

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 6th day of February, 2018 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 Spencer	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

constituting a quorum, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Jim Fechter	Member
Beth Tiggelaar	Member
Robert Rainwater	Member

and, with Vice Chairman BJ Wilson and Commissioners Monica Hotelling, Gary Martin, and Dennis Luers being absent, and with 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 6:01 p.m.

Council Member Coy arrived at 6:04 p.m.

SPECIAL JOINT SESSION WITH THE PLANNING AND ZONING COMMISSION

Item 1. Architexas and Mesa Planning to present possible scope of services for the Dallas Road Transit Corridor Planning.

Development Services Director Scott Williams introduced Craig Melde from Architexas and Robin McCaffrey from Mesa Planning who presented the scope of services for the planning of the Dallas Road Transit Corridor. Mr. Melde, Mr. McCaffrey and Mr. Williams answered questions from the Commission and Council.

The Commission and Council discussed this item. No action was taken.

City Attorney Matthew C.G. Boyle arrived at 6:28 p.m.

The Planning and Zoning Commission adjourned at 6:46 p.m. City Council continued with the agenda as published.

### EXECUTIVE SESSION

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

#### Item 1. Executive Session

- A. Real property relative to deliberation to 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 6:48 p.m. The closed session ended 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.

Relating to Section 551.087, City Manager Rumbelow requested Council approve an Economic Development Agreement with Grapevine Equity Partners, LLC, authorizing the City Manager to execute same and to take all other necessary action.

Motion was made to approve an Economic Development Agreement with Grapevine Equity Partners, LLC, authorizing the City Manager to execute same and to take all other necessary action.

Motion: Slechta

Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

Relating to Section 551.072, City Manager Rumbelow requested Council approve the Second Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine, LLC, authorizing the City Manager to execute same and to take all other necessary action.

Motion was made to approve the Second Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine, LLC, authorizing the City Manager to execute same and to take all other necessary action.

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

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

## **REGULAR MEETING**

### Call to Order

Mayor Tate called the meeting to order at 7:37 p.m. in the City Council Chambers.

### Item 2. Invocation

Council Member Paul Slechta delivered the invocation.

### Item 3. Posting the Colors and American Pledge of Allegiance

Boy Scout Troop 168 posted the colors and led the Pledges of Allegiance.

### Item 4. Citizen Comments

Daniel Czyz, 1532 Country Forest Court, Grapevine spoke about Oncor power outages and the need for more broad band services and providers in the City.

## PUBLIC HEARING AND RELATED ITEMS

### Item 6. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

Mayor Tate declared the public hearing open.

Parks and Recreation Director Kevin Mitchell presented this item and answered questions from Council. Adopted standards are a Texas Department of Family and Protective Services requirement for an exempt status for day care licensing. The Youth Programs Standards of Care will provide basic child care regulations for day camp activities operated by the Parks and Recreation Department.

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

Motion was made to close the public hearing.

Motion: Freed

Second: Coy  
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Item 7. Consider **Ordinance No. 2018-010** adopting the Youth Programs Standards of Care, amending the Code of Ordinances Section 16-19 and take any necessary action.

Motion was made to approve Ordinance No. 2018-010 adopting the Youth Programs Standards of Care.

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

#### ORDINANCE NO. 2018-010

AN ORDINANCE AMENDING THE GRAPEVINE CODE OF ORDINANCES BY ADDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

#### PRESENTATIONS

Item 8. Economic Development Director to present Economic Development department update.

Economic Development Director Bob Farley highlighted the activities of the Economic Development department over the last three years which included new developments, development of retail, business retention and corridor plans.

#### NEW BUSINESS

Item 9. Consider the award of RFB 459-2018, an agreement with Denco Construction Specialists for Oak Grove Softball Park renovations, **Ordinance No. 2018-011** appropriating funds in the Quality of Life Fund, and take any necessary action.

Parks and Recreation Director Mitchell presented this item in conjunction with items 10 and 11. This project will add a fourth field to the Oak Grove Softball Complex, completely renovate the current fields, remove and replace the existing parking lot, and upgrade the concession stand area and restroom facility to meet current ADA standards for an amount not to exceed \$6,773,876.

Motion was made to approve the award of RFB 459-2018 an agreement with Denco Specialists for Oak Grove Softball Park renovations and Ordinance No. 2018-011 to appropriate the funds.

Motion: Freed

Second: Slechta  
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

ORDINANCE NO. 2018-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROPRIATING \$6,773,876 IN THE QUALITY OF LIFE FUND FOR THE OAK GROVE PARK SOFTBALL RENOVATION; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider **Resolution No. 2018-007** authorizing the purchase of shade structures for Oak Grove Park from Site Source, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard), **Ordinance No. 2018-012** appropriating funds in the Quality of Life Fund, and take any necessary action.

Parks and Recreation Director Mitchell presented this item in conjunction with items 9 and 11. The purchase is for a shade trellis, roof structures, and columns as part of the Oak Grove Softball Park renovation project for a total amount not to exceed \$536,031.

Motion was made to approve Resolution No. 2018-007 authorizing the purchase of shade structures from Site Source, Inc. and Ordinance No. 2018-012 to appropriate the funds.

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

RESOLUTION NO. 2018-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE SHADE STRUCTURES THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2018-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROPRIATING \$536,031 IN THE QUALITY OF LIFE FUND FOR THE PURCHASE OF SHADE STRUCTURES IN OAK GROVE PARK DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider **Resolution No. 2018-008** authorizing the purchase of a prefabricated restroom for Oak Grove Park from CXT Precast Products, Inc. through an interlocal

agreement with the National Joint Powers Alliance, Ordinance No. 2018-013 appropriating funds in the Quality of Life Fund, and take any necessary action.

Parks and Recreation Director Mitchell presented this item in conjunction with items 9 and 10. This purchase is for a prefabricated CXT Cortez restroom building as part of the Oak Grove Softball Park renovation project for a total amount not to exceed \$54,850.

Motion was made to approve Resolution No. 2018-008 authorizing the purchase of a prefabricated restroom from CXT Precast Products, Inc. and Ordinance No. 2018-013 to appropriate the funds.

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

#### RESOLUTION NO. 2018-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A PRECAST RESTROOM FOR THE PARKS AND RECREATION DEPARTMENT THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

#### ORDINANCE NO. 2018-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROPRIATING \$54,850 IN THE QUALITY OF LIFE FUND FOR THE PURCHASE OF A PREFABRICATED RESTROOM FOR OAK GROVE PARK; DECLARING AN EMERGENCY 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.

Council Member Lease requested item 21 be removed from the consent agenda. Item 21 was considered after the remaining consent agenda items.

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

Item 12. Consider **AM18-01** being **Ordinance No. 2018-014** amendments to the Code of Ordinances, Chapter 15, Offenses and Miscellaneous Provisions by adding Section 15-23, Code Enforcement Authority to Enforce.

Development Services Director Williams recommended approval of the amendments to the Code of Ordinances to clarify the authority of Code Enforcement Officers to issue citations for code violations.

Motion was made to approve the Consent Agenda as presented.

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

ORDINANCE NO. 2018-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE CODE OF ORDINANCES CHAPTER 15, OFFENSES AND MISCELLANEOUS PROVISIONS BY ADDING SECTION 15-23, CODE ENFORCEMENT AUTHORITY TO ENFORCE, AUTHORIZING CODE ENFORCEMENT OFFICERS TO ISSUE CITATIONS FOR CERTAIN VIOLATIONS OF THE CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider **Resolution No. 2018-009** authorizing the purchase of emergency reporting software from Dell, Inc. through an interlocal agreement with the State of Texas Department of Information Resources (DIR).

Fire Chief Darrell Brown recommended approval of the purchase of emergency reporting software for an amount not to exceed \$23,032.

Motion was made to approve the Consent Agenda as presented.

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

RESOLUTION NO. 2018-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE EMERGENCY REPORTING SOFTWARE FOR THE FIRE DEPARTMENT THROUGH AN ESTABLISHED

INTERLOCAL AGREEMENT AND PROVIDING AN  
EFFECTIVE DATE

Item 14. Consider **Resolution No. 2018-010** authorizing the purchase of Meraki security licenses from Netsync Network Solutions through an interlocal agreement with the State of Texas Department of Information Resources (DIR).

Chief Technology Officer Tessa Allberg recommended approval of the purchase of Meraki security licenses for firewalls and access points for an amount not to exceed \$41,772.50.

Motion was made to approve the Consent Agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER  
OR THE CITY MANAGER'S DESIGNEE TO PURCHASE  
MERAKI SECURITY LICENSES THROUGH AN  
ESTABLISHED INTERLOCAL AGREEMENT AND  
PROVIDING AN EFFECTIVE DATE

Item 15. Consider the award of an informal request for quote to purchase a Flygt replacement pump from FCX Performance.

Public Works Director Bryan Beck recommended approval of the award of an informal request for quote to purchase a Flygt replacement pump for an amount not to exceed \$32,185. The pump at the Hilton Lift Station is currently failing and must be replaced.

Motion was made to approve the Consent Agenda as presented.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

Item 16. Consider **Resolution No. 2018-011** authorizing the purchase of Ford trucks from Sam Pack's Five Star Ford through an interlocal agreement with the State of Texas Term Contracts Program.

Public Works Director Beck recommended approval of the purchase of three Ford trucks for Public Works and the Fire Department in an amount not to exceed \$87,804.

Motion was made to approve the Consent Agenda as presented.

Motion: O'Dell

Second: Coy  
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

RESOLUTION NO. 2018-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE FORD TRUCKS FOR THE PUBLIC WORKS AND FIRE DEPARTMENTS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider an engineering services contract with DeOtte Engineering Inc. to perform project scoping and design services for sidewalk and minor intersection safety improvements.

Public Works Director Beck recommended approval of the engineering services contract for project scoping and design services for sidewalk and minor intersection safety improvements. As part of the safe routes to school program and to increase capacity at various intersections, staff has identified eight areas to study. DeOtte Engineering, Inc. will provide surveying, franchise utility location, and engineering services at these locations in an amount not to exceed \$250,000.

Motion was made to approve the Consent Agenda as presented.

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

Item 18. Consider the revised developer agreement with BR's Pork Chop, LTD for the cost participation in the development of Perry's Steakhouse and **Ordinance No. 2018-015** amending the Fiscal Year 2018 Capital Improvements Budget and appropriating funds.

Public Works Director Beck recommended approval of the revised developer agreement with BR's Pork Chop, LTD and the ordinance amending the Fiscal Year Capital Improvements Budget. On June 6, 2017, a developer's agreement and funding ordinance were approved for this project. During construction, the City and the Developer agreed to relocations of both the water and sanitary sewer lines to address field conditions which resulted in an increase of cost of \$77,266.83.

Motion was made to approve the Consent Agenda as presented.

Motion: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None  
Approved: 7-0

ORDINANCE NO. 2018-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2018; PROVIDING FOR THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 19. Consider additional funding for participation with the Texas Department of Transportation (TxDOT) in the acquisition of right-of-way for the State Highway 121 Section 13 improvements.

Public Works Director Beck recommended approval of the additional funding for the acquisition of right-of-way for the State Highway 121 Section 13 improvements. On May 5, 2009, Council approved local funding agreement with TxDOT for the 10% local match for this project at an estimated amount of \$495,300.93. The final cost of the program is \$9,775,681 which requires a local match of \$977,568.13.

Motion was made to approve the Consent Agenda as presented.

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

Item 20. Consider an amendment to the interlocal agreement with Tarrant County for State Highway 26 improvements.

Public Works Director Beck recommended approval of the amendment to the interlocal agreement for State Highway 26 improvements. After completion of Phase I of this project, the \$300,000 that was allocated by the City and Tarrant County was not needed. This amendment will apply these funds to Phase II, being a segment of State Highway 26 from Pool Road to a point west of John McCain.

Motion was made to approve the Consent Agenda as presented.

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

Item 22. Consider the award of an informal request for quote from Garrett Demolition, Inc. for the abatement and demolition of 3100 Timberline Drive to allow for the construction of Fire Station 3 and **Ordinance No. 2018-017** appropriating funds in the Capital Projects General Facilities Fund.

Public Works Director Beck recommended approval of the award of an informal request quote for the abatement and demolition of 3100 Timberline Drive for an amount not to exceed \$72,120 and an Ordinance No. 2018-017 to appropriate the funds.

Motion was made to approve the Consent Agenda as presented.

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

ORDINANCE NO. 2018-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROPRIATING \$72,120 IN THE CAPITAL PROJECTS GENERAL FACILITIES FUND FOR THE ABATEMENT AND DEMOLITION OF 3100 TIMBERLINE FOR FIRE STATION 3 CONSTRUCTION; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider **Resolution No. 2018-012** authorizing and ratifying the emergency purchase and installation of windows in the City Council Chambers from Leeds Clark, Inc.

Public Works Director Beck recommended approval of the resolution authorizing and ratifying the emergency purchase and installation of windows in the City Council Chambers for an estimated amount of \$77,471.

Motion was made to approve the Consent Agenda as presented.

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

Item 24. Consider the minutes of the January 16, 2018 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, Spencer, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Item 21. Consider **Ordinance No. 2018-016** abandoning a 10-foot wide utility easement in Lot 2R, Block 1, Placid Peninsula located at 3539 Red Bird Lane.

Public Works Director Beck reported the request was to abandon a 10-foot wide utility easement in Lot 2R, Block 1, Placid Peninsula. Mr. Beck answered questions from Council.

Motion was made to approve Ordinance No. 2018-016 abandoning a utility easement in Lot 2R, Block 1, Placid Peninsula.

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

ORDINANCE NO. 2018-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ABANDONING AND VACATING A 10-FOOT WIDE UTILITY EASEMENT ON LOT 2R, BLOCK 1, PLACID PENINSULA ADDITION (3539 RED BIRD LANE) IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:07 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of February, 2018.

APPROVED:



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William D. Tate  
Mayor

ATTEST:



\_\_\_\_\_  
Tara Brooks  
City Secretary

