

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 February, 2023 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
David Hallberg	Member
Traci Hutton	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 Tate called the meeting to order at 6:45 p.m.

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, Dallas Road Corridor 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 6:48 p.m. The closed session ended at 7:23 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 there was no action needed.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:31 p.m.

Item 2. Invocation and Pledge of Allegiance

Council Member Sharron Rogers gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 03. Conditional Use Permit **CU22-59** (TPA Baseball Training Facility)

Planning Services Director Erica Marohnic reported the applicant, Stacy-GV, LLC, requested to withdraw the application.

Motion was made to allow the withdraw of the application for Conditional Use Permit **CU22-59** (TPA Baseball Training Facility).

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

Motion was made to allow the withdraw of the application for Conditional Use Permit **CU22-59** (TPA Baseball Training Facility).

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

Item 4. Conditional Use Permit **CU23-01** (Walmart)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan for CU03-29 for a planned commercial center to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. The subject property is located at 1601 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

Applicant Representative Carolyn Koch with Kimley-Horn answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

Motion: Luers
Second: Tiggelaar
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker
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 5. Citizen Comments

Aram Azadpour, Po Box 2644, Grapevine requested the City look into the speed limit and speeding issues on Glade Road between State Highway 360 and State Highway 121.

Elizabeth D. Kaufman, 1210 Killarney Street, Grapevine, addressed the speeding and litter on Dove Road, Dove Loop Road, Oak Grove Park, Katie’s Woods.

City Manager Rumbelow stated he would set up a meeting with himself, Police Chief Mike Hamlin and Ms. Kaufman, along with any of her neighbors that wanted to attend.

CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

Item 6. City Council to conduct a public hearing to receive public input relative to the proposed 49th Year Community Development Block Grant (CDBG) Program street reconstruction program.

Mayor Tate opened the public hearing.

Public Works Director Bryan Beck reported for the 49th Year CDBG staff proposes reconstruction of approximately 870 linear feet of roadway along Forest and Lipscomb Streets connecting to Lucas Drive. The construction cost estimate for this project is \$1,322,500 of which approximately \$175,000 is expected to be provided by Tarrant County. The City's match is expected to be \$1,147,500. Engineering costs are estimated to be \$172,500 which are paid for by the grant.

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

Item 7. Consider authorizing staff to proceed with the application submittal to Tarrant County for the 49th Year Community Development Block Grant (CDBG) Program street reconstruction project, and take any necessary action.

There was not a separate presentation for this item.

Motion was made to authorize staff to proceed with the application submittal to Tarrant County for the 49th Year Community Development Block Grant (CDBG) Program street reconstruction program.

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

NEW BUSINESS

Item 8. Consider ratification of a pre-design and design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects, and take any necessary action.

Public Works Director Beck presented this item to Council. Due to the tornadic event on December 13, 2022 the Grapevine Service Center received substantial damage. The agreement with Brown Reynolds Watford Architects will provide pre-design and design scope for roof repairs, concept, schematic design phases and enhanced Service Center programming for an estimated amount of \$247,500.

Director Beck answered questions from Council.

Motion was made to ratify a pre-design and design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects.

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

Item 9. Consider a contract for the construction of the Train 2 Clarifier replacement project with Alltech Engineering Corporation, **Ordinance No. 2023-007** appropriating the funds, and take any necessary action.

Public Works Director Beck presented this item to Council and reported the proposed project will replace all of the mechanical components of the Train 2 Clarifier leaving only the original concrete basin which will be rehabilitated for an estimated total amount of \$2,165,596.

Director Beck answered questions from Council.

Motion was made to approve the contract for the construction of the Train 2 Clarifier replacement project with Alltech Engineering Corporation and **Ordinance No. 2023-007** appropriating the funds.

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

ORDINANCE NO. 2023-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$2,165,596 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 22. Conditional Use Permit **CU23-01** (Walmart)

Chairman Oliver reported that during their meeting the Commission spoke to Walmart Manager Micky Hicks who addressed the concerns that were raised during the public hearing.

Chairman Oliver announced the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0 with the stipulations that nothing shall be stored above the 8-foot wood screening fence and amend page 3 of the plan set, removing the box truck and adding a pickup trailer with height dimensioned.

Council discussed this request.

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

Motion was made to approve Conditional Use Permit **CU23-01** (Walmart) and **Ordinance No. 2023-009** with the stipulations that nothing shall be stored above the 8-foot wood screening fence; and amend page 3 of the plan set, removing the box truck and adding a pickup trailer with height dimensioned.

