

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 20th day of September, 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	Member
Mark Assaad	Alternate Member
Jeremiah Radandt	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

Item 1. Executive Session

Mayor Pro Tem Darlene Freed announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the

City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:19 p.m. The closed session ended at 7:23 p.m. Mayor Tate joined the meeting at 7:19 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.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:32 p.m.

Item 2. Invocation and Pledge of Allegiance

Vice-Chairman Monica Hotelling gave the invocation and lead the Pledge of Allegiance.

Item 3. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17-23 "Constitution Week".

Mayor Tate presented the proclamation recognizing Constitution Week to Chapter Regent Beth O'Such and the Captain Corbin Chapter National Society Daughters of the American Revolution.

JOINT PUBLIC HEARINGS

Item 4. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05**

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic described the proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, Section 26, "HC", Highway Commercial District relative to minimum buffer yard and rear setback requirements between commercial uses and adjacent residential districts.

Director Marohnic answered questions from Council.

Lamoine Wright, 213 East College Street, Grapevine spoke in favor of this amendment.

Motion was made to close the public hearing.

Motion: Luers

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

Motion was made to close the public hearing.

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

Item 5. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01**

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic described the proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, relative to Hotel or Motel and Boutique Hotels specifically Section 12, Definitions, Section 25 "CC", Community Commercial District, Section 26, "HC", Highway Commercial District, Section 29, "HCO", Hotel and Corporate Office District, Section 32, "BP", Business Park District; Section 41, Planned Development Overlay, and Section 56, Off-Street Parking Requirements.

Director Marohnic answered questions from Council.

Devon Roy, 2507 Anderson Gibson Road, Grapevine spoke in favor of this amendment.
Samir Patel, 1125 Executive Circle, Irving spoke in favor of this amendment.

Motion was made to close the public hearing.

Motion: Tiggelaar
Second: Hotelling
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hutton, Parker, 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 6. Conditional Use Permit **CU22-35** (Balkan Garden Bistro)

Mayor Tate announced the applicant had submitted a letter requesting to withdraw this request.

Motion was made to accept the applicant's request to withdraw Conditional Use Permit CU22-35 (Balkan Garden Bistro).

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

Motion was made to accept the applicant's request to withdraw Conditional Use Permit CU22-35 (Balkan Garden Bistro).

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

Item 7. Conditional Use Permit **CU22-41** (Moxie Scooters)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting a conditional use permit to allow a motorcycle dealership with sales and service of new and used motorcycles, scooters, and other equipment and a 17 foot, 6-inch-tall pole sign. The subject property is located at 503 West Northwest Highway and is currently zoned "HC", Highway Commercial District. This is the first reading of this conditional use permit. The second reading will be held on October 18 after the request is reviewed by the Board of Zoning Commission at their October meeting.

The applicant John Raimondi presented this item and answered questions from the Commission and Council. Applicant representative Lamoine Wright answered questions from the Commission.

No one spoke during the public hearing. There was one letter of support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Parker
Second: Luers
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hutton, Parker, and Hallberg
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

Item 8. Historic Landmark District **HL22-03** and **HL22-04** (211 and 215 East Wall Street)

Mayor Tate opened the public hearing.

Director of Planning Services Marohnic announced the applicant had requested to table this public hearing to the October 18, 2022 Joint Meeting.

Motion was made to table the public hearing to the October 18, 2022 meeting.

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

Motion was made to table the public hearing to the October 18, 2022 meeting.

Motion: Rogers
Second: Slechta
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 9. Citizen Comments

There was no one wishing to speak during citizen comments.

PRESENTATIONS

Item 10. Mayor Tate to recognize Barbara Reincke, Ms. Super Senior Universe, for her representation of the senior population.

Mayor Tate recognized Barbara Reincke and thanked her for her work on behalf of the City of Grapevine.

Mrs. Reincke said it was an honor and a privilege to represent the City of Grapevine.

Item 11. Chief Financial Officer to present the 2022 Capital Update.

Chief Financial Officer Greg Jordan presented the proposed FY2023 Capital Plan including the purchase of vehicles, street projects and parks projects. The total for the FY2023 Capital Plan will be approximately \$14,145,042.

Chief Financial Officer Jordan, Fire Chief Darrell Brown, and Police Chief Mike Hamlin answered questions from Council.

No action was taken.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 27. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05**

Chairman Oliver reported the Commission approved the amendments to the Comprehensive Zoning Ordinance No. 82-73 with a vote of 7-0.

Motion was made to approve Zoning Ordinance amendment AM22-05 and Ordinance No. 2022-061.

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

ORDINANCE NO. 2022-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AM22-05 AMENDING SECTION 26, HIGHWAY COMMERCIAL DISTRICT, RELATIVE TO MINIMUM BUFFER YARD AND REAR SETBACK REQUIREMENTS BETWEEN COMMERCIAL USES AND ADJACENT RESIDENTIAL DISTRICTS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

Item 28. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01**

Chairman Oliver reported the Commission approved the amendments to the Comprehensive Zoning Ordinance No. 82-73 with a vote of 7-0 removing “(e) A business or professional center”.

Motion was made to approve Zoning Ordinance amendment AM22-01 and Ordinance No. 2022-062 removing “(e) A business or professional center”.

