options for achieving project and organizational goals.*

*Option A is our recommended and preferred approach. Canopy Spatial will work directly with the City of Grapevine Staff and utilize City Vehicles. Option B does not integrate the City of Grapevine staff or vehicles and will be completed by Canopy Spatial staff and vehicles.*

*Option A is recommended for the following reasons:*

- ***City staff that utilize the data on a regular basis such as: Fire, Police, Dispatchers, GIS, 911 Coordinator, Planning, etc... gain a strong understanding of the data collection process.***
- ***City staff are more familiar with any upcoming or recent addressing changes, developments, projects, and other regular activities that may impact the data collection or quality.***
- ***End-users gain a strong comprehension for the importance of data quality.***
- ***Data collectors will be safeguarded by riding in vehicles with City Logo.***
- ***A knowledge transfer of new developments and existing datasets will be communicated during field verification, this allows for the most accurate and comprehensive information.***
- ***City Staff are often the most important field resource, even those that never enter the field.***
- ***Existing knowledge and familiarization of local roadways and developments saves valuable time during field data collection.***
- ***Limits expenses for transportation and additional personnel during field collection.***



The tasks and scope of work outlined below will be the roadmap for achieving project goals:

**1. Needs Assessment:**

**• Review Existing Data and Database Schemas:**

- Point Addresses
- Street Centerlines
- Fire Response Areas
- Law Enforcement Response Areas
- EMS Response Areas
- MSAG
- ALI
- Zip Codes
- Adjacent Municipal Fire, Law and EMS Response Areas

**2. Database Design and Field Data Collection Application Development:**

- Convert the existing dataset schemas into the new schema provided by the City of Grapevine
- Complete topology checks on all datasets according to NENA GIS Data Model Standard (NENA-STA-006.1-2018)
- Create the Field Data Application

**3. Field Data Collection**

- Daily pre-plan for field data collection
- Daily post process of data to ensure all roads and addresses have been physically verified
- Provide Daily Progress Reports by GPS Tracks.
- Utilize an R2 Trimble Survey Grade GPS Device.

**4. Post Processing of Field Data Collection**

- Post Process all Point Address Data
- Post Process all Street Centerline Data
- Create Correct Address Street Centerline Ranges according to NENA GIS Data Model Standard (NENA-STA-006.1-2018)
- Populate all database attribute information

**5. Data Review and QA/QC Report (Provided by Datamark\*)**

- NG9-1-1 Data Readiness Check (DRC) (Attachment A: Sample DRC)
- After reviewing the report Canopy Spatial Staff will work with the City of Grapevine to correct any anomalies or potential errors in the database.

*\*In addition to being an Esri Silver Partner, Canopy Spatial has developed strategic relationships with technical experts and software providers that help support cost effective solutions that deliver high quality data and applications.*



**TIMELINE & PRODUCTS**

In terms of the schedule and timeline, the following categories will be useful to establish milestones and benchmarks for organizing tasks, duties, services, and products so that the identified scope of work can be appropriately allocated.

- | <b>DATE</b> | <b>PROCESS</b>  |
|-------------|---|
| 1. TBD..... | Needs Assessment Completed                                      |
| 2. TBD..... | Database Design and Field Data Collection Application Developed |
| 3. TBD..... | Begin Field Data Collection                                     |
| 4. TBD..... | Post Process of Field Data Collection                           |
| 5. TBD..... | Data Review and QA/QC Report (Provided by Datamark)             |

**PRICING & FINANCIALS**

Depending on the option chosen by the City of Grapevine, Canopy will utilize resources that meet the needs for supporting the project.

Compensation rates, invoicing preferences and schedule, and required documents or licensing will be established or provided prior to any services or developing any products. Canopy utilizes a time tracking or record system to maintain accountability, plan effort allocation, and track actual effort application. All invoices will be issued with the understanding that the terms are “net 45” or “due upon receipt”.

Both options are Not To Exceed using Time & Expense reporting: Option A - \$17,900, Option B - \$20,400

The estimated fees to complete Tasks 1 – 5 are based off of our standard Rate Table (Figure 1):

**Figure 1**

<b>POSITION</b>	<b>RATE</b>	<b>QUALIFICATIONS / REQUIREMENTS</b>
Project Manager 2	\$ 150	This rate is based on personnel that has more than 13 years’ experience managing GIS and Related Technologies projects with an additional experience managing a variety of other projects in real estate, construction, and urban planning.
Project Manager 1	\$ 130	This rate is based on personnel that has 8+ years’ experience managing GIS and Related Technologies projects.
Solutions Engineer 2	\$ 140	This rate is based on personnel with 10+ years’ experience in specialized solutions that require enterprise level or advanced GIS and Technology experience.
Solutions Engineer 1	\$ 120	This rate is based on personnel with 7+ years’ experience in specialized solutions that require enterprise level / intermediate GIS and Technology experience.
GIS Specialist 2	\$ 120	This rate is based on personnel that have 10+ years’ experience working with local governments, engineering firms, and planners to implement GIS solutions.
GIS Specialist 1	\$ 105	This rate is based on personnel that have 7+ years’ experience working with local governments, engineering firms, and planners to implement GIS solutions.
GIS Analyst 2	\$ 90	This rate is based on personnel with 4+ years’ experience and special expertise for the type of work being completed.
GIS Analyst 1	\$ 75	This rate is based on personnel with 2+ years’ experience working as a GIS professional.
GIS Technician 2	\$ 60	This rate is based on personnel with more than 1 year experience in GIS and familiarity with the type of work being completed.
GIS Technician 1	\$ 45	This rate is based on personnel with entry level experience as a GIS professional, work will be reviewed by a person with more experience.



ATTACHMENT A: (SAMPLE DRC)



# **SAMPLE DRC CLIENT**

## **NG9-1-1 DATA READINESS CHECK**

DATE

## OVERVIEW

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The DATAMARK® team, Michael Baker International’s public safety experts, obtained data for the purpose of executing a NG9-1-1 data readiness check. The DATAMARK team analyzed the data to determine inconsistencies and anomalies that may impact the internal Public Safety Answering Point (PSAP) systems (Computer-Aided Dispatch (CAD), CAD mapping, AVL (Automatic Vehicle Location), etc.) and the Next Generation 9-1-1 (NG9-1-1) core services that leverage GIS data; the emergency call routing function (ECRF) and location validation function (LVF).

GIS data serves as the foundation of a dependable and reliable NG9-1-1 system and is therefore elevated to a mission critical level. A NG9-1-1 system relies on highly precise GIS location data to route the 9-1-1 call to the correct PSAP. The address points and the road centerlines are part of the required layers in the NG9-1-1 GIS Data Model [NENA-STA-006.1-2018]. It is essential that these two layers answer the same questions as the legacy MSAG and ALI tabular datasets. Other required GIS datasets include: emergency service boundaries, PSAP boundary and a provisioning boundary. Without this accurate GIS data, transitioning from the current E9-1-1 system to an NG9-1-1 system may face a hampered schedule and budget constraints.

This report utilizes DATAMARK’s unique set of validation checks to determine a baseline “readiness” of the GIS data for a NG9-1-1 system. These validation checks flag anomalies that may hamper the ability for a call to route correctly within a NG9-1-1 system. Anomalies do not indicate a true error; an error is determined as such after a detailed review of the data. Some of the features flagged are likely legitimate exceptions and are not actual errors in the data. It is imperative to review all anomalies identified before provisioning data into any NG9-1-1 system.

## WHAT IS VEP?

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DATAMARK® VEP is an end-to-end Next-Generation 9-1-1 (NG9-1-1) geographic information system (GIS) data aggregation, preparation, analysis, and maintenance solution that is designed to meet the needs of the end-user. It provides a user-friendly interface for both GIS and non-GIS trained personnel to conduct 9-1-1 location data validation and quality control beyond internal datasets. DATAMARK VEP has the capability to work collaboratively with datasets from regional 9-1-1 location data partners – from constituent GIS data providers and addressing authorities to neighboring 9-1-1 authorities.

The DATAMARK VEP Software-as-a-Service (SaaS) solution is a cutting-edge, secure, cloud-based system that speeds and eases the collection, preparation and maintenance of GIS data for all 9-1-1 systems. DATAMARK’s technical experts located throughout the United States are well versed in NG9-1-1 requirements and public safety data workflows and stand ready to assist agencies with their NG9-1-1 GIS needs. The platform ensures:

- ✓ No additional investment in hardware or software.
- ✓ Dedicated support staff proficient in customer service and technical support of VEP.
- ✓ User-friendly interface for the GIS novice to the GIS expert.

- ✓ Unlimited access to comprehensive data QC and validation checks to prepare data for NG9-11.
- ✓ Interoperability with existing public safety systems.
- ✓ Platform agnostic design to support a variety of other applications including CAD, CAD mapping, and AVL.

DATAMARK VEP’s holistic integration of data from multiple data sources, combined with its data-forward maintenance plan, ensures the updated information is consumable in the NG9-1-1 Core Services (NGCS) and across the entire organizational data enterprise. DATAMARK VEP and the corresponding data model use the current NENA NG9-1-1 GIS Data Model as a template, but the application is flexible enough to incorporate our clients’ custom fields and additional schema requirements.

## SUMMARY OF RESULTS

The DATAMARK team field mapped the data into the DATAMARK NENA-compliant schema. The data is validated using the unique set of DATAMARK validation checks. Table 1 (below) shows the datasets and records used in the analysis. Where data is not-compliant and is not ingestible into the DATAMARK NENA-compliant schema (e.g. alphanumeric in the house number field) it is possible that the total number of records may not match the number of records ran in the analysis.

*Table 1 Datasets provided to DATAMARK for a DRC and the number of records within each dataset utilized for analysis.*

NG9-1-1 DATA SET	AVAILABLE	# OF RECORDS	# OF RECORDS RAN
Road Centerlines	Y	20,280	20,280
Address Points	Y	117,861	113,404
MSAG	Y	6,115	6,115
ALI	Y	158,078	158,078
PSAP Boundary	N		
Provisioning Boundary	N		
ESB – Law	N		
ESB – Fire	N		
ESB – EMS	N		
ESB - Other	N		

Tables 2-6 provide a summary of anomalies identified the provided data. These anomaly tables reflect the logic output from the DATAMARK VEP application.

