

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 16th day of July, 2024 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 Chair
Beth Tiggelaar	Member
Traci Hutton	Member
Dennis Luers	Member
Mark Assaad	Alternate Member
Ben Johnson	Alternate Member

constituting a quorum, with Members David Hallberg and Jason Parker being absent; with Alternate Members Mark Assaad and Ben Johnson participating as voting members, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Samuel Hawk	Assistant City Attorney
Tara Brooks	City Secretary

**CALL TO ORDER**

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

**Item 1. Invocation and Pledge of Allegiance**

Mayor Pro Tem Darlene Freed gave the invocation and led the Pledge of Allegiance.

Item 2. Mayor Tate to recognize the Grapevine High School Baseball team for winning the 2024 5A Baseball State Championship.

Mayor Pro Tem Freed presented the recognition to Grapevine High School Head Coach Jimmy Webster, Assistant Coach Josh Dillard Will and players Drew Finnigan, Jarett Boswell, Blaine Swartz and Connor Ray and congratulated them for winning the 2024 5A Baseball State Championship.

Coach Webster thanked the City and Community and lauded the players on the 2024 Grapevine High School Baseball team.

JOINT PUBLIC HEARINGS

Item 3. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Used Development), **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition and **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant was also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height; to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant located within a six-story hotel with 249 rooms. The applicant also requested to final plat two commercial lots. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.

Applicant Representative Joel Behrans with Trammell Crow presented this item and answered questions from the Commission and Council.

Director Marohnic answered questions from Council.

Scott Thompson from Northland Properties answered questions from Council regarding the hotel.

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

Motion was made to close the public hearing.

Motion: Hutton

Second: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hutton, Assaad, and Johnson

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU24-23** (Los Amigos)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 202 East Northwest Highway and is currently zoned "HC", Highway Commercial District.

Applicant Representative Arturo Gutierrez explained why he was requesting a conditional use permit to sell alcohol and answered questions from Council.

This was the first reading of this item. The Board of Zoning Adjustment will consider a special exception for the separation between the existing restaurant and storage building at their August 5 meeting. If approved the second reading will be on the August 20 Council agenda. *\*\*Staff Note: The August 5, 2024 Board of Zoning Adjustment meeting was rescheduled to August 12, 2024.*

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 5. Conditional Use Permit **CU24-25** (Winestein's Tasting Room)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 280 North Main Street and is currently zoned "CN", Neighborhood Commercial District.

Applicants Michael and Miranda Einstein presented their concept and answered questions from Council.

Director Marohnic answered questions from the Commission.

Chairman Oliver highlighted the parking issues at this center.

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

Motion was made to close the public hearing.

Motion: Johnson

Second: Assaad

Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hutton, Assaad, and Johnson

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 6. Zoning Change Application Z24-04 (736 East Northwest Highway) and Final Plat of Lots 1, 2 and 3, Block 1, Northern Hills Addition**

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to subdivide one lot into three lots and to rezone 0.429 acre from "HC", Highway Commercial District to "R-7.5", Single Family District for two single-family dwellings. The applicant also requested to replat Lot 1, Block 1, Western Sizzlin' Steak House to create one commercial lot and two single family residential lots.

Applicant Neal Cooper presented this item.

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

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hutton, Assaad, and Johnson  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

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

Item 7. Zoning Change Application **Z24-05**, Concept Plan **CP24-01** (Grapevine Springs) and **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R Grapevine Office Park

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 11.3 acres from "CC", Community Commercial District and "PO", Professional Office District to "R-7.5" Single Family District and "R-12.5", Single Family District for 21 single-family dwellings. The applicant also requested to replat Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

Mayor Tate called for a break at 8:59 p.m. and reopened the meeting at 9:12 p.m.

Applicant Eason Maykus presented this item and highlighted the changes from the previous proposal. Mr. Maykus answered questions from the Commission and Council.

