



CITY OF GRAPEVINE, TEXAS  
REGULAR CITY COUNCIL MEETING AGENDA  
TUESDAY, AUGUST 4, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council will conduct the meeting scheduled at 7:30 pm on August 4, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor and Members of City Council may attend this meeting in person.

**There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 544 494 532 #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, August 3, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, August 4.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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6:45 p.m.	Dinner - City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting - City Council Chambers
7:15 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Regular Meeting - City Council Chambers

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**CALL TO ORDER: 7:15 p.m. - City Council Chambers**

## EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - 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.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

## REGULAR MEETING: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

## CITIZEN COMMENTS

3. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

## NEW BUSINESS

4. Consider **Resolution No. 2020-013** accepting the Certified Tax Rolls having a total appraised value of \$15,359,590,492, less exemptions of \$5,948,578,415 for a net taxable value of \$9,411,012,077 and take any necessary action.
5. Consider **Resolution No. 2020-014** authorizing Texas Coalition for Affordable Power Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement to provide the City with electric power beginning in 2023 and take any necessary action.

6. Consider a contract for the Risk and Resilience Assessment and to update of the Emergency Response Plan with Gresham Smith, Inc. and **Ordinance No. 2020-034** to appropriate funds. Public Works Director recommends approval.

### CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be 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. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

7. Consider the mid-year appointment of Traci Hutton as a regular member to the Planning and Zoning Commission. Council Member Chris Coy recommends approval.
8. Consider the renewal of annual contracts for tree maintenance services with Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor. Parks and Recreation Director recommends approval.
9. City Council to consider approval for the purchase of micro-surfacing services from Intermountain Slurry Seal, Inc. Public Works Director recommends approval.
10. Consider the minutes of the July 21, 2020 Regular City Council meeting and the July 28, 2020 Special City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

### ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on July 31, 2020 by 5:00 p.m.

  
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Tara Brooks, TRMC, CRM  
City Secretary



This meeting can be adjourned and reconvened, if necessary, the following regular business day.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** RESOLUTION TO ACCEPT THE CERTIFIED TAX ROLLS

**RECOMMENDATION:** Staff recommends City Council approve a resolution to accept the Certified Estimated Tax Rolls having a total appraised value of \$15,359,590,492, less exemptions of \$5,948,578,415 for a net taxable value of \$9,411,012,077.

**FUNDING SOURCE:** This action has no material effect on City funds.

**BACKGROUND:** This resolution is provided pursuant to Section 26.04 of the Texas Property Tax Code which requires the assessor for a taxing unit to submit the total appraised value, the total assessed value and the total taxable value of the property within the unit's boundaries to the unit's governing body by August 1st or as soon thereafter as is practicable. Colette Ballinger, Tax Assessor, has submitted this information to the City and has also certified that the estimated tax collection rate for the tax year 2020 is 100%. As prescribed by law, the appraised value from the certified rolls is \$15,359,590,492, less \$5,948,578,415 in exemptions, producing a net taxable value of \$9,411,012,077. The new construction value, included in the net taxable value amount, is \$79,660,310.

The City Council designates Colette Ballinger, RTA, CSTA (Registered Tax Assessor Collector, Certified School Tax Assessor) as the official person to calculate and publish the effective tax rate calculation for the City of Grapevine, Texas for FY2021.

Staff recommends approval.

GJ

RESOLUTION NO. 2020-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE TAX ROLLS FOR TAX YEAR 2020 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on or by July 25, 2020, the Chief Appraisers of the Tarrant, Dallas and Denton Appraisal Districts approved and provided to the Grapevine City Council the Tax Rolls for 2020 with a total appraised value of \$15,359,590,492 and having a net taxable value of \$9,411,012,077. Tarrant County provided certified values while Dallas and Denton Counties provided certified estimates. Certified values will be provided at a later date; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the Certified Tax Rolls value for the tax year 2020 for the City of Grapevine, Texas be and hereby approved in the amount of \$15,359,590,492 for total appraised value.

Section 3. That the certified net taxable value (total appraised value less exemptions) of \$9,411,012,077 is approved.

Section 4. That in addition to the value shown in Section 3 above, the Chief Appraisers have prepared a list of all properties pending disposition before the Appraisal Review Board. A projected minimum value of \$462,022,885 has been assigned to this property and \$225,877,343 in properties not on the rolls, for a total of \$687,900,228 used for budget purposes.

