

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 18th day of February, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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|-----------------|----------------|
| William D. Tate | Mayor |
| Darlene Freed | Mayor Pro Tem |
| Chris Coy | Council Member |
| Duff O'Dell | Council Member |
| Paul Slechta | Council Member |
| Leon Leal | Council Member |

constituting a quorum, with Council Member Sharron Rogers being absent, and with the following members of the Planning and Zoning Commission:

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|-------------------|------------------|
| Larry Oliver | Chairman |
| Monica Hotelling | Vice Chairman |
| Beth Tiggelaar | Member |
| Traci Hutton | Member |
| Jason Parker | Member |
| Justin Roberts | Member |
| Mark Assaad | Alternate Member |
| Wayne Johnson Jr. | Alternate Member |

constituting a quorum, with Commissioner Kirby Kercheval being absent, and Alternate Mark Assaad serving as a voting member; and with the following members of the City Staff:

| | |
|--------------------|----------------------------|
| Bruno Rumbelow | City Manager |
| Jennifer Hibbs | Assistant City Manager |
| Matthew C.G. Boyle | City Attorney |
| Erica Marohnic | Planning Services Director |
| Tara Brooks | City Secretary |

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 7:04 p.m. The closed session ended at 7:21 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Darlene Freed asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow requested Council approve an Economic Development Agreement with Coury Collection LLC and authorize the City Manager to execute same and to take all other necessary action.

Motion was made to approve an Economic Development Agreement with Coury Collection LLC and authorize the City Manager to execute same and to take all other necessary action.

Motion: Slechta
Second: Coy
Ayes: Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Abstains: Tate
Approved: 5-0-1

Mayor Tate abstained from voting for this item and filed a signed Affidavit of Conflict of Interest with the City Secretary.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Commissioner Traci Hutton gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Special Use Permit **SU25-01** (Massage Therapy Services)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a special use permit to allow massage therapy services in an existing multitenant building.

The subject property is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned “CC”, Community Commercial District.

Applicant Representative Ryan Cao with Tang Massage Spa gave a brief presentation and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

Motion: Hotelling

Second: Hutton

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Roberts, and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed

Second: O’Dell

Ayes: Tate, Freed, Coy, O’Dell, Slechta, and Leal

Nays: None

Approved: 6-0

Item 4. Zoning Change Application **Z25-01** (1960 Enchanted Way)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 3.462 acres from “CC”, Community Commercial District to “GU” Government Use District.

Applicant Representative Lieutenant Caleb Goodman gave a brief description and stated the training facility is for government use only.

Lieutenant Goodman answered questions from the Commission and Council.

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

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

Motion was made to close the public hearing.

Motion: Parker

Second: Assaad

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Roberts, and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: O’Dell

Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

The Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council remained in session in the Council Chambers to consider published business.

Item 5. Citizen Comments

Casey Marsh, 519 Briarcroft Drive, Grapevine requested the City review the landscaping ordinance to add more requirements for native Texan plants, and encourage residents to plant native landscapes.

NEW BUSINESS

Item 6. Consider a three-year contract for insurance consultant services with Lockton Dunning Benefits, and take any necessary action.

Assistant Human Resources Director Melanie Hill presented the agreement for insurance consultant services for an estimated amount of \$110,000.

Motion was made to approve a three-year contract for insurance consultant services with Lockton Dunning Benefits, and take any necessary action.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

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 7. Consider the renewal of annual Adobe Pro software licenses for City users.

Chief Financial Officer Jeff Strawn recommended approval of the renewal of Adobe Pro software licenses for users in all departments for an estimated amount of \$45,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 8. Consider the annual renewal of on-line job application services from GovernmentJobs.com DBA NeoGov.

Human Resources Director Rachel Huitt recommended approval of the renewal of the on-line job applications services for an annual estimated amount of \$18,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 9. Consider an annual contract for aquatic maintenance services from CK Pools.

Parks and Recreation Director Chris Smith recommended approval of aquatic maintenance services contract for the aquatic facilities and fountains for an annual amount not to exceed \$40,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 10. Consider the annual renewal of project management software license fee from SystemMates, Inc.

Public Works Director Bryan Beck recommended approval of the renewal of the project management software license fees for forty licenses in the amount of \$49,559.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 11. Consider an annual contract for building technology integration services from Schneider Electric.

Public Works Director Beck recommended approval of the annual contract for repairs on existing building technology and the purchase of new building technology equipment on an as-needed basis for an amount not to exceed \$225,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 12. Consider the purchase of a Weir-Wolf automated cleaning system for the Wastewater Treatment Plant from Ford Hall Co. Inc.

Public Works Director Beck recommended approval for the purchase of an automated cleaning system in two of the clarifiers on Train 3 at the Wastewater Treatment Plant for an amount not to exceed \$55,800.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 13. Consider declaring certain property as surplus property and authorizing their sale through public auction.

Public Works Director Beck recommended approval of the declaration of eight vehicles, utility vehicles and trucks as surplus property and authorizing their sale through public auction.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 14. Consider an annual contract for pumps, blowers, motor repair and preventive maintenance services from Global Pump Solutions.

Public Works Director Beck recommended approval of the annual contract to establish fixed annual pricing for preventative maintenance for the water and wastewater pumps for an estimated amount of \$250,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 15. Consider an annual contract for valve and hydrant maintenance from Hydromax USA.

Public Works Director Beck recommended approval of the annual contract for valve and fire hydrant maintenance for an annual estimated amount of \$75,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Item 16. Consider the minutes of the February 4, 2025 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, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 17. Special Use Permit **SU25-01** (Massage Therapy Services)

Planning Services Director Marohnic reported the Commission approved the special use permit with a vote of 5-2.

Motion was made to approve Special Use Permit **SU25-01** (Massage Therapy Services) and **Ordinance No. 2025-007**.

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

Nays: None
Approved: 6-0

ORDINANCE NO. 2025-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU25-01 TO ALLOW A MASSAGE ESTABLISHMENT IN AN EXISTING MULTITENANT BUILDING FOR BLOCK 1, LOT 1R, MUSTANG SQUARE (3105 IRA E WOODS AVENUE, SUITE 134) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS SPECIAL 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 18. Zoning Change Application **Z25-01** (1960 Enchanted Way)

Planning Services Director Marohnic reported the Commission approved the zoning change application permit with a vote of 7-0.

Motion was made to approve Zoning Change Application **Z25-01** (1960 Enchanted Way) and **Ordinance No. 2025-008**.

Motion: Slechta
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

ORDINANCE NO. 2025-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-01 PLATTED AS BLOCK 1, LOT 1, ASSC GRAPEVINE, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1960 ENCHANTED WAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE

BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC", COMMUNITY COMMERCIAL DISTRICT TO "GU", GOVERNMENTAL USE 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 19. Final Plat for Lot 24, Block 1, Shamrock Shores Estates

Planning Services Director Marohnic reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat for Lot 24, Block 1, Shamrock Shores Estates.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:52 p.m.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 4th day of March, 2025.

APPROVED:



William D. Tate
Mayor

ATTEST:

Tara Brooks
Tara Brooks
City Secretary