*Table 2 Road Centerline Anomalies*

VALIDATIONS	# OF ANOMALIES	% OF TOTAL FEATURES
RCL Empty Geometry	0	0%
RCL Address Range Overlap <sup>+</sup>	1,324	6.5%
RCL Inconsistent Address Range Parity <sup>***</sup>	20,274	100.0%
RCL Address Range Consistency	4,924	24.3%
RCL Address Ranges Incomplete	2	<1%

VALIDATIONS	# OF ANOMALIES	% OF TOTAL FEATURES
RCL Digitized Direction	1,010	5.0%
RCL Digitized Direction and Address Range Flip	2,250	11.1%
RCL Outside of Provisioning Boundary	N/A	N/A
RCL Outside of PSAP Boundary	N/A	N/A
RCL is Multi-part <sup>++</sup>	0	0%
RCL Segment is Too Short <sup>++</sup>	948	4.7%
RCL Segments Intersecting <sup>++</sup>	86	<1%
RCL Segment Self-Intersecting <sup>++</sup>	3	<1%
RCL Segment Under/Overshoots <sup>++</sup>	10	<1%
RCL Too Close <sup>++</sup>	14	<1%
RCL Has No Matching MSAG	4,017	19.8%
RCL Has No Matching MSAG Address Range	4,411	21.8%

*\*Address range overlap flags all instances of range overlap given all other centerline attributes are the same. There may be instances of one to many relationships and therefore, the total number of anomalies may not represent the total number of unique features.*

*\*\*\*Uses data parity attributes. If there are no parity attributes maintained, all records will flag as an anomaly because parity is required within the NG9-1-1 GIS Data Model.*

*++RCL topology check*

*Table 3 MSAG Anomalies*

VALIDATIONS	# OF ANOMALIES	% OF TOTAL FEATURES
MSAG with Invalid Address Range	599	9.8%
MSAG Has Zero Address Range	0	0%
MSAG Has No Matching RCL	1,759	28.8%
MSAG Range Outside RCL Range	1,256	20.5%

*Table 4 Boundary Topology Anomalies*

VALIDATIONS	# OF ANOMALIES
Gaps and Overlaps in PSAP Boundary	N/A
Gaps and Overlaps in Emergency Service Boundaries (Law, Fire, EMS)	N/A
Island Topology Errors	N/A
Boundary is Multipart	N/A
Boundary is Multipart and an Island	N/A

*Table 5 Address Point Anomalies*

VALIDATIONS	# OF ANOMALIES	% OF TOTAL FEATURES
AP Empty Geometry	0	0%

AP Missing Attribution	0	0%
AP Duplicate Point	1,296	1.1%
AP Not Reflected in RCL*	961	<1%
AP is on Wrong Side of RCL**	3,382	3.0%
AP Misordered Along RCL*	12,542	11.1%
AP Maps to Multiple RCL*	5,241	4.6%
AP Outside of Provisioning Boundary	N/A	N/A
AP Outside of PSAP Boundary	N/A	N/A

*\*Uses DATAMARK VEP fishbone logic*

*\*\*Uses DATAMARK calculated RCL parity field in the logic if no parity attribute is present in data and DATAMARK VEP fishbone logic.*

*Table 6 ALI Anomalies*

VALIDATIONS	# OF ANOMALIES	% OF TOTAL FEATURES
ALI Has Alpha House Number	192	0.1%
ALI Has Invalid House Number	2	<1%
ALI Has No Matching AP	2	<1%
ALI Has No Matching RCL Range	0	0%
Potential Invalid ALI Address	158,076	100%

## VALIDATION CHECK DESCRIPTIONS

### ROAD CENTERLINE VALIDATION CHECKS

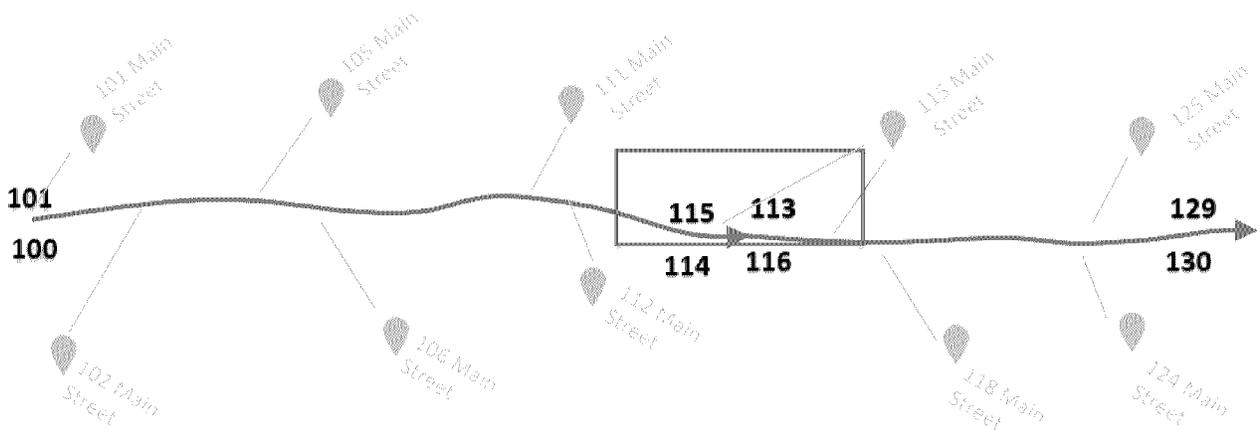
#### Road Centerline Empty Geometry

RCL with null geometry do not have shape or form. Despite having a record in the road centerline data, there is no associated geometry. If an address or road centerline does not have a spatial location, its ability to route in a NG9-1-1 system is hindered.

#### Road Centerline Address Range Overlap

This validation check looks for range overlap where streets share the same attributes. These overlaps can occur on the left, right, or both sides of the street segment. If overlap occurs, addresses may geocode to multiple road centerlines thereby impeding the ability for an address to route accurately to the PSAP (see [Address Point Maps to Multiple RCL](#)). Address range overlaps require correction so each position along a street centerline is unique.

*Figure 1 The image below captures where two RCLs overlap with their ranges. This overlap between the two RCLs enables the ability of APs to map to multiple RCL.*



#### Road Centerline Inconsistent Address Range Parity

This validation check ensures that the range parity (i.e. is the left/right range even, odd, both, or zero) is a match to the parity attribute (i.e. E, O, B, Z). If there is a mismatch between the range parity and the attribute, this will flag as an anomaly. All records will flag as an anomaly if parity values are not maintained in the road centerline dataset. Since parity values are required within the NENA NG9-1-1 GIS Data Model, this validation check ensures that left and right parity fields are accurately maintained in the data.

*Table 7 In the table below, the inconsistent parity is seen in the left range values where there is an even value in the FROM and an odd value in the TO. The calculated parity here is "B" for both even and odd.*

However, the Parity Left value is E for even. The comparison between these two is inconsistent and therefore flagged as an anomaly.

Left FROM Address	Left TO Address	Right FROM Address	Right TO Address	Parity Left	Parity Right
1000	1997	1001	1999	E	O
2000	2998	2001	2999	E	O
3000	3998	3001	3998	E	O

### Road Centerline Address Range Consistency

Ideally, the numerical range of a street segment has the *From* address range lower than the *To* range. This validation check flags street segments where a *From* range is higher than the *To* range. While these anomalies are not fatal errors to NG9-1-1 call routing, each record warrants review to ensure that the range reflects reality and then subsequently marked as exceptions.

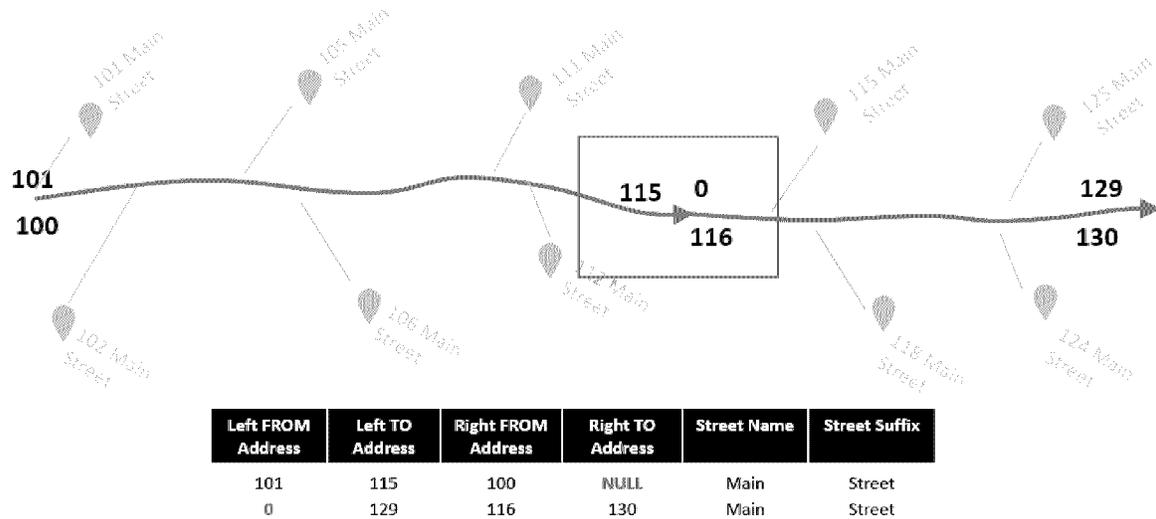
Table 8 In the table below, the red highlighted value is higher in the FROM field than the TO field therefore flags as an anomaly.

Left FROM Address	Left TO Address	Right FROM Address	Right TO Address	Parity Left	Parity Right
1000	1997	1001	1999	E	O
2998	2000	2001	2999	E	O
3000	3998	3001	3998	E	O

### Road Centerline Address Ranges Incomplete

Address ranges are incomplete when not consistently populated with integers in the *From/To* fields. If one is populated with a positive integer and the other a zero, blank or null, it will flag as an anomaly. It is acceptable to have no address range information (e.g. a *From/To* value of all zero or null). Incomplete ranges may delay call routing within a NG9-1-1 system.