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

ORDINANCE NO. 2022-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX “D” OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 12, DEFINITIONS, SECTION 25, “CC”, COMMUNITY COMMERCIAL DISTRICT, SECTION 26, “HC”, HIGHWAY COMMERCIAL DISTRICT, SECTION 29, “HCO”, HOTEL AND CORPORATE OFFICE DISTRICT, SECTION 32, “BP”, BUSINESS PARK DISTRICT; SECTION 41, PLANNED DEVELOPMENT OVERLAY, AND SECTION 56, OFF-STREET PARKING REQUIREMENTS RELATIVE TO THE HOTEL OR MOTEL AND BOUTIQUE HOTEL DEFINITIONS, USE-SPECIFIC AND OTHER DEVELOPMENT STANDARDS, PARKING REQUIREMENTS (AM22-01); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

Item 29. Conditional Use Permit **CU22-35** (Balkan Garden Bistro)

This item was withdrawn. No action was taken.

Item 30. Conditional Use Permit **CU22-41** (Moxie Scooters)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 to include the condition/restriction, “New and used scooter sales and service only.”

Motion was made to approve the first reading of Conditional Use Permit CU22-41 (Moxie Scooters) and Ordinance No. 2022-064 to include the condition/restriction, "New and used scooter sales and service only."

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

Item 31. Historic Landmark District **HL22-03** (211 East Wall Street)

The public hearing for this item was tabled to the October 18, 2022 Joint Meeting. No action was taken.

Item 32. Historic Landmark District **HL22-04** (215 East Wall Street)

The public hearing for this item was tabled to the October 18, 2022 Joint Meeting. No action was taken.

Council considered the rest of the agenda in the published order.

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 items for 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 12. Consider **Resolution No. 2022-012** approving the Atmos Mid-Tex RRM (Rate Review Mechanism) Tariff Settlement.

City Manager Rumbelow recommended approval of the Atmos Mid-Tex, Rate Review Mechanism Tariff Settlement as recommend by the Executive Committee of the Atmos Cities Steering Committee.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2022-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2022 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

Item 13. Consider the renewal of a contract for employee health advocate services with Alight Solutions.

Chief Financial Officer Jordan recommended approval of the renewal of the contract for employee health advocate services for an estimated annual amount of \$35,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

Item 14. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool.

Chief Financial Officer Jordan recommended approval of the purchase of Workers' Compensation insurance coverage for an estimated annual amount of \$486,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None
Approved: 7-0

Item 15. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance.

Chief Financial Officer Jordan recommended approval of the renewal of an annual policy for property and casualty insurance coverage for an estimated amount of \$1,600,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company.

Chief Financial Officer Jordan recommended approval of the renewal of an annual policy for cyber liability insurance coverage in an estimated amount of \$178,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider a fireworks permit for an event being held at Gaylord Glass Cactus on Saturday, October 1, 2022.

Fire Chief Darrell Brown recommended approval of a permit for a four-minute fireworks show for a corporate event to be held at the Gaylord Glass Cactus on October 1.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider a fireworks permit for a wedding being held at Paradise Cove on Saturday, October 1, 2022.

Fire Chief Brown recommended approval of a permit for a three-minute fireworks show for a wedding event to be held at Paradise Cove on October 1.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

Item 19. Consider the award of contracts for RFB 518-2022 temporary employment services with Abacus Corporation and Temporaries of Texas.

Human Resources Director Rachel Huitt recommended approval of the award of the contracts for temporary employment services to be paid by each department on as needed basis.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

Item 20. Consider the renewal of the Koha Integrated Library System annual support and hosting agreement from Bywater Solutions.

Library Director Leigh Kapsos recommended approval of the renewal of the hosting services of the library's operating system for an amount not to exceed \$18,360.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

Item 21. Consider the replacement and installation of an engine from Sam Pack's Five Star Ford for a Public Works vehicle.

Public Works Director Bryan Beck recommended approval of the replacement and installation of an engine for a Ford F450 in an amount not to exceed \$18,533.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

Item 22. Consider the award of an informal request for quote for seal coating and new striping for Convention Center rear parking lot from Price Asphalt, Inc.

Public Works Director Beck recommended approval of an informal request for quote for parking lot improvements in an amount not to exceed \$29,000.

Motion was made to approve the consent agenda as presented.

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

Item 23. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, DPC Industries and Polydyne.

Public Works Director Beck recommended approval of the renewal of the contracts for the purchase of water and wastewater chemicals in an annual estimated amount of \$195,000.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider renewal of the sole source agreement for the purchase and installation of water meters and associated equipment from Hydropro Solutions, LLC.

Public Works Director Beck recommended approval of the annual contract for the purchase and installation of water meters and associated equipment for a total amount of \$650,000.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider an annual contract for roofing products, services and job order contracting from Tremco/Weatherproofing Technologies (WTI).

Public Works Director Beck recommended approval of the annual contract for contractor building services and products for an annual estimated amount of \$125,000.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider the minutes of the September 6, 2022 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: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0


ADJOURNMENT

Motion was made to adjourn the meeting at 8:37 p.m.

Motion: Freed
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 4th day of October, 2022.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