Julie Jacob, 503 Dove Creek Place, Grapevine spoke in opposition to this item.  
Frank Colby, 538 Dove Creek Circle, Grapevine raised concerns over the retaining wall.

Two letters of opposition and one letter in support from outside the 200-foot notification area were provided to the Commission and Council.

Within in the 200-foot notification area, one letter of support and 24 letters of opposition were received. The letters in opposition from citizens in this area equals 38.22%, which requires a super-majority vote of Council for approval.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Freed

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 8. Citizen Comments

Debi Meek, 1025 Brownstone Drive, Grapevine described the 4th of July event that she hosted at Main Street gazebo and stated she was already planning for the 2025 event.

#### NEW BUSINESS

Item 9. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators, and take any necessary action.

Planning Services Director Marohnic presented this item and reported that this issue has been studied by the Planning and Zoning Commission, described residential standby generators and answered questions from Council.

Council discussed this item.

Motion was made to call a public hearing to consider possible amendments to the Comprehensive Zoning Ordinance to amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

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

Item 10. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same bring Appendix "D" of the Code of Ordinances, as follows: amend Subsection (C), Conditional Uses, of Section 25, "CC", Community Commercial District; Subsection (C), Conditional Uses, of Section 26, "HC", Highway Commercial District; and Subsection (C), Conditional Uses, of Section 31, "LI", Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and

services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats, and take any necessary action.

Planning Services Director Marohnic reported that due to conversations that have occurred since Council approved Ordinance No. 2024-006 on January 16, 2024, staff was requesting a public hearing consider amendments to the ordinance by adding exceptions for certain automotive related businesses.

Director Marohnic answered questions from Council.

Motion was made to call a public hearing to consider possible amendments to the Comprehensive Zoning Ordinances specifically to amend Subsection (C), Conditional Uses, of Section 25, "CC", Community Commercial District; Subsection (C), Conditional Uses, of Section 26, "HC", Highway Commercial District; and Subsection (C), Conditional Uses, of Section 31, "LI", Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

Item 11. Consider beginning Phase 2 of The REC Performance Utilization Analysis with Barker Rinker Seacat Architecture and take any necessary action.

City Manager Bruno Rumbelow introduced this item and Assistant Parks and Recreation Director Trent Kelly gave a presentation and answered questions from Council.

City Manager Rumbelow answered questions and requested Council table this item.

Council discussed this item.

Motion was made to **table** consideration of Phase 2 of The REC Performance Utilization Analysis with Barker Rinker Seacat Architecture.

Motion: Rogers

Second: Coy

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

Nays: None

Approved: 7-0

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development)

Chairman Oliver reported the Commission denied the zoning change request with a vote of 7-0.

Motion was made to accept the recommendation of the Commission and deny Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development).

Motion: Coy  
Second: Slechta  
Ayes: Tate, Rogers, Coy, Slechta, and Leal  
Nays: Freed, O'Dell  
Approved: 5-2 **to deny**

Item 24. Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development)

Chairman Oliver reported the Commission denied the conditional use permit with a vote of 7-0.

Motion was made to accept the recommendation of the Commission and deny Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development).

Motion: Rogers  
Second: Coy  
Ayes: Tate, Rogers, Coy, Slechta, and Leal  
Nays: Freed, O'Dell  
Approved: 5-2 **to deny**

Item 25. **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition

Chairman Oliver reported the Commission denied the preliminary plat with a vote of 7-0.

Motion was made to accept the recommendation of the Commission and deny the Preliminary Plat for Lots 2-4, Block 1, Grapevine Mills Wells Addition.

Motion: Coy  
Second: Rogers  
Ayes: Tate, Rogers, Coy, Slechta, and Leal  
Nays: Freed, O'Dell  
Approved: 5-2 **to deny**

Item 26. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition

Chairman Oliver reported the Commission denied the final plat with a vote of 7-0.

Motion was made to accept the recommendation of the Commission and deny the Final Plat for Lots 2 and 3, Block 1, Grapevine Mills Wells Addition.

Motion: Coy

Second: Slechta  
Ayes: Tate, Rogers, Coy, Slechta, and Leal  
Nays: Freed, O'Dell  
Approved: 5-2 **to deny**

Item 27. Conditional Use Permit **CU24-23** (Los Amigos)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve the first reading of Conditional Use Permit **CU24-23** (Los Amigos) and **Ordinance No. 2024-059**. The second reading for this item will be held during the August 20 meeting.

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

Item 28. Conditional Use Permit **CU24-25** (Winestein's Tasting Room)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU24-25** (Winestein's Tasting Room) and **Ordinance No. 2024-060**.

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

ORDINANCE NO. 2024-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-25 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINE-TASTING ROOM FOR BLOCK 2, LOT 3, NORTH MAIN SHOPPING CENTER ADDITION (280 NORTH MAIN STREET) IN A DISTRICT ZONED "CN", NEIGHBORHOOD COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE

OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 29. Zoning Change Application **Z24-04** (736 East Northwest Highway)

Chairman Oliver reported the Commission approved the zoning change request with a vote of 7-0.

Motion was made to approve Zoning Change Application **Z24-04** (736 East Northwest Highway) and **Ordinance No. 2024-061**.

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

ORDINANCE NO. 2024-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-04 PROPOSED TO BE PLATTED AS BLOCK 1, LOTS 2 AND 3, NORTHERN HILLS ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (736 EAST NORTHWEST HIGHWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM “HC”, HIGHWAY COMMERCIAL DISTRICT TO “R-7.5”, SINGLE-FAMILY DISTRICT; 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 30. Final Plat of Lots 1, 2 and 3, Block 1, Northern Hills Addition

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1, 2 and 3, Block 1, Northern Hills Addition.

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

Item 31. Zoning Change Application Z24-05 (Grapevine Springs)

Chairman Oliver reported the Commission approved the zoning change request with a vote of 7-0, with the stipulation that on Lots 1-5 the fence to the west would be replaced with eight-foot fence board on board with the top rail, and that no second story rooms would have windows facing the west onto these lots.

Council discussed this item.

Motion was made to approve Zoning Change Application **Z24-05** (Grapevine Springs) in accordance with the recommendations of the Planning and Zoning Commission and **Ordinance No. 2024-062**.

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

ORDINANCE NO. 2024-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, 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 Z24-05 ON 11.248 ACRES TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT 1050 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; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT REGULATIONS AND "CC", COMMUNITY COMMERCIAL

DISTRICT REGULATIONS TO "R-7.5", SINGLE-FAMILY DISTRICT REGULATIONS AND "R-12.5", SINGLE-FAMILY 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 32. Concept Plan **CP24-01** (Grapevine Springs)

Chairman Oliver reported the Commission approved the concept plan with a vote of 7-0.

Motion was made to approve Concept Plan **CP24-01** (Grapevine Springs).

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

Item 33. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park.

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

City Council then continued with the agenda in the published order.

Item 12. Consider the Mayor's appointments of Council Liaisons to the City's Boards and Commissions and Council Committees and take any necessary action.

Mayor Tate discussed this item and made the following appointments:

William D. Tate      Crime Control and Prevention District Board (2006)  
                            Grapevine 4B Economic Development Corporation Board (2007)

Industrial Development Corporation (1988)  
Tax Increment Finance District Boards - One and Two (1996/1998)  
Grapevine Colleyville Independent School District Board Liaison  
(2023)

Paul Slechta  
Golf Course Advisory Board (2019)  
Historic Preservation Commission (2016)  
Parks and Recreation Advisory Board (2016)  
Crime Control and Prevention District Board (2016)  
Facilities Committee (2016)  
Industrial Development Corporation (2016)  
Open Space Review Committee (2016)  
Tax Increment Finance District Boards – One and Two (2016)  
U. S. Army Corps of Engineers Liaison (2016)

Sharron Rogers  
Board of Zoning Adjustment (2014)  
Planning and Zoning Commission (2023)  
Senior Citizens Advisory Board - 1<sup>st</sup> Alternate (2023)  
Crime Control and Prevention District Board (2006)  
Economic Development Corporation (1997)  
Facilities Committee (1985)  
Grapevine 4B Economic Development Corporation Board (2007)  
Utility Committee (2023)

Leon Leal  
Convention and Visitors Advisory Board (2023)  
Metroport Teen Court Advisory Board (2019)  
Audit Committee (2019)  
Crime Control and Prevention District Board (2019)  
Economic Development Corporation (2019)  
Facilities Committee (2019)  
Tax Increment Finance District Boards – One and Two (2019)

Darlene Freed  
Library Advisory Board (2019)  
Building Board of Appeals - 1<sup>st</sup> Alternate (2014)  
Board of Zoning Adjustment - 1<sup>st</sup> Alternate (2023)  
Golf Course Advisory Board – 1<sup>st</sup> Alternate (2019)  
Parks and Recreation Advisory Board - 1<sup>st</sup> Alternate (2019)  
Crime Control and Prevention District Board (2006)  
Grapevine 4B Economic Development Corporation Board (2007)

Chris Coy  
Building Board of Appeals (2023)  
Planning and Zoning Commission – 1<sup>st</sup> Alternate (2023)  
Audit Committee (2014)  
Crime Control and Prevention District Board (2008)  
DFW Airport Board Liaison (2024)  
Economic Development Corporation (2014)  
Grapevine 4B Economic Development Corporation Board (2016)

Impact Fee Committee (Ex-Officio) (2008)  
Tax Increment Finance District Boards – One and Two (2008)  
Utility Committee (2008)

Duff O'Dell      Animal Shelter Advisory Committee (2014)  
Heritage Foundation Advisory Board (2019)  
Housing Authority Advisory Board (2014)  
Senior Citizens Advisory Board (2014)  
Crime Control and Prevention District Board (2014)  
Impact Fee Committee (Ex-Officio) (2014)  
Industrial Development Corporation (2014)  
Tax Increment Finance District Boards – One and Two (2014)

No action was taken by Council.

Item 13. Consider the appointments of members to the City's Boards and Commissions and take any necessary action.

City Secretary Tara Brooks announced the Council's appointments to the City's Boards and Commissions:

**4B Economic Development Corporation**

Matt Carnes  
Shawn Spradley  
Laurie Leenhouts

**Animal Shelter Advisory Committee**

Citizen: Joy Mayo  
Municipal Official: Kristina Valentine  
Municipal Employee (unexpired term): Dee Johnson  
Animal Welfare Representative: JoDan Shelton

**Board of Zoning Adjustment**

Doug Anderson  
Jonathan Gaspard  
Alternate: vacant

**Building Board of Appeals**

Dave Custable  
Joe Lipscomb  
Dave Hallberg  
Alternate: Sergio Harris  
Unexpired Term: Ben Johnson

**Convention and Visitors Bureau Board**

Bank Representative: Cynthia Blankenship  
Hotel (over 500 rooms) Representative: Chuck Pacioni

Major Retailer: Joe Szymaszek  
Citizen: Mark Terpening  
Alternates: Debi Meek and Michael Oakley

Chairman: Joe Szymaszek

**Golf Course Advisory Board**

Robert Blalock  
Louis Capone  
Thomas Cherry  
Gary Kemp  
Mark Wykes

**Heritage Foundation Advisory Board**

Austin Kellerman  
Wendy Nelson  
Melva Stanfield  
David Stine  
Balla Wright  
Unexpired Term: Kimberly Hale