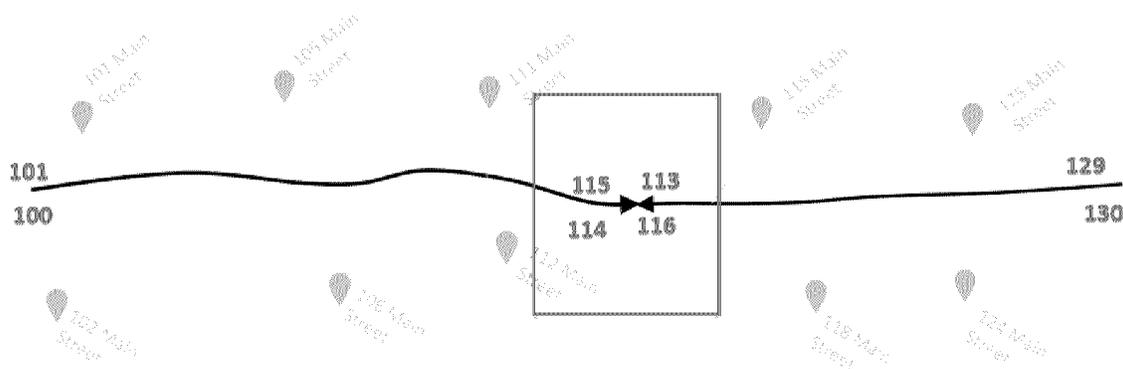
Figure 2 As seen in the figure below, if an address range (whether the TO or the FROM) have a 0, blank, or NULL value, it will flag as an anomaly.



### Road Centerline Digitized Direction

Ideally, centerline management has consistent directionality of each centerline segment given the same attributes whereby an end node snaps to the start node of the consecutive segment. However, due to poor data management or addressing, the directionality is frequently compromised. In this validation check, if road centerline segments have spatial interaction (do they touch in any way) given the same attributes and do not snap the end node to the start node, then it is flagged as an anomaly. While not critical to NG9-1-1 call routing, the digitized direction and associated topology issues may have a greater implication on the vehicle routing of field response units to an emergency.

Figure 3 The image below highlights where two RCL end nodes come together at the same point given the same street attributes.



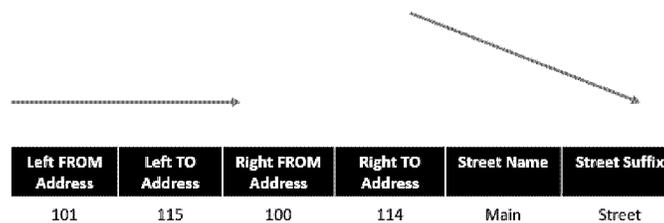
### Road Centerline Digitized Direction and Address Range Flip

Utilizing best addressing practices and sound data management, a road centerline is digitized in the same direction as the associated address ranges (e.g. the from/to fields). This validation check flags records that are flagged as an anomaly in both *AP Out of Order Along RCL* and *RCL Address Range Inconsistency*. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and has implications on vehicle routing.

### Road Centerline is Multi-Part

Multi-part features are those features that are spatially disconnected but are represented by a single record in the attribute table. These features represent discontinuous features that have identical attributes. The presence of multi-part features however is not in concordance with recognized addressing data best practices and require review and splitting into individual, single-part features if possible. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

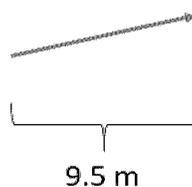
*Figure 4 The image below conceptualizes the road centerline is multipart. In this example, the two-line segments drawn are represented by one record within the attribute table, they are "multi-part" and not a contiguous line.*



### Road Centerline Segment is Too Short

This validation check is looking for segments that are too short and may potentially be an anomaly. VEP has a threshold of 10m, if the segment is shorter than that it will flag as a potential anomaly. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

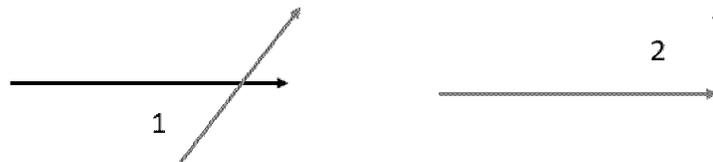
*Figure 5 The image below conceptualizes this validation check. This check specifically looks for road centerlines that are less than 10 meters. Therefore, this RCL as 9.5m will flag as an anomaly.*



### Road Centerline Segments Intersecting

This validation check is looking for RCL segments that cross another segment or touch another RCL mid-segment. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

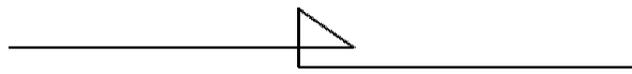
*Figure 6 The image below is an example of RCL segment intersections. In the first example, two different segments cross each other. In the second example, one segment bifurcates another segment. Correct topology would split the vertical RCL segment at the point of intersection and attributes modified.*



### Road Centerline Segment Self-Intersecting

This validation check is looking for an RCL segment that intersects itself. This frequently is a byproduct of an editing error. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

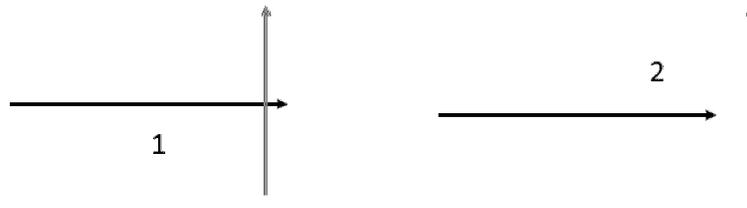
*Figure 7 The example below is a crude example of self-intersecting. It's common that this type of error is done when digitizing is not done at an appropriate scale and the level of detail to mitigate these types of self-intersections are not minimized.*



### Road Centerline Segment Under/Overshoots

This validation check specifically looks for an RCL endpoint that does not intersect another RCL and does not have any other RCL endpoint within 5m of it. If there is one within 5m, it is flagged as an anomaly. This under or overshoot creates a topological gap or overlap between the RCLs. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

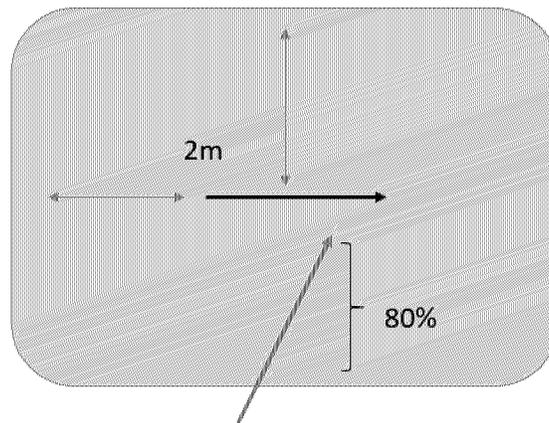
*Figure 8 The image below is a crude example of under and overshoots. These anomalies are frequently seen when snap tolerances in the editing environment are off which produce these types of digitizing errors.*



**Road Centerline Segments Too Close**

In this validation check, if an RCL is greater than 50% contained within a 2m buffer of another RCL, it is flagged as an anomaly. Frequently this a byproduct of inconsistencies and errors within an editing environment. These anomalies may not be an error but warrant validation to ensure sound data maintenance practices. The anomalies in this check are not fatal to NG9-1-1 call routing, however it does affect data quality and may impact optimal vehicle routing.

*Figure 9 The image below is an example of how the validation checks works. If a RCL is more than 50% within a 2m buffer or a RCL it will flag. Individual anomalies will identify if the RCL is within either 50%, 60%, 70% or 80%+ of the buffered RCL.*

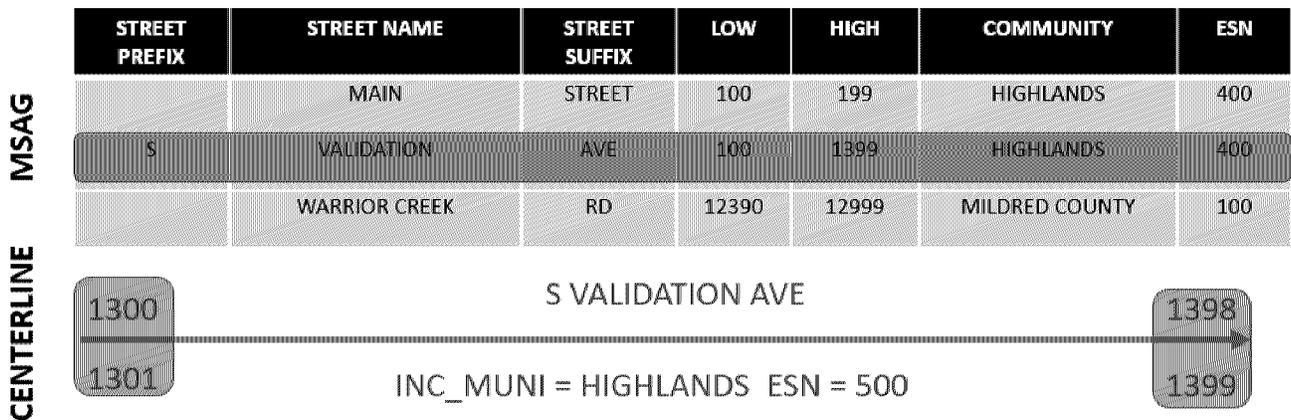


**Road Centerline Has No Matching MSAG**

It’s imperative to ensure that the RCL answers all the same questions as the MSAG, given that the MSAG is accurately routing calls in the E9-1-1 system. This validation check will flag RCL records (not looking at ranges) that are not present within the MSAG. Results frequently are a byproduct of a mismatch between ESN values, misspellings, or a data consistency issue (e.g. suffix types are AVENUE v. AVE which results in an anomaly given all other attributes are the same).

*Figure 10 In the conceptual graphic below, the RCL data contains a 1300-1399 S VALIDATION AVE with an ESN of 500. However, the MSAG has a 100-1399 S VALIDATION AVE in Highlands with an ESN of 400. Since the ESN values*

are different, this will flag as an anomaly. It's critical to ensure that the RCL data answers all the same questions as the MSAG.