Section 5. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 4th day of August, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** TCAP POWER PURCHASE AGREEMENT

**RECOMMENDATION:** City Council to consider adopting a resolution authorizing Texas Coalition for Affordable Power (TCAP) Professional Services Agreement (PSA) and Gexa Energy's Commercial Electric Service Agreement (CESA) to provide the City with electric power beginning in 2023 and take any necessary action.

**FUNDING SOURCE:** Funds are programmed annually in the operating budget.

**BACKGROUND:** In 2008, the City of Grapevine resolved to become a member of Cities Aggregation Power Project (CAPP) and joined with a group of cities that had banded together to aggregate their power demand to acquire electricity at the lowest rate possible. In 2011, CAPP consolidated their network with others to create the Texas Coalition for Affordable Power (TCAP) and opened its doors to other governmental entities such as counties and water districts. TCAP currently has approximately 165 members.

Our fixed price contract with Gexa through TCAP expires on December 31, 2022. We are currently paying \$0.03684/kWh to Gexa for electricity and \$0.0012/kWh to TCAP for an aggregation fee. Our current arrangement is significantly less than our costs prior to 2008. The rates above exclude delivery, fees, taxes, and other charges approved by the Public Utility Commission (PUC).

Looking forward, TCAP's management believes that money can be saved by getting away from long-term fixed price contracts and using a short-term market driven auction process. This approach is called the Strategic Hedging Program (SHP). The rationale of this program is that TCAP believes there is excess energy supply in the coming few years that will result in pricing that is to the buyer's advantage, and we would be better served buying energy in year over year blocks than committing to a 5 year fixed price contract.

A significant feature is that the City has the option, twice a year, to terminate participation in SHP and convert to a fixed-price contract similar to our current arrangement.

City staff has briefed the Utility Committee on this issue and obtained their support to move this item to the full City Council for consideration.

Staff recommends approval.

BB/ds

RESOLUTION NO. 2020-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY'S COMMERCIAL ELECTRIC SERVICE AGREEMENT FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a member of Texas Coalition for Affordable Power, Inc. ("TCAP"), a non-profit, political subdivision corporation of the State of Texas; and

WHEREAS, TCAP has previously arranged for the City to purchase power through Gexa Energy with a contract set to expire December 31, 2022; and

WHEREAS, TCAP has designed a new procurement strategy that will involve TCAP initially committing to purchase power two years in advance of delivery on behalf of its members who desire participation in a Strategic Hedging Program ("SHP") that will involve a series of monthly competitive auctions; and

WHEREAS, TCAP has prepared a Professional Services Agreement ("PSA"), that, in addition, to enumerating services and benefits to members of TCAP, provides TCAP with specific authority to procure power in the wholesale market on behalf of members who choose to participate in the SHP; and

WHEREAS, approval of the PSA is a necessary, but not sufficient, prerequisite to participation in the SHP; and

WHEREAS, the PSA is a relational contract that defines services provided by TCAP to members regardless of whether a member decides to commit to the SHP; and

WHEREAS, the industry-standard retail contract is a Commercial Electric Service Agreement ("CESA") offered by a Retail Electric Provider ("REP"); and

WHEREAS, TCAP has negotiated modifications to the current CESA between the City and Gexa Energy to reflect participation in the SHP; and

WHEREAS, the CESA that will facilitate participation in the SHP effective for power deliveries in and beyond 2023 will need to be approved and signed prior to October 1, 2020; and

WHEREAS, the City desires to participate in the SHP; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Manager is authorized to sign TCAP's Professional Services Agreement, and Gexa Energy's CESA, and send the agreements to TCAP, 15455 Dallas Parkway, Ste 600, Addison, TX 75001.

Section 3. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 4th day of August, 2020.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** APPROVAL OF AN ENGINEERING CONTRACT FOR THE RISK AND RESILIENCE ASSESSMENT AND AN UPDATE OF THE EMERGENCY RESPONSE PLAN

**RECOMMENDATION:** City Council to consider approving a contract for the Risk and Resilience Assessment and an update of the Emergency Response Plan with Gresham Smith, Inc., and an ordinance appropriating funds.

**FUNDING SOURCE:** Upon approval, funds are available in the Utility Enterprise Capital Fund 200 for an amount not to exceed \$400,000.

**BACKGROUND:** The American Water Infrastructure Act (AWIA) of 2018 requires that all community (drinking) water systems serving more than 3,300 people develop a Risk and Resilience Assessment (RRA) of their water system and an Emergency Response Plan (ERP) certification. The City of Grapevine's population dictates that the RRA must be complete by June 30, 2021 and the ERP be complete by December 31, 2021 to avoid enforcement and penalties by the Environmental Protection Agency (EPA).