Chairman: Melva Stanfield

**Historic Preservation Commission**

Ashley Anderson  
Jana Garcia  
Theresa Meyer  
Margaret Telford  
Unexpired Term: Taylor Bunn  
Unexpired Term: David Ewbank  
Alternate: Janice Rhoda

**Housing Authority Board of Commissioners**

Bonnie McHugh  
Bruce Woodward

**Library Board**

Suzanne Matthews  
Gerald Shannon  
Krishna Shenoy

**Metroport Teen Court**

Marjorie Lewis  
Kevin Sellers

**Parks and Recreation Board**

Place 1 – Roy Robertson

Place 2 – Rob Fenton  
Place 8 – Christian Ross  
Place 9 – Lavon Light  
Place 5 (unexpired) – Robyn Readicker

Audrey Torres, High School Student Ex-Officio  
Avery Gaudet, High School Student Ex-Officio

Chairman: Christian Ross

**Planning and Zoning Commission**

Traci Hutton  
Kirby Kercheval  
Justin Roberts  
1<sup>st</sup> Alternate: Mark Assaad  
2<sup>nd</sup> Alternate: Wayne Johnson Jr,

**Senior Citizens Advisory Board**

Jan Ramsey  
Ric Clark  
Vicki dale  
Luann Gatts

Chairman: Jan Ramsey

Motion was made to approve the appointments as presented.

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

**CONSENT AGENDA**

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda.

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

**Item 14. Consider a contract for a nutrition and weight management program with NOOM.**

Human Resources Director Rachel Huitt recommended approval of a contract for a nutrition and weight management program for an estimated amount of \$17,000 which will be funded by a wellness credit issued by UMR.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of a contract for the Employee Assistance Program with Optum.

Human Resources Director Huitt recommended approval of the renewal of the contract for the Employee Assistance Program for an estimated annual amount of \$40,750.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the renewal of a contract for employee health advocate services with Alight Solutions.

Human Resources Director Huitt recommended approval of the renewal of a 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: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 7-0

Item 17. Consider **Resolution No. 2024-011** authorizing and directing staff to participate in the Local Parks Grant program for the development of Settlers Park Phase 2.

Parks and Recreation Director Chris Smith recommended approval of the resolution to authorizing and directing staff to apply for a Local Parks Grant for the development of Settlers Park, Phase 2.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2024-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider the purchase of a turning target system from Range Systems, Inc. for the Police Department range.

Police Chief Mike Hamlin recommended approval of the purchase of a turning target system that consists of eight target turners for an amount not to exceed \$47,209.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the renewal of an annual contract for janitorial services with Regent Services.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract to set fixed-pricing for janitorial services for various City facilities and contract labor for the Animal Services Shelter for an annual estimated amount of \$436,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith.

Public Works Director Beck recommended approval of the annual contracts for equipment rental services on an as-needed basis for an annual estimated amount of \$200,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the proposal of Construction Manager at Risk for the Concourse and former Pro Shop Enhancement project from Fransen Pittman Construction; and Ordinance 2024-056 to appropriate the funds.

Convention and Visitors Bureau Director Paul McCallum recommended approval of the Construction Manager at Risk Agreement for the Concourse and former Pro Shop Enhancement project for an amount of \$487,949 with approval of the appropriation ordinance.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2024-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF \$487,949 IN THE CONVENTION AND VISITORS BUREAU FUND OBTAINED FROM UNENCUMBERED FUND BALANCE; AUTHORIZING THE APPROPRIATION OF \$487,949 IN THE CONVENTION AND VISITORS BUREAU FUND FOR THE PURPOSE OF CONSTRUCTION MANAGER AT RISK SERVICES FOR THE REMODEL OF THE CONCOURSE AND GOLF PRO SHOP; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider the minutes of the June 18, 2024 and the July 2, 2024 Regular City Council meetings.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

ADJOURNMENT

Motion was made to adjourn the meeting at 10:24 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 6th day of August, 2024.

APPROVED:



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

ATTEST:

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