### Road Centerline Has No Matching MSAG Address Range

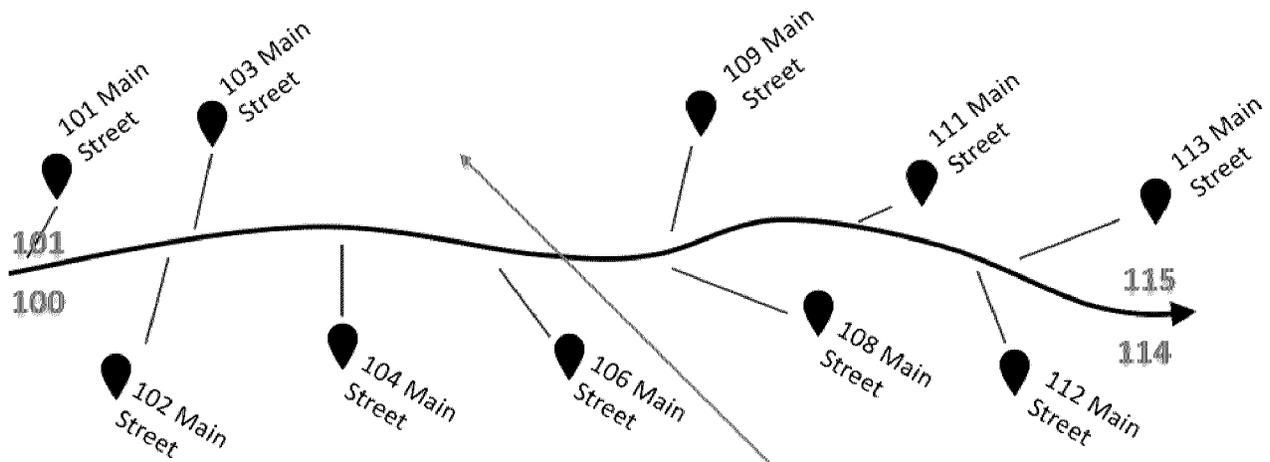
It's imperative to ensure that the RCL answers all the same questions as the MSAG. This validation identifies RCLs that have matching street attributes (such as the predirectional, street name, street suffix, etc.), except that the address range of those attributes are not contained within the MSAG. Similar to *RCL has no matching MSAG* record, a centerline file may contain alleys, trails, or other non-addressed or navigable roads which would not appear in a MSAG. However, this may indicate new development where the MSAG is not updated and may not route calls effectively in an E9-1-1 system.

## ADDRESS POINT VALIDATION CHECKS

### Address Point Empty Geometry

Address points with null geometry do not have shape or form. Despite having a record in the address point data, there is no associated geometry. If an address or road centerline does not have a spatial location, its ability to route in a NG9-1-1 system is hindered.

*Figure 11 Empty geometry is identifiable in the attribute table by reviewing the shape length of the attributes. Where a record is NULL or 0, it's identified as having "empty geometry".*

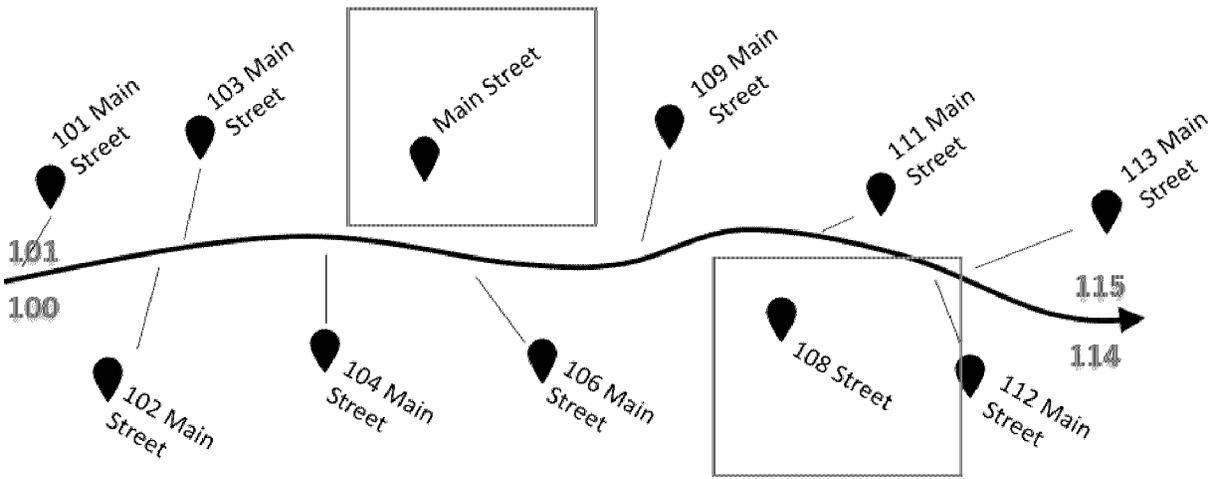


ADDRESS	STREET PREFIX	STREET NAME	STREET SUFFIX	COMMUNITY	SHAPE
101		MAIN	STREET	GEMMAVILLE	4839.73368
105		MAIN	STREET	GEMMAVILLE	0.00
111		MAIN	STREET	GEMMAVILLE	4844.36589

**Address Point Missing Attribution**

Address points in this validation are checked for 0 or null values in the *Address Number* field and null or blank in the *Street Name* fields. Per NENA’s NG9-1-1 GIS Data Model, the address number field only includes integers and the street name requires parsing into their root elements (Street Name Pre-Modifier, Street Name Pre-Directional, Street Name Pre-Type, Street Name Pre-Type Separator, Street Name, etc.). Address points without a house number are flagged because they are a major component in locating a unique civic address location. Address points with missing street names require verification to confirm that no street name is assigned to the feature they represent. An incomplete attribution of an address point may hinder the ability of a call to route in a NG9-1-1 system.

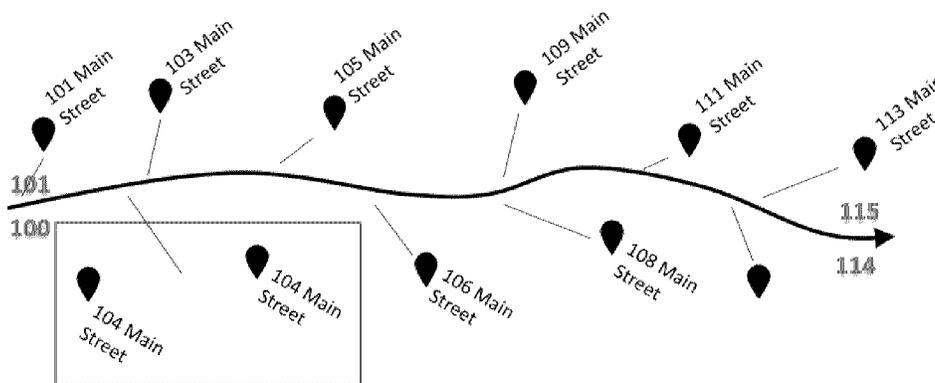
*Figure 12 If critical attributes are missing for a given AP record, it’s impossible to the VEP logic to determine which RCL the AP is connected too. The records shown here do have a spatial component, but they will not receive the possibility of a fishbone until the critical attributes of house number and street name are populated.*



**Address Point Duplicate Point**

In an NG9-1-1 system, each address point represents a unique address. In the NENA NG9-1-1 GIS Data Model for address points, there are additional fields that enable a GIS authority to uniquely identify an address point that may share a common primary address. These attributes include building, floor, unit, room, landmark, and additional location information. In a NG9-1-1 system, duplicate address points may hinder correct call routing because duplicate points may fall within two different PSAPs. It is critical to ensure that duplicate primary address points maintain adequate subaddress information and are associated with the correct PSAP to ensure adequate call routing.

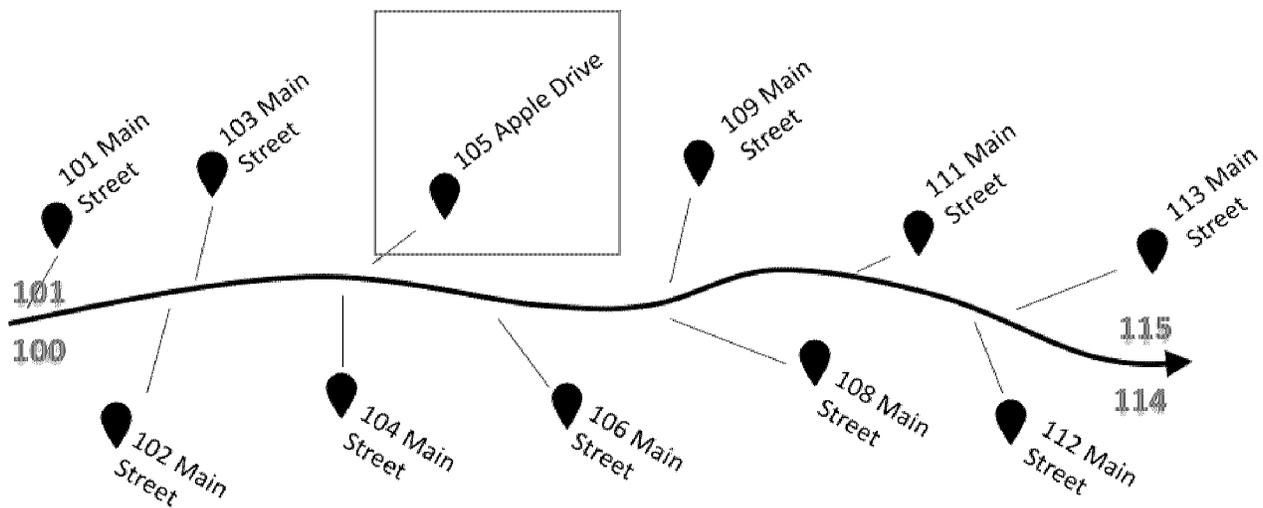
*Figure 13 Where two or more address points have the same attributes, they are flagged as duplicate address points. However, only one fishbone is drawn for these duplicate points. The fishbone is drawn to represent the average vector of the duplicate address points*



### Address Point Not Reflected in Road Centerline

Address points in this validation have no corresponding road centerline feature based on its street attributes, municipality and zip code (if populated). Frequently, this is a byproduct of street misspellings, inconsistent street directional values, inconsistent street types, or potentially missing streets. It is important to have consistency between the centerline file and address point file before provisioning the data to an NG9-1-1 system.

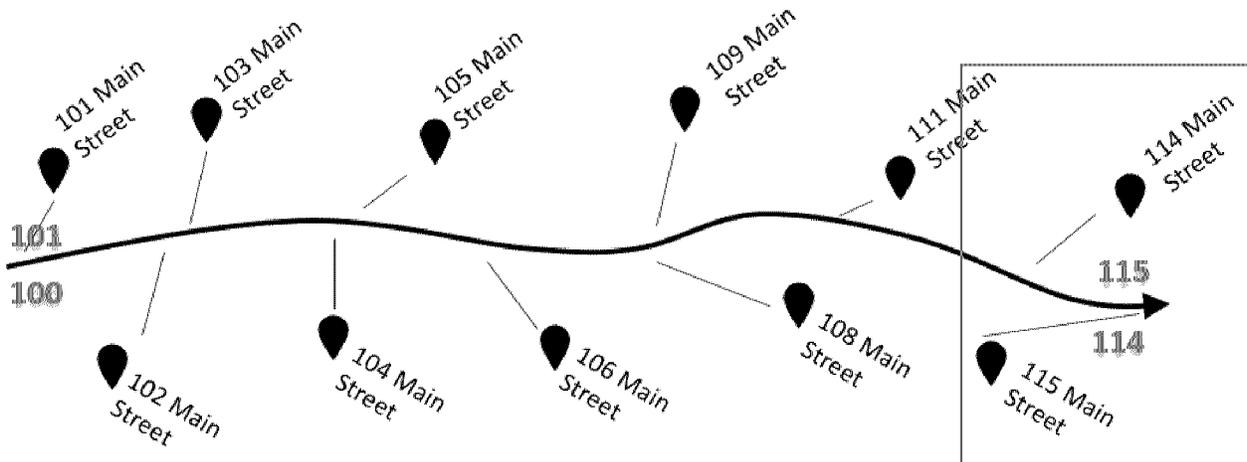
Figure 14 There are several instances where an AP will not find a matching RCL, eliminating the ability of a fishbone analysis. The image below shows an AP with an incorrect street name. Intuitively, we may assume that this AP needs changing to "Main Street" and not "Apple Street". However, it still warrants validation before changing to ensure that the owner of this address is NOT using Apple Drive.



### Address Point on Wrong Side of Road Centerline

This validation checks that for each assigned address, the address is to the side of the centerline with the same parity and range. Address points flagged in this validation fall on the opposite side of the street in accordance with address range parity in the centerline. It is not uncommon to find that these anomalies are grouped where there is a parity error present in the centerline and, when corrected, the address point errors are no longer valid. Further, it is common to find even and odd addresses on the same side of the street in some historic areas. While they don't pose as fatal errors to the NG9-1-1 call routing systems, it is helpful to check all address point errors and mark valid anomalies that have been field-verified as exceptions.

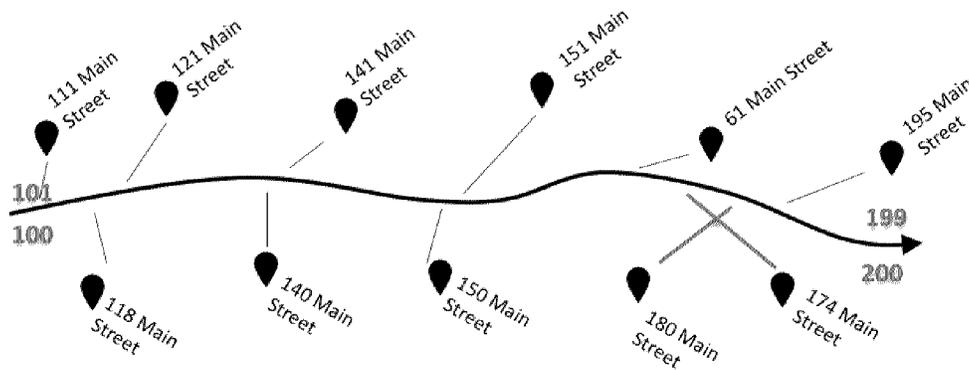
Figure 15 AP on wrong side of RCL utilizes the fishbone logic. In the example below, the AP 114 Main Street connected to the right side of the road but is spatially located on the left. Therefore, this AP will flag as an anomaly. The same goes for the AP of 115 Main Street.



**Address Point Out of Order Along Road Centerline**

Addresses typically follow a sequential order either moving higher or lower as one traverses a direction along a street. This validation flags address points that do not follow the expected numeric sequential order along the corresponding road centerline (utilizing From-To range values). Often these anomalies result from inconsistent civic address assignment and may require field verification to identify if they are exceptions. In the DATAMARK validations, address points that are out of order are highlighted by the crossing of fishbones.

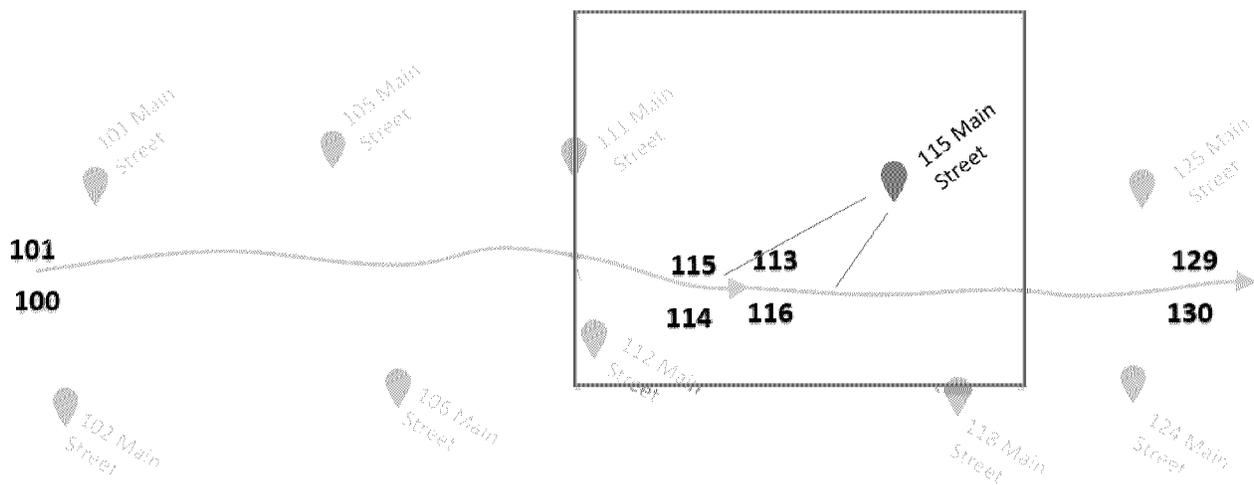
Figure 16 AP out of order highlights the major benefit of fishbones in visualizing addressing issues. The image below highlights where two fishbones cross. When this occurs, it's critical to determine if this is reflecting reality, and if so, either readdress or mark as an exception.



### Address Point Maps to Multiple Road Centerlines

It is important in a NG9-1-1 system that each unique address in a jurisdiction is represented by only one possible location in the GIS data (centerlines and address points). This validation identifies APs that geocode to more than one RCL segment; frequently a byproduct of address range overlap (see [Address Range Overlap](#)).

Figure 17 The figure below illustrates when an address point maps to multiple RCL which is primarily a result of the range overlap. The RCL on the left has an extent to 115 whereas the RCL on the right begins with 113, this overlap between the two enables to the AP to map to multiple RCL.



### Address Point or Road Centerline Outside of PSAP Boundary

The Public Safety Answering Point (PSAP) Boundary is a required GIS data layer that defines the geographic area used to route emergency calls for NG9-1-1. The validation checks that for each address point there exists exactly one PSAP feature that spatially contains the address point. If a PSAP boundary is not provided, all address points and road centerlines will flag as an anomaly since the PSAP boundary is a required layer in the NG9-1-1 GIS Data Model.

### Address Point or Road Centerline Outside of Provisioning Boundary

The Provisioning Boundary is a required NG9-1-1 data layer that defines the geographic area of GIS data provisioning responsibility. These two validations determine the address points and road centerlines that are beyond the provisioning boundary. If a provisioning boundary is not provided, all address points and road centerlines will flag as an anomaly since the provisioning boundary is a required layer in the NG9-1-1 GIS Data Model.

### MSAG COMPARISON CHECKS

It's critical to ensure that the RCLs answer all the same questions as the MSAG for sound call routing within a NG9-1-1 system. The tabular checks performed will provide a comparison of the MSAG and the RCL data for lack of consistency. Anomalies will require investigation for validity. As seen in Figure 18, the MSAG has a large range for Mappy Ave, however, only a fraction of that range is presented in the RCL data (the ranges between 100-499 and 800-1199 are missing).

*Figure 18 The image below illustrates a discrepancy between the MSAG and the RCL data. As it stands, the RCL data cannot answer all the same questions as the MSAG and may impact call routing within a NG9-1-1 system.*

MSAG		Street Prefix	Street Name	Street Suffix	Low	High	Community	ESN
			MAPPY	AVE		100	1399	HIGHLANDS

RCL	Left FROM Address	Left TO Address	Right FROM Address	Right TO Address	Street Name	Street Suffix	Incorporated Municipality	ESN
	500	798	500	799	MAPPY	AVE	HIGHLANDS	400
	1200	1298	1201	1299	MAPPY	AVE	HIGHLANDS	400
	1300	1398	1301	1399	MAPPY	AVE	HIGHLANDS	400

#### MSAG with Invalid Address Range

This validation check flags MSAG records with an alphanumeric address range. There is no reason for the MSAG low/high fields to contain alphanumerics. These anomalies will require follow up with the MSAG Coordinator.

#### MSAG Has Zero Address Range

MSAG records should always have a range (values in the Low and High fields) to identify addresses along a stretch of street. There is no reason to have null, blank or "0" ranges in an MSAG. These anomalies will require follow up with the MSAG Coordinator.

#### MSAG Has No Matching Road Centerline

If the current MSAG is maintained and accurate within a E9-1-1 system, it's imperative to ensure that all MSAG records are contained within the RCL to ensure proper call routing in a NG9-1-1 system. This is a critical check because the MSAG is currently routing calls in a E9-1-1 system and if the RCL cannot answer all the same questions as the MSAG, a call may improperly route when transitioning to NG9-1-1. Often, there is a mismatch in ESN, a spelling issue or a street type domain discrepancy in the MSAG versus what is maintained in a centerline. This validation identifies unique street names that appear in the MSAG but are not found in the road centerline table.