The overall purpose of the RRA and ERP is to study the vulnerabilities to our water system by potential occurrences such as system failure, natural catastrophes and malevolent actions. The study is also intended to not only point out weaknesses in our water system, but to determine action plans to deal with the risks identified.

The requirement of the RRA include identifying:

- The risk to the system from malevolent acts and natural hazards;
- The resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems) which are utilized by the system;
- The monitoring practices of the system;
- The financial infrastructure of the system;
- The use, storage, or handling of various chemicals by the system; and
- The operation and maintenance of the system.

The requirements of the ERP include:

- Strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system;
- Plans and procedures that can be implemented, and identification of equipment that can be utilized, in the event of a malevolent act or natural

hazard that threatens the ability of the community water system to provide safe drinking water; **CON ITEM # 6**

- Actions, procedures and equipment which can prevent or significantly lessen the impact of a malevolent act or natural hazard on the public health and the safety and supply of drinking water provided to communities and individuals; and
- Strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

On March 20, 2020, City of Grapevine staff sent a Request for Qualification (RFQ) to three consulting engineering firms; Black & Veatch Corporation, Gresham Smith, Inc. and Garver, Inc. in regard to helping City staff develop the RRA and ERP. All three firms have extensive local and nationwide experience in developing these studies.

Beginning in April 2020, six members of city staff interviewed the three engineering firms and scored the firms based on pre-selected criteria including team members' experience, project approach and planning, project understanding and the the team's experience with the required certification process. Summarizing all six staff member's scores had Gresham Smith, inc as the selected firm.

Staff negotiated the scope of the project with Gresham Smith, Inc. with associated costs to develop a proposal and contract to develop the RRA and ERP with City staff.

Staff recommends approval.

ORDINANCE NO. 2020-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$400,000.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete a Risk and Resilience Assessment and update the Emergency Response Plan; and

WHEREAS, funding is available in the Utility Enterprise Capital Fund; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes \$400,000 be appropriated from the Utility Enterprise Capital Fund for the Risk and Resilience Assessment and the update of the Emergency Response Plan.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 4th day of August, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** APPROVE APPOINTMENT TO PLANNING AND ZONING COMMISSION

**RECOMMENDATION:** City Council to consider the mid-year appointment of Traci Hutton as a regular member to the Planning and Zoning Commission.

**FUNDING SOURCE:**

**BACKGROUND:** Planning and Zoning Commissioner Gary Martin resigned from the Commission on July 20, 2020. Therefore, there is a vacancy for an unexpired term to end in 2021.

Council Member Chris Coy has proposed changing Alternate Member Traci Hutton to a Regular Member and leaving the alternate position open at this time.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** APPROVAL TO RENEW ANNUAL CONTRACTS FOR TREE MAINTENANCE SERVICES

**RECOMMENDATION:** City Council to consider the renewal of annual contracts for tree maintenance services with Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in various general and lake park fund accounts for an annual estimated amount of \$400,000.

**BACKGROUND:** The purpose of this contract is to establish fixed hourly rates for a variety of tree maintenance services on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The award was made to Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor to assure availability of services. The contracts were for an initial one-year period with four, one-year optional renewals. If approved, this will be the third renewal available.

Staff recommends approval.

MK/LW

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** AUGUST 4, 2020

**SUBJECT:** APPROVAL FOR THE PURCHASE OF MICRO-SURFACING SERVICES

**RECOMMENDATION:** City Council to consider approval for the purchase of micro-surfacing services from Intermountain Slurry Seal, Inc. for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Street Maintenance Capital Replacement Fund for an amount not to exceed \$165,000.

**BACKGROUND:** This purchase will be used for micro-surfacing services for Main Street, Camelot Drive, Warwick Way, Newcastle Drive, Sheffield Drive, Manchester Lane, Kelsey Court and Roberts Road as shown in the attached exhibit.

Micro-surfacing provides for a thin (3/8") layer of asphalt mixed with sand aggregate. This treatment seals the existing pavement keeping water from infiltrating cracks in the surface. The ability for surface water to get below the pavement and into the subgrade is the principal mode of failure for all pavements. This treatment is expected to extend the life of the roadway from 5-7 years. This is the most cost effective paving treatment and is the cornerstone of our proposed roadway capital improvement plan discussed this spring.