Motion: Rogers
Second: Slechta
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: Freed
Approved: 6-1

ORDINANCE NO. 2023-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-01 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU03-29 FOR A PLANNED COMMERCIAL CENTER INCLUDING AN AUTOMOTIVE REPAIR FACILITY, GASOLINE SALES, THE POSSESSION, STORAGE, RETAIL SALE OF OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A RETAIL STORE. THIS REQUEST IS SPECIFICALLY TO ADD TWO METAL STORAGE CONTAINERS FOR THE PURPOSE OF STORING NEW PARTS AND LANDSCAPE EQUIPMENT FOR ON- AND OFF-SITE WALMART FACILITY MANAGEMENT FOR BLOCK 1, LOT 2, WAL-MART ADDITION (1601 WEST STATE HIGHWAY 114) 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

Council continued with 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. No one requested to remove any 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 10. Consider the purchase of replacement banquet furniture for the Grapevine Main Cotton Belt and Peace Treaty conference rooms from Mity Lite Inc.

Convention and Visitors Bureau Director P.W. McCallum recommended approval of the purchase of banquet chairs, tables and carts for an amount not to exceed \$36,421.

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 purchase of personal protective equipment from North America Fire Equipment Company, Inc.

Fire Chief Darrell Brown recommended approval of the purchase of structural firefighting gear and other related personal protective equipment for an amount not to exceed \$80,954.

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 a fireworks permit for an event to be held at Gaylord Glass Cactus on Tuesday, March 7, 2023.

Fire Chief Brown recommend approval of a five-minute fireworks display to be held at the Gaylord Glass Cactus on March 7.

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 an annual contract for police equipment, accessories and ammunition from Precision Delta Corp.

Police Chief Hamlin recommended approval of the purchase of ammunition for training and qualifications of an annual estimated amount of \$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

Item 14. Consider **Resolution No. 2023-005** concurring with the Tarrant County award of a contract to Excel 4 Construction, LLC. for the Community Development Block Grant Care's Act (CDBG-CV), Round 3 water improvement project and **Ordinance No. 2023-008** appropriating the funds.

Public Works Director Beck recommended approval of the resolution concurring with the Tarrant County award of contract in an estimated amount of \$350,000 to replace a 6" water line in the 1200-1300 blocks of Hilltop Drive from North Dove Road to Grapevine Middle School.

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

RESOLUTION NO. 2023-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUPPORTING THE TARRANT COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT-CARE'S ACT (CDBG-CV), ROUND 3 PROGRAM; AUTHORIZING CITY STAFF TO SUBMIT CANDIDATE PROJECTS; AUTHORIZING FUNDING PARTICIPATION WITH TARRANT COUNTY, AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2023-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$350,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider for the purchase of two 2023 Ford F150 trucks from Silsbee Ford, Inc.

Public Works Director Beck recommended approval of the purchase of a Ford F150 Responder truck and a Ford F150 Hybrid Crew Cab truck for a total amount not to exceed \$104,197.

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 new valve truck service body and vacuum skid from Illinois Tool Works.

Public Works Director Beck recommended approval of a valve truck service body and vacuum skid to be up-fitted onto an F550 truck chassis for use in the Utility Division for an amount not to exceed \$140,570.

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 a replacement vehicle detection system from Cubic Corporation.

Public Works Director Beck recommended approval of a signal vehicle detection system at Texan Trail and Dallas Road for an amount not to exceed \$17,369.

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 payment to the US Army Corps of Engineers Grapevine Lake operation and maintenance fee.

Public Works Director Beck recommended approval of the payment of \$26,761.76 as required by the US Army Corps of Engineers for the operation, repairs, and maintenance of the Grapevine Lake reservoir.

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 payment of the Texas Commission on Environmental Quality Annual Water System Fee.

Public Works Director Beck recommended approval of the fee of \$62,763.85 as required by the Texas Commission on Environmental Quality to operate the Water Treatment Plant.

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 20. Consider an Interlocal Agreement with the City of Southlake to provide utility service for the Ferguson Place Addition.

Public Works Director Beck recommended approval of the Interlocal Agreement with the City of Southlake for Grapevine to provide water, sanitary sewer and refuse to two residential lots that are within the City of Southlake in the Ferguson Place Addition.

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 21. Consider the minutes of the February 7, 2023 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 8:07 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 7th day of March, 2023.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