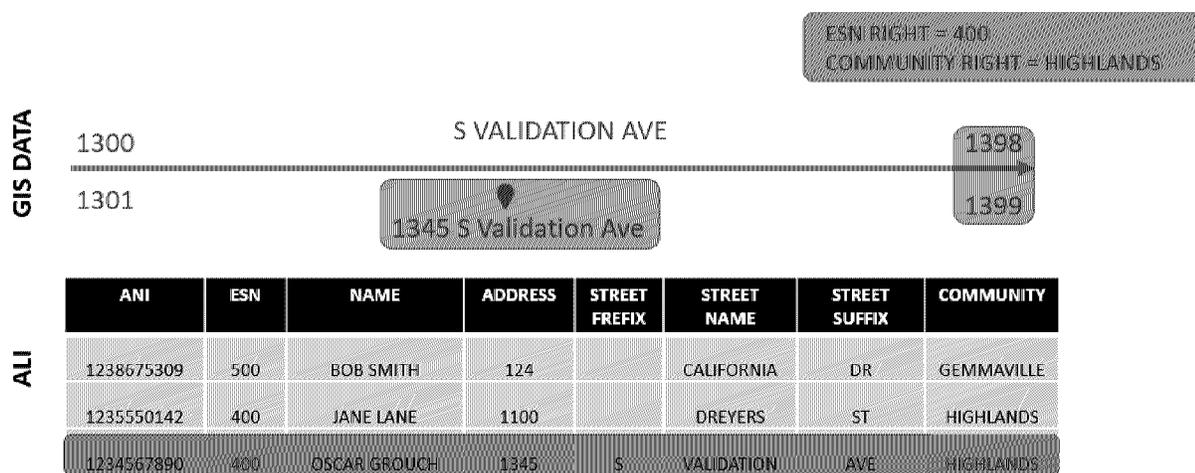
#### MSAG Range Outside Road Centerline Range

This validation check identifies all MSAG records that share the same street attributes except that the MSAG low/high values extend beyond the ranges found within the RCL. This critical check ensures that every attribute of the MSAG is wholly contained within the RCL so that in a NG9-1-1 system, all calls route properly.

### ALI VALIDATION CHECKS

It's critical to ensure that the GIS data can answer all the same questions as the ALI to ensure sound call routing within a NG9-1-1 system. The tabular checks performed here will ensure the quality of the ALI and ensure all records are represented within the GIS data. As seen in Figure 19, the highlighted ALI record of 1345 S Validation Ave is found in both the AP and the RCL data, furthermore the community is all Highlands with an ESN of 400. Therefore, for this particular record, the GIS data can answer all the same questions as the ALI and will ensure sound routing in a NG9-1-1 environment.

Figure 19 The graphic below highlights where the single record highlighted is represented in both the RCL and the AP data. Therefore, the GIS data is answering all the questions that ALI can for this particular record.



#### ALI Has No Address Number

House number is a required data field for civic locations in the NG9-1-1 GIS Data Model and therefore requires population. This validation flags ALI records that have no address number.

#### ALI Record with Alpha Characters

The house number field contains only integers and no alpha-characters. This is because in an NG9-1-1 system, each address point represents a unique address. In the NENA NG9-1-1 GIS Data Model for address points, subaddress information is stored in other appropriate attributes such as building, floor, unit, room, landmark, and additional location information.

#### Potential Invalid ALI Address

This validation flags an anomaly if the record flags in both *ALI has no matching AP* and *ALI has no matching RCL range*. Reviewing these validation results will identify invalid address assignment, gaps in the current address point and road centerline GIS data, and make sure that all valid civic locations from the ALI are contained appropriately within the GIS data so that the GIS data will “answer” the same questions as the ALI in a NG9-1-1 system.

### **ALI Has No Matching Address Point**

The synchronization of the ALI and Address Point data requires a 1:1 match. Some examples of why an ALI record can't be matched to an address point are: missing address points, a street naming conflict, a disconnected phone line (orphaned ALI record), or an ALI Telephone Number (TN) assigned to a non-situs address (ATM, etc.). Verification of an ALI address must occur before adding to the GIS data since ALI records are not always 100% reliable. Any anomalies within the ALI data need reporting to the telephone companies.

### **ALI Has No Matching Road Centerline Range**

This validation check highlights discrepancies between the ALI and the road centerlines. It ensures that every ALI record has a coordinating centerline where the ALI house number falls within that road centerline range. If a civic location in the current ALI cannot geocode along a road centerline then a 9-1-1 call may improperly route in a NG9-1-1 environment.

## **BOUNDARY TOPOLOGY VALIDATION CHECKS**

### **Gaps and Overlaps in PSAP Boundary**

This validation reports gaps and overlaps between PSAP Boundaries. NG9-1-1 requires that PSAP Boundaries are regionally validated to ensure the proper routing of a 9-1-1 call. For example, an overlap in PSAP boundary would return more than one PSAP location during call handling. It is critical that topology is reviewed and PSAP boundaries are free from gaps and overlaps.

### **Gaps and Overlaps in Emergency Service Boundaries (Law, Fire, EMS)**

To ensure that Emergency Service Boundaries, including Law, Fire, and EMS, are usable for NG9-1-1, the topological relationship between features must be free of gaps and overlaps. Law, Fire and EMS boundaries will be stored in separate layers in a NG9-1-1 system and features within each layer must not have gaps or overlaps with features coexisting in the same layer. This validation identifies gaps and overlaps in the Law, Fire, and EMS feature classes.

### **Island Topology Errors**

This validation check is flagging any boundary that is surrounded by greater space. This anomaly does not necessarily mean that it is an error. The results here may hinder call routing in a NG9-1-1 environment.

### **Boundary is Multi-Part**

This validation check is flagging any boundary where there are multiple polygons for a single record within the attribute table. Multi-part features may hinder NG9-1-1 call routing if not reviewed carefully and rectified to a single-part feature.

### **Boundary is Multi-Part and an Island**

This validation check is flagging any boundary where there are multiple polygons for a single record within the attribute table AND boundaries that are surrounded by a greater space. The records flagged here are not flagged individually between the island topology errors and the boundary is multipart validation checks.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF REPLACEMENT FURNITURE FOR THE REC

**RECOMMENDATION:** City Council to consider the approval for the purchase of replacement furniture for The REC from Spencer & Company for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Recreation Repairs and Maintenance budget (174-74015-312-069) for a total amount not to exceed \$60,144.

**BACKGROUND:** The furniture for The REC has been in high traffic/high impact commercial use for five years. The furniture is beginning to show significant wear and many pieces have been repaired several times. As a part of the PARD maintenance/replacement plan, it is time to replace some existing furniture in the active adults lounge, in the lounge area that over looks the pool and various other items throughout the building. The original interior designer for The REC selected the replacement pieces to stay consistent with the design, look and personality of the facility.

This purchase will be made in accordance with existing interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas (TIPS) and the National Cooperative Purchasing Alliance (NCPA) as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and a contract was awarded to Spencer & Company. The Parks and Recreation and Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

TK/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL TO RENEW AN ANNUAL CONTRACT FOR THE PURCHASE OF SWIMMING POOL CHEMICALS

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc. for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Grounds Maintenance budget (100-42205-312-005) for an annual estimated amount of \$45,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for liquid chlorine, muriatic acid, and other chemicals used to sanitize and balance water chemistry required for Dove Waterpark, Pleasant Glade Pool, and The REC aquatic facilities on an as-needed basis.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with two, one-year renewal options. If approved, this will be for the final renewal available.

Bids were taken by the Cooperative and a contract was awarded to DCC, Inc. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF ALUMINUM PICNIC TABLES FOR MEADOWMERE PARK

**RECOMMENDATION:** City Council to consider approval for the purchase of 27 aluminum picnic tables for Meadowmere Park from The Playground, Shade and Surfacing Depot, LLC for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Recreation Facilities Maintenance budget (119-43355-312-007) for a total amount not to exceed \$27,548.

**BACKGROUND:** This purchase is for 27, 8' heavy duty aluminum picnic tables for Meadowmere Park. There are 15 tables being replaced due to wear and tear of use and flooding. Staff is adding 12 tables for new camp sites to enhance the park.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to The Playground, Shade and Surfacing Depot, LLC. The Parks and Recreation staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

RS/LW

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** MARCH 17, 2020

**SUBJECT:** APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR THE REPLACEMENT OF SIX TRANSMISSIONS VALVES

**RECOMMENDATION:** City Council to consider approval for the award of an informal request for quote for six transmissions valves from Rangeline Concrete Pipe Service for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Water Supply Infrastructure Maintenance budget (200-43360-534-000) for an amount not to exceed \$44,172.

**BACKGROUND:** Due to age and inoperable status of the transmission valves east and west of Fairway Drive, it is necessary to replace these valves before the high demand months of spring and summer to maintain the proper functionality and versatility of the City's water distribution network to provide a constant supply of potable water to our residents and businesses

Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotations. Rangeline Concrete Pipe Supply submitted the lowest responsive and responsible quote meeting specifications.

Rangeline Concrete Pipe Supply \$44,172  
Control Specialist \$64,208  
Thompson Pipegroup \$77,006

Staff recommends approval.

WM/LW

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 3rd day of March, 2020 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 City Staff:

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

Call to Order

Mayor Pro Tem Darlene Freed called the meeting to order at 6:48 p.m.

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, Historic Preservation (428 East Wall Street), 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 6:50 p.m. Mayor William D. Tate and Council Member Sharron Rogers joined Council at the start of the Executive Session. 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.

Relative to Section 551.072, City Manager Bruno Rumbelow requested Council approve the sale of 428 East Wall Street consistent with the discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion was made to approve the sale of 428 East Wall Street consistent with the discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

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

Relative to Section 551.087, City Manager Rumbelow requested Council approve the 2nd Amended and Restated Economic Development Agreement with Stand Rock Grapevine LLC and approve the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve the 2nd Amended and Restated Economic Development Agreement with Stand Rock Grapevine LLC and approve the City Manager to execute same and all associated documents and to take all other necessary action.

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

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

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

## **REGULAR MEETING**

### Item 2. Invocation

Council Member Paul Slechta delivered the invocation.

