

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 May, 2022 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
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate Member
Gabe Griess	Alternate 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	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the regular meeting to order at 7:00 p.m.

Item 1. City Secretary to administer the Oath of Office for City Council Member Place 3 to Leon Leal.

City Secretary Tara Brooks administered the Oath of Office to newly elected City Council Member Leon Leal.

Council did not take any action on this item.

Item 2. City Secretary to administer the Oath of Office for City Council Member Place 4 to Darlene Freed.

City Secretary Brooks administered the Oath of Office to newly elected City Council Member Darlene Freed.

Council did not take any action on this item.

Item 3. Consider the appointment of the Mayor Pro Tem and take any necessary action.

Mayor Tate opened discussion on this item.

Motion was made to appoint Darlene Freed as Mayor Pro Tem.

Motion: Coy

Second: Slechta

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

Nays: None

Approved: 7-0

Item 4. 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 7:06 p.m. The closed session ended at 7:27 p.m.

Mayor Tate reconvened the meeting at 7:31 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 stated no action was required.

Item 5. Invocation

Commissioner Traci Hutton gave the invocation.

Item 6. Posting of the Colors and Pledges of Allegiance

The City of Grapevine Police Honor Guard posted the colors and lead the Pledges of Allegiance.

JOINT PUBLIC HEARINGS

Item 7. Conditional Use Permit **CU22-16** (Chama Gaucha Brazilian Steakhouse)

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-065 (Ordinance No. 1997-176) to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to change the existing floor plan and exterior elevations. The subject property is located at 4025 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.

Applicant Cliff Mailett described the proposed changes to the property and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: O’Dell
Second: Coy
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 8. Citizen Comments

Jerry L. Pittman, 2627 Eagle Drive, Grapevine, spoke about the need for a grocery store on the east side of town.

Mayor Tate announced Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Conditional Use Permit **CU22-16** (Chama Gaucha Brazilian Steakhouse)

Planner II Albert Triplett reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to Conditional Use Permit CU22-16 for Chama Gaucha Brazilian Steakhouse and Ordinance No. 2022-031.

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

ORDINANCE NO. 2022-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-16 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU99-65 (ORDINANCE NO. 1999-176) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND-OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE FLOOR PLAN AND EXTERIOR ELEVATIONS IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 2, LOT 1, DRISKILL PLACE (4025 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY

NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Preliminary Plat of Lots 1 and 2, Block A, Stone Myers Business Park

Planner II Triplett reported the Commission approved the preliminary plat for the property located at 655 Westport Parkway and 3200 Stone Myers Parkway with a vote of 7-0.

Motion was made to approve the Statement of Findings and Preliminary Plat of Lots 1 and 2, Block A, Stone Myers Business Park.

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

Item 25. Final Plat of Lots 1 and 2, Block A, Stone Myers Business Park

Planner II Triplett reported the Commission approved the final plat for the property located at 655 Westport Parkway and 3200 Stone Myers Parkway with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat of Lots 1 and 2, Block A, Stone Myers Business Park.

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

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

PRESENTATIONS

Item 9. Mayor Tate to present a proclamation in recognition of National Police Week.

Mayor Tate presented the proclamation recognizing May 15-21 as National Police Week to Police Chief Mike Hamlin, Assistant Chief Tim Hall, Captain Todd Dearing, Captain Rebecca Graves, Captain Clay Gidney and Captain Marc Shimmick.

Chief Hamlin stated the Police department was appreciative of the Council and community's support.

Council did not take any action on this item.

NEW BUSINESS

Item 10. Consider the renewal of an Interlocal Agreement with the cities of Colleyville, Southlake, and Keller for the Metroport Teen Court Program, and take any necessary action.

Chief Financial Officer Greg Jordan presented this item to Council. The renewal for the interlocal agreement is for \$36,000 to cover administrative costs.

Motion was made to approve the Interlocal Agreement for the Metroport Teen Court Program.

Motion: Coy
Second: Freed
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 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 an item 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 11. Consider the renewal of an annual contract for an interactive voice response system with DivDat, Inc.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for an interactive voice response system for Utility Billing for an estimated amount of \$16,000.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider a contract for building appraisals services with Kroll, LLC.

Chief Financial Officer Jordan recommended approval of building appraisal services for an estimated amount of \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the contract for safety consultant services with Commercial Risk Services, Inc.

Chief Financial Officer Jordan recommended approval of the contract for safety consultant services for an amount not to exceed \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider a fireworks permit for an event to be held at the Gaylord Glass Cactus on June 4, 2022.

Fire Chief Darrell Brown recommended approval of a fireworks display to be held on June 4 at 9:30 p.m. at the Gaylord Class Cactus.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the award of an informal request for quote for the purchase of a replacement pump for the Denton Creek Lift Station from Global Pump Solutions, LLC.

Public Works Director Bryan Beck recommended approval of the award of an informal request for quote for the purchase of a replacement pump for an amount not to exceed \$27,673.

Motion was made to approve the consent agenda as presented.

Motion: Leal
Second: Slechta
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 carpet and tile flooring services from RCS Flooring Servicers, LLC.

Public Works Director Beck recommended approval of the renewal of an annual contract for carpet and tile flooring for replacement and repair on an as-needed basis for Citywide facilities for an estimated amount of \$55,000.

Motion was made to approve the consent agenda as presented.

Motion: Leal
Second: Slechta
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 fire alarm system inspection, maintenance and service with Texas Fire & Protection Specialists, Inc.

Public Works Director Beck recommended approval of the renewal of an annual contract for fire alarm system inspection, maintenance and service on systems in City facilities for an estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the renewal of an annual contract for City janitorial services with Regent Services.

Public Works Director Beck recommended approval of the renewal of the annual contract for janitorial services for an estimated amount of \$550,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider an annual contract for HVAC preventive maintenance services with Texas Air Systems.

Public Works Director Beck recommended approval of the annual contract for HVAC preventative maintenance services for an estimated amount of \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the purchase of disk cloth media filters for the Water Treatment Plant from Aqua-Aerobic Systems, Inc.

Public Works Director Beck recommended approval of the purchase of disk cloth media filters for Train 2 and Train 3 at the Water Treatment Plant for an amount not to exceed \$34,680.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the purchase of lab equipment, chemicals and instruments for the Waste Water Treatment Plant from IDEXX Industries and North Central Laboratories.

Public Works Director Beck recommended approval of the purchase of lab equipment, chemicals and instruments for the Wastewater Treatment Plant for an amount not to exceed \$60,000.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the minutes of the May 3, 2022 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

Prior to adjourning the meeting, the City Secretary administered the Oath of Office to Council Member Lean Leal so that his family could participate.

ADJOURNMENT

Motion was made to adjourn the meeting at 8:04 p.m.

Motion: Coy

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 June, 2022.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

