

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 21st day of December, 2021 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 Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Jim Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate Member
Gabe Griess	Alternate Member

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

Bruno Rumbelow	City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:15 p.m. in the City Council Chambers.

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, Jones 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 7:18 p.m. The closed session ended at 7:26 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.

City Manager Bruno Rumbelow responded in regards to Section 551.072, staff requested Council approve the acquisition of the Jones Street right of way and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion was made to approve the acquisition of the Jones Street right of way and authorize the City Manager to execute all associated documents and to take all other necessary action.

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

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:30 p.m.

### Item 2. Invocation and Pledge of Allegiance

Commissioner Traci Hutton delivered the Invocation and led the Pledge of Allegiance.

## JOINT PUBLIC HEARINGS

### Item 3. Conditional Use Permit **CU21-28** (Ya Ya Yum Boards)

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant, Daniel Parrish, requesting a conditional use permit to amend the previously approved site plan of CU14-

02 (Ordinance No. 2014-12) to allow for the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer and wine only) and outdoor dining in conjunction with a restaurant. The subject property is located at 112 East Texas Street and is currently zoned "CBD" Central Business District.

Applicant Representative Nimish Patel answered questions from the Commission and Council.

City Attorney Matthew C.G. Boyle answered questions from Council.

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

Motion was made to close the public hearing.

Motion: Luers

Second: Fechter

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Hutton, and Hallberg

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy

Second: Freed

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

Nays: None

Approved: 7-0

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

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

#### Item 4. Citizen Comments

No one spoke during citizen comments.

#### NEW BUSINESS

#### Item 5. Consider **Resolution No. 2021-022** authorizing the City to participate in the Texas Opioid settlement and take any necessary action.

City Manager Rumbelow presented this item to Council. The City's share of the settlement between the State of Texas and the opioid distributors is expected to be \$157,698.22

Motion was made to approve Resolution No. 2021-022 authorizing the City to participate in the Texas Opioid settlement and take any necessary action.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

#### RESOLUTION NO. 2021-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS EXPRESSING THE INTENT TO ENTER THE TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET THROUGH THE STATE OF TEXAS, 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. There were not any requests to remove any items 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 6. Consider the renewal of an annual contract for financial system support services with OPENGOV Financials (formerly STW, Inc).

Chief Financial Officer Greg Jordan recommended approval of support services for the City's finance system for an amount not to exceed \$40,000.

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 7. Consider an annual contract for pavement leveling services with Nortex Concrete Lift & Stabilization.

Public Works Director Bryan Beck recommended approval of the contract to establish fixed pricing for pavement leveling services for an estimated 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 8. Consider the renewal of an annual contract for pavement marking services with Stripe-A-Zone.

Public Works Director Beck recommended approval of the renewal of the annual contract for pavement marking services for an estimated amount of \$450,000. This purchase is part of the traffic striping program approved by City Council on September 7, 2021.

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 annual contracts for hot mix asphalt with Austin Asphalt, Reynolds Asphalt and Sunmount Paving.

Public Works Director Beck recommended approval of the contracts for hot mix asphalt for an estimated amount of \$600,000.

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 award the State Highway 26 fiber optic extension to MICA Corporation based upon TxDOT concurrence, and **Ordinance No. 2021-064** appropriating funds.

Public Works Director Beck recommended approval of the award of the State Highway 26 fiber optic extension in an estimated amount of \$468,884.90 after federal funding of \$1,220,000. The total project cost is \$1,688,884.90.

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

ORDINANCE NO. 2021-0064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$468,885 IN THE CAPITAL PROJECT STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the First Amendment to the Interlocal Agreement with Tarrant County for the stabilization of Oak Grove Park parking lot expansion, and **Ordinance No. 2021-065** appropriating funds.

Public Works Director Beck recommended approval of the First Amendment to the Interlocal Agreement with Tarrant County for stabilization of the Oak Grove Park parking lot expansion for approximately \$35,000.

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

ORDINANCE NO. 2021-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$350,000.00 IN THE CAPITAL PROJECT STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider a complimentary fireworks shoot, produced by Pyrotecnico on Saturday, January 8, 2022, to welcome the American Bus Association, 2022 Marketplace, being hosted at the Gaylord Texan.

Convention and Visitors Bureau Director PW McCallum recommended approval of the fireworks show scheduled to take place on January 8, 2022.

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 minutes of the December 7, 2021 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Council took a break at 7:50 pm. Mayor Tate reconvened the meeting at 7:55 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 14. Conditional Use Permit **CU21-28** (Ya Ya Yum Boards)

Chairman Oliver and City Attorney Boyle reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0 with the conditional use permit being applicable only to the current owners and shall not be assigned, further that the conditional use permit will automatically expire upon the transfer or amendment to the current certificate of occupancy, and there shall be no permit issued for the renovation, expansion or conversion of the existing kitchen without approval of an amendment to the current conditional use permit.

Motion was made to approve Conditional Use Permit CU21-28 (Ya Ya Yum Boards) and Ordinance No. 2021-066 with the conditional use permit being applicable only to the current owners and shall not be assigned, further that the conditional use permit will automatically expire upon the transfer or amendment to the current certificate of occupancy, and there shall be no permit issued for the renovation, expansion or conversion of the existing kitchen without approval of an amendment to the current conditional use permit.

Motion: Rogers

Second: Slechta

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2021-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-28 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2014-12, TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) AND OUTDOOR DINING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS 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

ADJOURNMENT

Motion was made to adjourn the meeting at 7:57 p.m.

Motion: Slechta

Second: Rogers

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 4th day of January, 2022.

APPROVED:



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William D. Tate  
Mayor

ATTEST:



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Tara Brooks  
City Secretary