### Item 3. Posting of the Colors and Pledges of Allegiance

Scout Unit Troop 1928 posted the colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Gary McFadden, 955 Easy Street, Grapevine, addressed the potholes on Sunshine Lane, the construction on Dallas Road, and requested additional stop signs at the intersection of Jean Street and Nash Street.

NEW BUSINESS

Item 5. Consider Resolution No. 2020-006 cancelling the 2020 General Election scheduled for Saturday, May 2, 2020 due to no opposed candidates being on the ballot, declaring the candidates for Council Place 5 and Place 6 elected, and taking any necessary action.

City Secretary Tara Brooks presented this item to Council. The 2020 General Election was called by City Council on February 4. The filing period began on January 15 and ended on February 14. Chris Coy applied for City Council Place 5 and Duff O'Dell applied for City Council Place 6. No other applications were received by the deadline.

Motion was made to approve Resolution No. 2020-006 cancelling the May 2, 2020 General Election and declaring Chris Coy elected to City Council Place 5 and Duff O'Dell elected to City Council Place 6.

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

RESOLUTION NO. 2020-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2020 GENERAL CITY ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION; DECLARING THE CANDIDATES ELECTED; AND PROVIDING AN EFFECTIVE DATE

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.

A member of the audience and Council Member O'Dell requested item 16 be removed from the consent agenda. This item 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 6. Consider declaring certain items surplus property and authorizing their sale through public auction.

Chief Financial Officer Greg Jordan recommended declaring certain items as surplus property and authorizing their sale through public auction. These items include vehicles, utility vehicles, vehicle equipment, trucks, dump trucks, exercise equipment, Christmas decorations, copiers, printers, filing cabinets, bookcases, boat motors, a drafting table, park benches, picnic tables, tool boxes, lifeguard stands, ladders and spin bikes ready for auction due to item age or condition.

Motion was made to approve the consent agenda as presented.

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

Item 7. Consider an annual contract for office supplies with Office Depot, Inc.

Chief Financial Officer Jordan recommended approval of the agreement with Office Depot, Inc. for an annual estimated budgeted amount of \$125,000.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider the sole source purchase of outdoor warning system enhancements from Goddard Enterprises.

Fire Chief Darrell Brown recommended approval of the purchase of the enhancements to the outdoor warning system for an amount not to exceed \$33,423. The enhancements include upgrades of 11 of the 14 siren control units, three of the 14 siren controller cards, two activation base stations, and the digital control siren software that is necessary to monitor and activate the system.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the renewal of an annual contract for emergency medical supplies with Bound Tree Medical, LLC.

Fire Chief Brown recommended approval the annual contract for emergency medical supplies for the mobile intensive care units for an estimated annual amount of \$130,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the purchase of rescue team protective equipment from Safeware.

Fire Chief Brown recommended approval of the purchase of rescue team protective equipment for the Northeast Fire Department Association Technical Rescue Team for an amount not to exceed \$34,900.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the sole source purchase of one Power Pro ambulance stretcher from Stryker Sales.

Fire Chief Brown recommended approval of the purchase of a Power Pro ambulance stretcher for an amount not to exceed \$15,181.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual contract for parks janitorial services with PureService Corporation.

Parks and Recreation Director Kevin Mitchell recommended approval of the annual contract for parks janitorial services for an estimated amount of \$300,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

Item 13. Consider the purchase of resurfacing services at Dove Waterpark Sprayground and Dove Waterpark from Sunbelt Pools.

Parks and Recreation Director Mitchell recommended approval of the purchase of resurfacing services, for a total amount not to exceed \$116,036, at Dove Waterpark Sprayground and Dove Waterpark.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of the annual contracts for masonry services with Chibli Stone Works, Inc., Caststone Solutions Co. and Austin Masonry Construction for masonry services.

Parks and Recreation Director Mitchell recommended approval of the renewal of the annual contracts for masonry services for an estimated annual amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of ten door openers for the Public Safety Building from DH Pace.

Police Chief Mike Hamlin and Public Works Director Bryan Beck recommended approval of the purchase of ten garage door openers for a total amount not to exceed \$21,093.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of an annual contract for janitorial services with Regent Services.

Public Works Director Beck recommended approval of the renewal of the annual contract for janitorial services to be performed at various City facilities for an annual estimated amount of \$550,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 18. Consider an annual contract renewal for software updates, software support and software maintenance with Cartegraph OMS Software for the Public Works Department operations and asset management system.

Public Works Director Beck recommended approval of the renewal of the software contract with Cartegraph OMS Software for a total amount of \$51,331.14.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 19. Consider the minutes of the February 18, 2020 Regular City Council meeting and February 24, 2020 Special City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 16. Consider the purchase of a 2020 Chevrolet Malibu from Reliable Chevrolet for the Police Department.

Michael Schwartz, Creekwood Estates, Grapevine, requested the City look at electronic vehicles.

Police Chief Mike Hamlin answered questions from Council.

Motion was made to approve the purchase of a 2020 Chevrolet Malibu for a total amount not to exceed \$17,561.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:50 p.m.

Motion: O'Dell

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 17th day of March, 2020.

APPROVED:

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

ATTEST:

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

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL,  
AND THE PLANNING & ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MARCH 17, 2020

SUBJECT: AMENDED FINAL PLAT APPLICATION  
LOTS 4R3 AND 5R2, BLOCK 102, COLLEGE HEIGHTS ADDITION  
(BEING A REVISION OF LOTS 4R2 & 5R1, BLOCK 102, COLLEGE  
HEIGHTS ADDITION)

PLAT APPLICATION FILING DATE..... March 10, 2020

APPLICANT ..... Neal Cooper, Cooper Street Homes

REASON FOR APPLICATION..... Reducing a utility easement  
from 10 feet to three (3) feet

PROPERTY LOCATION ..... 512 and 516 Estill Street

ACREAGE..... 0.482

ZONING ..... R-7.5

NUMBER OF LOTS ..... 2

PREVIOUS PLATTING ..... 2019

CONCEPT PLAN ..... BZA 16-04 and BZA 16-12

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... No

**PLAT INFORMATION SHEET  
AMENDED FINAL PLAT APPLICATION  
LOTS 4R2 AND 5R1, BLOCK 102, COLLEGE HEIGHTS ADDITION (BEING A  
REVISION OF LOT 4R1, BLOCK 102, COLLEGE HEIGHTS ADDITION)**

I. GENERAL:

- The applicant, Neal Cooper is reducing the width of an utility easement from 10 feet to three (3) feet along the backyard. The properties are located at 512 and 516 Estill Street.

II. STREET SYSTEM:

- The development has access to Estill Street.
- Abutting roads:  on the City Thoroughfare Plan:  
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into the City's storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 4R3, Block 102, College Heights Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 5R2, Block 102, College Heights Addition
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for: Lot 4R3, Block 102, College Heights Addition
- Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for: Lot 5R2, Block 102, College Heights Addition
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)

- R-7.5, Single Family District (\$ 1,146.00 / Lot)
- R-12.5, Single Family District (\$ 1,071.00 / Lot)
- R-20.0, Single Family District (\$ 807.00 / Lot)

Public Hearing Only

Variances were required on the following items:

- Front building line
- Allowing a setback of 3 feet for the rear property line for an accessory building
- Lot width & depth
- Max. Impervious Area
- Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

The following items associated with this plat are not in accordance with the current subdivision standards:

- 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
- Length of cul-de-sac street exceeds the 600-foot limit:
- Driveway Spacing not met.

## VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.

- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 4R3 & 5R2, Block 102, College Heights Addition."

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, John M. Hale, Renee Hale, Mary R. Eifert and William D. Eifert hereinafter called "OWNER", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat:

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "CITIES", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, wether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated EXECUTED at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner: \_\_\_\_\_  
Title: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Title: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Title: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

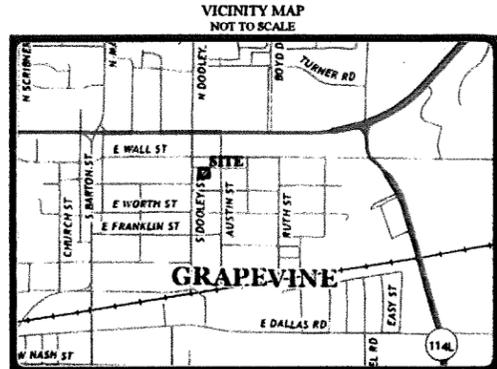
Notary Public in and for the State of Texas

**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0105K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to revise an existing easement.

**Lot Summary Table:**

Number of Lots: 2
Total Platted Area: 0.482 Acres
Net Platted Area: 0.482 Acres
Right of Way Dedication: 0 Square Feet
Easement Dedication: 1,500 Square Feet
Easement Abandonment: 450 Square Feet



STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR REPRODUCED AS A FINAL SURVEY DOCUMENT UNTIL 03/23/2020.