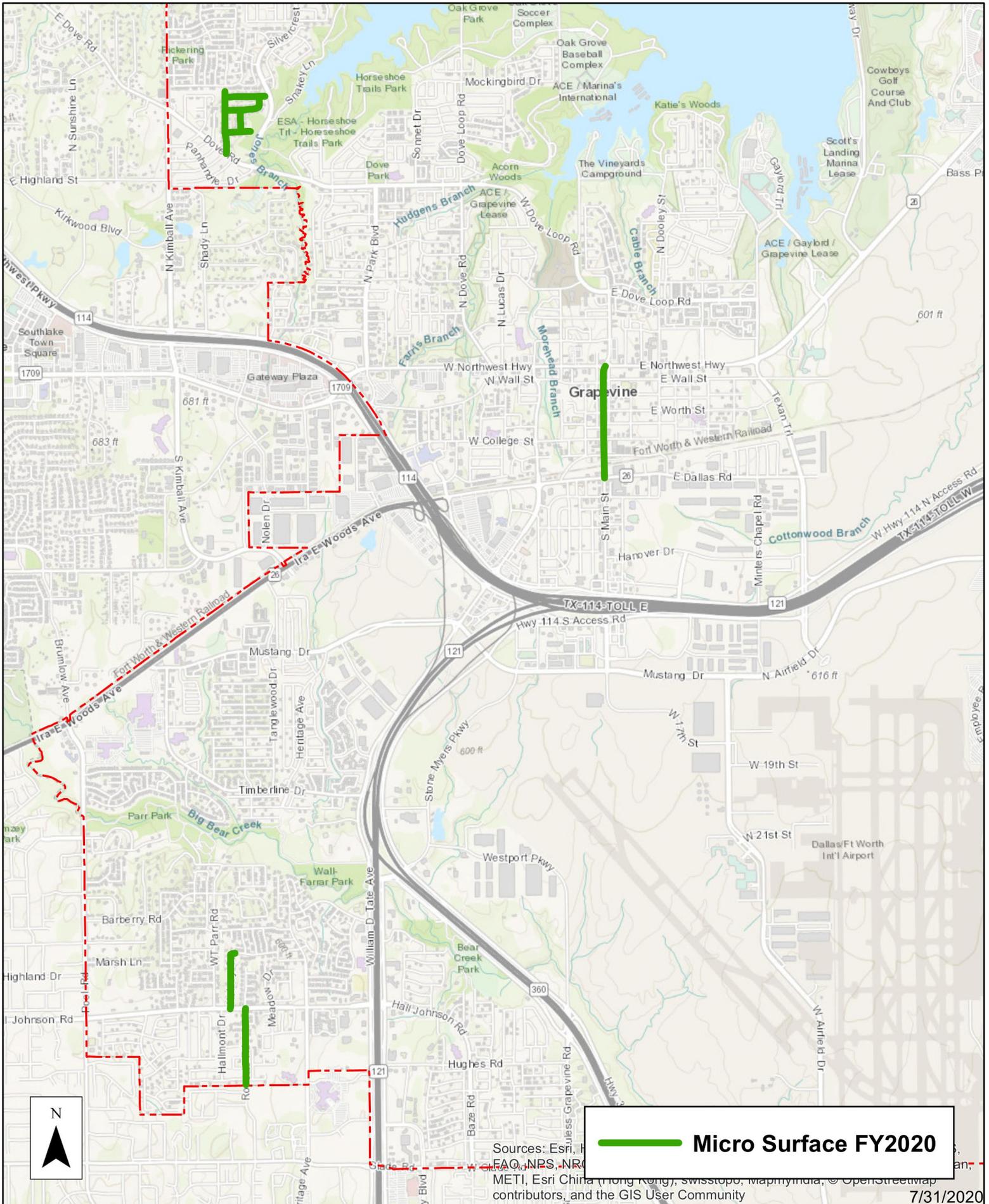
This purchase will be made in accordance with an existing Interlocal Cooperative Agreement with City of North Richland Hills, Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

The City of North Richland Hills, Texas solicited bids for micro-surfacing services from which they awarded a contract to Intermountain Slurry Seal, Inc. The Public Works and Purchasing staff reviewed the contract for specification compliance and determined that this contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

KH/LW

# FY2020 Street Maintenance Plan - Micro Surfacing



Sources: Esri, H  
FAO, NPS, NR  
METI, Esri China (Hong Kong), swisstopo, mapbox, © OpenStreetMap  
contributors, and the GIS User Community



CITY OF GRAPEVINE, TEXAS  
 REGULAR JOINT MEETING OF  
 CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
 TUESDAY, JULY 21, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
 200 SOUTH MAIN STREET  
 GRAPEVINE, TEXAS

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council and the Planning and Zoning Commission were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 21st day of July, 2020 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, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
B.J. Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate Member
David Hallberg	Alternate Member

constituting a quorum with Commissioner Dennis Luers being absent, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager

Matthew C.G. Boyle  
Tara Brooks

Assistant City Attorney  
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, 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 7:17 p.m. The closed session ended at 7:27 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 necessary.

**REGULAR MEETING**

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

Item 2. Invocation and Pledge of Allegiance

Vice-Chairman B.J. Wilson delivered the Invocation and led the Pledge of Allegiance.

Mayor Tate announced that City Attorney John F. Boyle, Jr. passed away on July 20, 2020. He lauded the work Mr. Boyle has done as City Attorney for the last forty plus years and expressed condolences to the Boyle family.

JOINT PUBLIC HEARINGS

Item 3. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition

Development Services Assistant Director Ron Stombaugh stated the applicant requested to withdraw this item.

Motion was made to accept the withdrawal of PD20-01 and the Preliminary Plat of Lots 1-8, Block A, Pecan Ridge Addition.

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

Motion was made to accept the withdrawal of PD20-01 and the Preliminary Plat of Lots 1-8, Block A, Pecan Ridge Addition.

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

Item 4. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse)

Development Services Assistant Director Stombaugh reported the applicant, Thiel & Thiel Inc., was requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse for property located at 3800 Fairway Drive and that is currently zoned "GU" Governmental Use District.

Trish Hammond with Thiel & Thiel was available to answer questions. There were not any questions from the Commission or Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Fechter  
Second: Wilson  
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton 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 5. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express)

Development Services Assistant Director Stombaugh reported the applicant, Rafeal Mora Deniz, was requesting to rezone 1.18 acres from "LI" Light Industrial District to "CC" Community Commercial District. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store located at 2151 Ira E. Woods Avenue.

The applicant, Daniel Mora Deniz, answered questions from the Commission.

There was no one who wished to speak. There was one letter received in support of the request.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Wilson

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

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed

Second: O'Dell

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

Nays: None

Approved: 7-0

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 6. Citizen Comments

No one requested to speak during Citizen Comments.

PRESENTATIONS

Item 7. Emergency Management Coordinator to present update on COVID-19 pandemic.

Emergency Management Coordinator Matt Feryan updated Council on the latest statistics involving COVID-19 cases, fatalities and testing, and described some of the activities and changes to department practices throughout the City as a result of the pandemic.

Mr. Feryan answered questions from Council.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be 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. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 8. Consider the purchase of roof rehabilitation and restoration services and from Weatherproofing Services for the Palace Arts Center – Lancaster and Ordinance No. 2020-029 appropriating funds.

Convention and Visitors Director P.W. McCallum recommended approval of the purchase of roof rehabilitation and restoration services of the Palace Arts Center for a total amount not to exceed \$80,187.

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. 2020-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$80,187 IN THE HERITAGE FOUNDATION FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider the award of an annual contract for drug testing and occupational health services with Concentra Health Services.

Human Resources Director Rachel Huitt recommended approval of the award of an annual contract for pre-employment drug testing, essential job function screenings, injury care and related services for an annual estimated amount of \$50,000.

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 purchase of additional virtual desktop infrastructure server storage from Unique Digital.

Chief Technology Officer Tessa Allberg recommended approval of the purchase of additional storage for the server environment to reallocate space for the creation of the upgraded Virtual Desktop Infrastructure environment in an amount not to exceed \$59,258.

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 the purchase of two hosts for new virtual desktop infrastructure (VDI) environment server storage from General Datatech, LP.

Chief Technology Officer Allberg recommended approval of the purchase of two new server hosts for the upgrade of the virtual desktop environment to prepare for the migration to the new Virtual Desktop Infrastructure operating system environment for an amount not to exceed \$39,298.

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 the purchase of Koha integrated library system by Bywater Solutions, and procurement of all integrated library system requirements to replace the current integrated library system.

Library Director Ruth Chiego recommended approval of the Koha integrated library operating system for an amount not to exceed \$70,000. The system will track

acquisitions, catalog, and will manage circulation, payments, subscriptions, and provide online public access.

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 purchase of communications equipment and services for the Grapevine Public Safety Dispatch Center from Motorola Solutions for the Police Department.

Police Chief Mike Hamlin recommended approval of the purchase of an additional public safety emergency radio communications console for \$53,830. An additional \$19,028 will be reimbursed through a grant associated with the purchase.

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 the renewal of an annual contract for preventative roof maintenance with Tremco/Weatherproofing Technologies, Inc.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract for preventative roof maintenance for an amount not to exceed \$33,561. The preventative maintenance program will include inspection and evaluation to identify maintenance, repair or replacement requirements.

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 15. Consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment.

Public Works Director Beck recommended approval of the renewal of the contracts for heavy equipment rental services for an estimated amount of \$30,000.

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 16. Consider a sole source purchase of a pump repair at Dove 2 Lift Station from Precision Pump Systems.

Public Works Director Beck recommended approval of the sole source purchase of a pump for an amount not to exceed \$21,379. The pump will be used to rebuild one of the vertical turbine pumps at the Dove 2 Lift Station.

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 minutes of the July 7, 2020 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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 18. Planned Development Overlay **PD20-01** (Pecan Ridge Addition)

This item was withdrawn. No action was taken by Council.

Item 19. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition

This item was withdrawn. No action was taken by Council.

Item 20. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) –

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0.

Motion was made to approve Conditional Use Permit CU20-05 City of Grapevine Golf Course Clubhouse and Ordinance No. 2020-030.

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

ORDINANCE NO. 2020-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU20-05 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A GOLF COURSE CLUBHOUSE FOR TRACTS 1, 1A, 3, 4, 4A, 4A1, AND 4B OF THE STEPHENS BURNLEY SURVEY, A-179 (3800 FAIRWAY DRIVE) IN A DISTRICT ZONED "GU" GOVERNMENTAL USE DISTRICT REGULATIONS 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 21. Zoning Change Application **Z20-01** (El Super Express)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the zoning change request by a vote of 7-0.

Motion was made to approve Zoning Change Z20-01 El Super Express and Ordinance No. 2020-031.

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

ORDINANCE NO. 2020-031

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-01 ON A TRACT OF LAND OUT OF THE THOMAS EASTER SURVEY, ABSTRACT NO. 474, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE LOCATED AT 2151 IRA E. WOODS AVENUE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS TO "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Conditional Use Permit **CU20-12** (El Super Express)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0.

Motion was made to approve Conditional Use Permit CU20-12 El Super Express and Ordinance No. 2020-032.

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

ORDINANCE NO. 2020-032

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU20-12 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 1996-09 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE

CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), SPECIFICALLY TO ALLOW OUTSIDE DINING IN CONJUNCTION WITH A CONVENIENCE STORE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT LOCATED AT LOT 4R, BLOCK 1, DFW BUSINESS PARK ADDITION (2151 IRA E. WOODS AVENUE) 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 8:13 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 4th day of August, 2020.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

The City Council of the City of Grapevine, Texas met in Workshop on this the 28th day of July, 2020 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

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 the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Tara Brooks	City Secretary
Greg Jordan	Chief Financial Officer

CALL TO ORDER

Mayor Tate called the workshop to order at 6:03 p.m.

Item 1. Citizen Comments

Beginning at 5:00 p.m. on July 27, 2020, citizens were able to submit a citizen appearance request form through the City's website.

No requests were received prior to the meeting. There was no one on the phone who wished to speak.

Item 2. City Council to conduct a workshop relative to the Fiscal Year 2020-2021 budget.

City Manager Bruno Rumbelow reported how the COVID-19 pandemic and uncertainty of future revenue collection affected the Fiscal Year 2020-2021 budget.

Chief Financial Officer Greg Jordan spoke in detail on the pandemic's effect on the budget and reported that most of the revenue reductions could be seen in sales tax and hotel

occupancy tax. Therefore, the Fiscal Year 2020-2021 budget is a maintenance budget that focused on keeping continuity of services at their current levels. He then presented a detailed report on the different City funds and departmental budgets.

Mr. Jordan answered questions from Council.

Convention and Visitors Bureau Director P.W. McCallum answered questions from Council.

Council discussed the proposed budget.

There was no formal action taken by the City Council.

### ADJOURNMENT

Motion was made to adjourn the workshop at 6:49 p.m.

Motion: O'Dell

Second: Coy

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 August, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary