

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 17th 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, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
B.J. Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate Member
David Hallberg	Alternate Member

constituting a quorum, with Members Gary Martin and Dennis Luers being absent, and 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 Tate called the meeting to order at 7:00 p.m.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:21 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.

In regards to Section 551.072, City Manager Bruno Rumbelow requested Council approve the 8th Amendment to the Purchase and Sale Agreement with Standrock Grapevine LLC and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve the 8th Amendment to the Purchase and Sale Agreement with Standrock Grapevine LLC and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

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

REGULAR MEETING

Call to Order

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

Item 2. Invocation and Pledge of Allegiance

Vice Chairman B.J. Wilson delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU19-34** (Q-Speed Carwash) and **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Ron Stombaugh presented this item. The applicant was 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.

Applicant, John Cornelson, described the proposed plan and answered questions from the Commission.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh presented this item. The applicant was 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.

Applicant, David Hardin, made a presentation and answered questions from the Commission.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Freed

Second: O'Dell

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

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

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

Item 5. Citizen Comments

Dan Weinberger, 2905 High Oaks Drive, Grapevine, Texas requested the City correspond with the State Comptroller to provide tax assistance to the businesses affected by the COVID-19 pandemic.

PRESENTATIONS

Item 6. Emergency Management Coordinator to present update on COVID-19.

Emergency Management Coordinator Matt Feryan announced that following the lead of the State of Texas and Tarrant County, Mayor Tate signed a Declaration of a Local Disaster Due to Public Health Emergency on March 17, 2020. Mr. Feryan updated Council on the effect of the virus on the City and City services.

Emergency Management Coordinator Feryan, Parks and Recreation Direction Kevin Mitchell, City Manager Rumbelow, Police Chief Mike Hamlin and Fire Chief Darrell Brown answered questions from Council.

On March 17, 2020, the City posted an emergency addendum to add item 6A to this agenda due to the imminent threat to public health safety from the COVID-19 Virus.

Item 6A. City Council to consider approving the extension of the Declaration of a Local Disaster Due to Public Health Emergency, and take any necessary action.

Council discussed this item. Emergency Management Coordinator Feryan answered questions from Council.

Motion was made to approve the 90-Day extension of the Declaration of a Local Disaster Due to Public Health Emergency.

Motion: Freed

Second: Rogers

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

City Council considered the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 20. Conditional Use Permit **CU19-34** (Q- Speed Carwash)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0.

Motion was made to approve Conditional Use Permit CU19-34 Q-Speed Carwash and Ordinance No. 2020-015.

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

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

Item 21. **Final Plat** of Lots 2 and 3, Block 1, Racetrac Grapevine

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the final plat by a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 2 and 3, Block 1, Racetrac Grapevine.

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

Item 22. Conditional Use Permit **CU20-03** (Tom Thumb Fuel Station)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 6-1.

Motion was made to approve Conditional Use Permit CU20-03 (Tom Thumb Fuel Station) and Ordinance No. 2020-016.

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

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

Item 23. Amended Final Plat of Lots 4R3 and 5R2, Block 102, College Heights Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the amended final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Amended Final Plat of Lots 4R3 and 5R2, Block 102, College Heights Addition.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

Item 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.

Internal Audit Director Nicole Bradshaw announced that Pattillo, Brown and Hill, LLC were unable to make it due to the COVID-19 pandemic. Mrs. Bradshaw announced the City received an unmodified opinion which is the highest level a City can receive.

NEW BUSINESS

Item 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.

Parks and Recreation Director Mitchell presented this item to Council and described the bid process and the Performance Based Contract evaluation process. Mr. Mitchell answered questions from Council.

Mark Blanford, 2433 Merrell Road, Dallas, Texas, representing Terracare, stated they disagreed with the way the bid was awarded and requested Council delay the vote on this item.

Motion was made to approve the award of the best value annual contract for RFB 491-2020 for grounds management and landscaping services with Brightview.

Motion: Freed

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

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. There were no requests to remove any items from the consent agenda.

Council Member O'Dell asked questions about Items 15 and 17, which were answered by Parks and Recreation Director Mitchell. These items were not removed from the consent agenda.

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

Item 9. Consider the award of an annual contract with Star Wellness for employee comprehensive bio-metric screenings.

Chief Financial Officer Greg Jordan recommended approval of the annual contract for employee comprehensive bio-metric screenings in an estimated annual amount of \$29,500.

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 renewal of an annual contract for various products with Amazon Business.

Chief Financial Officer Jordan recommended approval of the annual contract to purchase from Amazon Business for an estimated annual amount of \$170,000. This contract provide an umbrella for City Departments to purchase products on an as-needed basis.

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 **Ordinance No. 2020-014** appropriating funds for owner furnished, architect and engineering services for the Animal Services Facility.

Chief Financial Officer Jordan and Police Chief Hamlin recommended approval of the ordinance that appropriates the amount of \$1,199,408 that was approved in the Gross Maximum Price for the construction of the Animal Services Facility on November 5, 2019.

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

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 sole source purchase and installation of one CCTV VideoXpert server from Schneider Electric.

Chief Technology Officer Tessa Allberg recommended approval of the VideoXpert video system for an amount not to exceed \$36,239.

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 renewal of an annual contract for Microsoft software licenses from SHI Government Solutions, Inc.

Chief Technology Officer Allberg recommended approval of the purchase of the licensing agreement that includes the Microsoft Office suite, the Windows virtual desktop environment, the Microsoft Outlook email system and SharePoint for an amount not to exceed \$284,014.

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 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 Allberg and Police Chief Hamlin recommended approval of the purchase of professional services to develop required GIS data and field verify road centerlines and site/structure address points datasets to prepare for the replacement of the computer aided dispatch system. The amount of this agreement shall not exceed \$20,400.

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 replacement furniture for The REC from Spencer & Company.

Parks and Recreation Director Mitchell recommended approval of the replacement of furniture in the high traffic/high impact areas of The REC for a total amount not to exceed \$60,144.

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 renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc.

Parks and Recreation Director Mitchell recommended approval of the purchase of swimming pool chemicals for an estimated amount of \$45,000.

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 17. Consider the purchase of aluminum picnic tables for Meadowmere Park from The Playground, Shade and Surfacing Depot, LLC.

Parks and Recreation Director Mitchell recommended approval of the purchase of 27 aluminum picnic tables for a total amount not to exceed \$27,548.

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 the award of an informal request for quote for six transmission valves from Rangeline Concrete Pipe Service.

Public Works Director Bryan Beck recommended approval of the informal request for quote for six transmission valves for an amount not to exceed \$44,172.

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 March 3, 2020 Regular City Council meeting.

City Secretary Tara 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:43 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 7th day of April, 2020.

APPROVED:



William D. Tate
Mayor

ATTEST:

Tara Brooks
Tara Brooks
City Secretary