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS John M. Hale, Renee Hale, Mary R. Eifert and William D. Eifert are the owners of a 0.482 acre tract of land situated in the E. Moore Survey, Abstract Number 1029, being all of Lots 4R2, Block 102 and Lot 5R1, Block 102, College Heights Addition, an addition to the City of Grapevine, as recorded in Instrument Number D21909662, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of Lot 1R, Block 102, College Heights Addition, an addition to the City of Grapevine, as recorded in Cabinet A, Page 4879, Plat Records, Tarrant County, Texas and lying on the south right of way line of Estill Street (Called 38.5 foot right of way as conveyed in Volume 310, Page 13, Plat Records, Tarrant County, Texas);

THENCE North 89 degrees 27 minutes 42 seconds East with the south right of way line of said Estill Street, a distance of 150.00 feet to a 1/2 inch rebar found for the northwest corner of Lot 6, Block 102 of College Heights Addition, an addition to the City of Grapevine, as recorded in Volume 310, Page 13, Plat Records, Tarrant County, Texas;

THENCE South 01 degree 08 minutes 19 seconds East, departing the south right of way line of said Estill Street, with the west line of said Lot 6, a distance of 140.00 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said Lot 6, also being a point on the north right of way line of a 15 foot alley as dedicated by said third referenced College Heights Addition;

THENCE South 89 degrees 27 minutes 42 seconds West, with the north right of way line of said 15 foot alley, a distance of 150.00 feet to a 1/2 inch rebar found for the southeast corner of Lot 2R, Block 102 of said first referenced College Heights Addition;

THENCE North 01 degree 08 minutes 19 seconds West, departing the north right of way line of said 15 foot alley, with the east line of said Lot 2R, continuing with the east line of said Lot 1R, a total distance of 140.00 feet to THE POINT OF BEGINNING and containing 20,998 square feet or 0.482 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

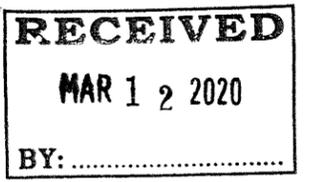
John M. Hale, Renee Hale, Mary R. Eifert and William D. Eifert do hereby adopt this plat of College Heights Addition, Lots 4R3 & 5R2, Block 102, an addition to the City of Grapevine, Tarrant County, Texas and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes intended. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

I have reviewed the City's Findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grapevine, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
John M. Hale  
By: \_\_\_\_\_  
Renee Hale  
By: \_\_\_\_\_  
Mary R. Eifert  
By: \_\_\_\_\_  
William D. Eifert



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

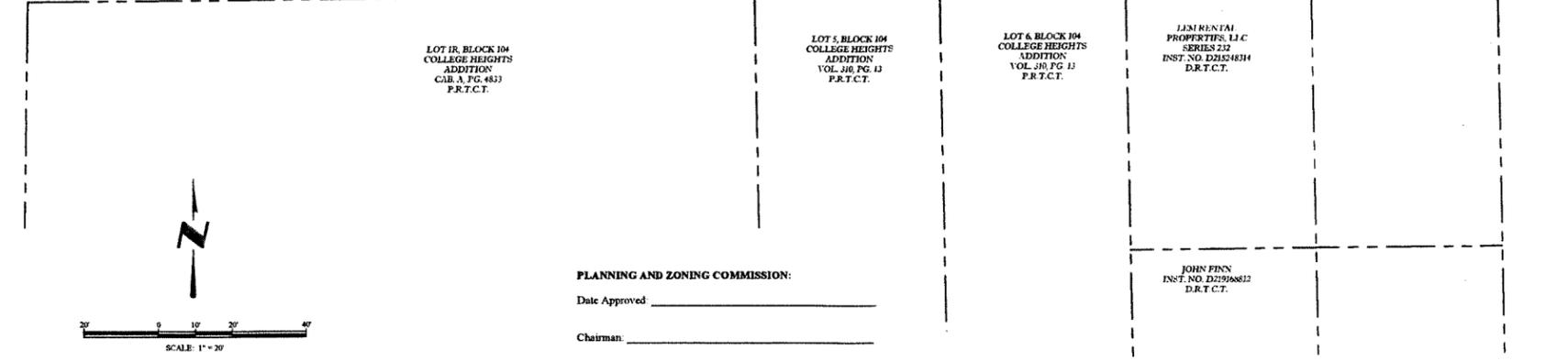
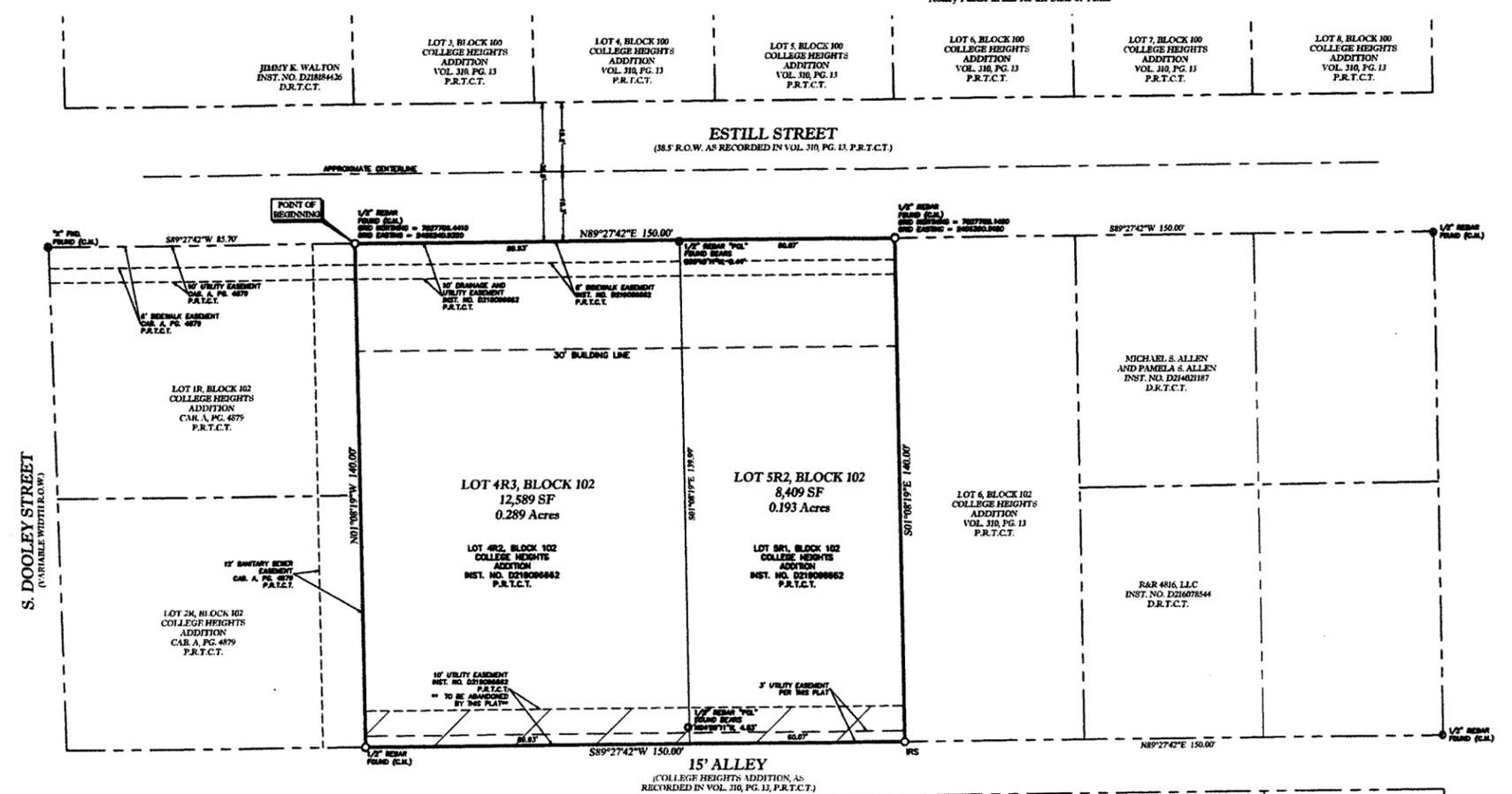
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas



**LEGEND OF ABBREVIATIONS**

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

**PLANNING AND ZONING COMMISSION:**

Date Approved \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

GRAPEVINE CITY COUNCIL:

Date Approved \_\_\_\_\_

Mayor: \_\_\_\_\_

City Secretary: \_\_\_\_\_

**OWNER/DEVELOPER**  
John M. Hale and Renee Hale  
512 Estill Street,  
Grapevine, Texas 76051

**OWNER/DEVELOPER**  
William D. Eifert and Mary R. Eifert  
4232 McKinney Ave, Apt. 109  
Dallas, Texas 75206

**SURVEYOR**  
**ARTHUR**  
LAND SURVEYING  
230 Elm St., E. 250 - Lewisville, TX 75057  
Ph. 214.217.2444 - T93211 1066360  
arthur@arthurlandsurveying.com  
Established 1986

DRAWN BY: G.L.C. DATE: 01/17/2020 CHECKED BY: T.M. JOB NO.: WR19121523

**AMENDING PLAT**  
**LOTS 4R3 AND 5R2, BLOCK 102**  
**COLLEGE HEIGHTS ADDITION**  
Being a Revision of Lots 4R2 and 5R1, Block 102  
College Heights Addition, an addition to the  
City of Grapevine, as recorded in  
Inst. No. D21909662, P.R.T.C.T.  
Zoned: R-7.5  
2 Lots  
0.482 Acres  
City of Grapevine, Tarrant County, Texas  
- 2020 -  
This Plat Filed on \_\_\_\_\_ Instrument Number #D \_\_\_\_\_ P.R.T.C.T.

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 18<sup>th</sup> day of February 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with B J Wilson, Gary Martin and Dennis Luers absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. Triplett, Jr.	Planner II
Susan Batte	Planning Technician

#### Call to Order

Chairman Oliver called the meeting to order at 7:00 p.m.

#### **BRIEFING SESSION**

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

#### Item 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

AM19-04                      AMENDMENT TO SECTION 42, SUPPLEMENTARY  
DISTRICT REGULATIONS

Chairman Oliver closed the Briefing Session at 7:04 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-4 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

**PLANNING AND ZONING COMMISSION REGULAR SESSION**Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:42 p.m.

Item 5. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 6. Conditional Use Application CU19-36 – Tate Street Plaza

First for the Commission to consider and make recommendation to City Council was AM19-04 amendments to the Grapevine Comprehensive Zoning Ordinance, Section 42, Supplementary District Regulations.

Complaints have be received regarding a large treehouse, built immediately adjacent to a neighboring residential property. This treehouse projects above the common fence, looking down into the neighbor's rear yard and pool area, and even an 8' fence would not block it. Treehouses, swing structures, playhouses and similar play structures are exempt from building code requirements, and are not addressed by the Zoning Ordinance.

Staff prepared draft amendments to Section 42, Supplementary District Regulations relative to play structures. The proposed amendments would establish minimum setback requirements for any play structure over 8' in height, requiring them to be placed in the rear yard, and to be a minimum of 6' from any property line.

In the Commission's deliberation session, Jimmy Fechter moved to approve AM19-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 7. – Final Plat Application – Lot 1R, Block 1, Philippians Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition. The applicant was final platting 7.415 acres to combine two lots into one.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 8. Consider the minutes of the January 21, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the January 20, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the January 21, 2020 Planning and Zoning Public Hearing minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 9. Consider the minutes of the December 17, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the December 17, 2019, which were tabled at the January 21, 2020 meeting.

Tracy Hutton moved to approve the December 17, 2019 Planning and Zoning Public Hearing minutes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:45 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17<sup>TH</sup> DAY OF MARCH 2020.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN