

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 15th day of April, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Kirby Kercheval	Member
Justin Roberts	Member
Mark Assaad	Alternate Member

constituting a quorum, with Alternate Member Wayne Johnson Jr being absent, 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

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

- B. 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.
- C. Deliberate the deployment or implementation of security personnel or devices (Main Street) pursuant to Section 551.076, Texas Government Code.
- D. 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 7:05 p.m. The closed session ended at 7:36 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072, 551.076 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

#### CALL TO ORDER

Mayor William D. Tate called the meeting to order at 7:39 p.m. in the City Council Chambers.

#### Item 2. Invocation and Pledge of Allegiance

Commission Member Kirby Kercheval gave the invocation and led the Pledge of Allegiance.

#### JOINT PUBLIC HEARING

#### Item 3. Conditional Use Permit **CU24-55** (B-K Sizzle/Office)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported Global Sky Properties, LP was requesting a conditional use permit to develop a 2,978 square foot restaurant with drive-through and a 4,140 square foot professional office building. The subject property is located at 834 East Northwest Highway and is currently zoned "HC", Highway Commercial District.

Applicant Representative Jace Huffman presented this item and answered questions from the Commission and Council.

Applicant Karim Mawani answered questions from Council.

No one spoke during the public hearing. One letter of opposition and one letter of concern were provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU25-08** (United Defense Tactical)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU01-17 (Ordinance No. 2001-032) to allow for personal safety and defense classes. The subject property is located at 1505 West State Highway 114 and is currently zoned "CC", Community Commercial District.

Applicant Jonathan Caldwell presented this request, described the business model, and answered questions from the Commission and Council.

Planning Services Director Marohnic 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: Hotelling  
Second: Hutton  
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Kercheval and Roberts  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

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

Nays: None  
Approved: 7-0

Item 5. Zoning Change Application **Z25-02** (619 South Church Street)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the City was requesting to rezone 0.21 acres from “R-7.5”, Single Family District to “GU”, Governmental Use District.

Historic Preservation Officer David Klempin answered questions from Council.

No one spoke during the public hearing and there was one letter in support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Tiggelaar  
Second: Parker  
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Kercheval and Roberts  
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 6. Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House)

Mayor Tate opened the public hearing.

Planning Services Marohnic announced the applicant had requested to withdraw this request.

Motion was made to accept the withdrawal of Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House) without prejudice.

Motion: Parker

The commission discussed this motion.

Commissioner Parker amended his motion to accept the withdrawal of Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House).

Second: Roberts  
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Kercheval and Roberts  
Nays: None  
Approved: 7-0

Motion was made to accept the withdrawal of Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House).

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

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

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

#### Item 7. Citizen Comments

Alex Stein, 7509 Inwood Road, Dallas, spoke about issues he has with air flight.

#### NEW BUSINESS

Item 8. Consider a change order for the construction of an additional 1,300 +/- linear feet of 8-foot paved trail at Settlers Park with RLM EarthCoand; the acceptance of an associated Trail Easement, City of Grapevine Permanent Hike, Bike and Pedestrian Trail Easement with Temporary Construction Easement; and take any necessary action.

CIP and Planning Manager Kathy Nelson presented this item for an extension of the multi-purpose trail in Settlers Park due to an agreement with the DFW Hilton. The change order includes earthwork, drainage culverts, retaining walls, concrete paving, and railing in addition to the demolition of an asphalt path and retaining walls for an amount not to exceed \$798,593.

CIP and Planning Manager Nelson and City Manager Rumbelow answered questions from Council.

Motion was made to approve the change order for the construction of an additional 1,300 +/- linear feet of 8-foot paved trail at Settlers Park with RLM EarthCoand; the acceptance of an associated Trail Easement, City of Grapevine Permanent Hike, Bike and Pedestrian Trail Easement with Temporary Construction Easement; and take any necessary action.

Motion: Slechta  
Second: Freed  
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 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. No one requested to remove any items from the consent agenda.

Item 9. Consider **Ordinance No. 2025-011** reappointing Judge Alan Wayland as the City's Municipal Court Judge to serve a two-year term beginning May 1, 2025.

Chief Financial Officer Jeff Strawn recommended approval of the reappointment of Judge Alan Wayland for a two-year term.

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. 2025-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPOINTING ALAN WAYLAND AS THE MUNICIPAL COURT JUDGE FOR A TWO (2) YEAR TERM; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the contracts to reappoint Brad Bradley and Gilland Chenault as Alternate Municipal Judges to substitute during any temporary absence of the presiding judge.

Chief Financial Officer Strawn recommended approval of the reappointment of Brad Bradley and Gilland Chenault as Alternate Municipal Judges for two-year terms.

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 renewal of an annual contract for interactive voice response system with DivDat, Inc. for the Utility Billing Department.

Chief Financial Officer Strawn recommended approval of the contract for an interactive voice response system for Utility Billing for an estimated amount of \$19,000.

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 12. Consider a sole source purchase of EMS reporting license and record management system from Imagetrend.

Fire Chief Darrell Brown recommended approval of the agreement for Emergency Medical Services reporting and records management system for an amount not to exceed \$17,766.

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 personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO).

Fire Chief Brown recommended approval of the purchase of personal protective equipment for an amount not to exceed \$23,844.

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 the purchase of annual services for veterinary medical care from Relief Services for Veterinary Practices, RSVP Services, LLC.

Police Chief Mike Hamlin recommended approval of the purchase of annual veterinary medical care services for animals at the Grapevine Animal Shelter in an annual estimated amount of \$240,000.

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 15. Consider the purchase of a 14 passenger van from Model 1 Commercial Vehicles.

Parks and Recreation Director Chris Smith and Public Works Director Bryan Beck recommended approval of the purchase of a replacement passenger van for an amount not to exceed \$80,369.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider an annual contract for the purchase of pavement marking services with Road Master Striping, LLC.

Public Works Director Beck recommended approval of the agreement for pavement marking services to be purchased on an as-needed basis for an annual estimated amount of \$250,000.

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 17. Consider the renewal of the annual contracts for concrete services with Manning Concrete Sawing, CI Pavement, and Cut-Mor Concrete Services LLC.

Public Works Director Beck recommended approval of the renewal of the contracts for the purchase of concrete services for an estimated amount of \$900,000.

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 18. Consider the purchase of an automatic sludge blanket sensor for the Wastewater Treatment Plant from Cerlic Controls.

Public Works Director Beck recommended approval of the purchase of a sensor to monitor the Wastewater Treatment Plant clarifiers for a total amount not to exceed \$23,705.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the purchase of lab equipment, chemicals, monitoring flow measurement equipment and maintenance for the water and wastewater treatment system from the HACH Company.

Public Works Director Beck recommended approval of the purchase of lab equipment for a total amount not to exceed \$80,000. The equipment will be used for testing water and wastewater at the plants.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the purchase of an EDI diffuser system for the Wastewater Treatment Plant from Newman Regency Group.

Public Works Director Beck recommended approval of the purchase of an EDI diffuser system for the press holding tank at the Wastewater Treatment Plant in an amount not to exceed \$30,616.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the purchase of a 60hp Flygt submersible pump for the Opryland Lift Station from Xylem Water Solutions, Inc.

Public Works Director Beck recommended approval of the purchase of a Flygt submersible pump for an amount not to exceed \$55,850.

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 22. Consider a Joint Election Agreement to provide election services and equipment for the May 3, 2025 General Election with the Tarrant County Elections Administrator.

City Secretary Tara Brooks recommended approval of the agreement with Tarrant County to provide election services and equipment for the May 3 election for an estimated amount of \$16,416.

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 23. Consider the minutes of the April 1, 2025 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Mayor Tate called for a break at 8:40 pm. Mayor Tate reconvened the meeting at 8:48 pm.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 24. Conditional Use Permit **CU24-55** (B-K Sizzle/Office)

Chairman Larry Oliver reported the Commission denied the conditional use permit without prejudice with a vote of 7-0.

Motion was made to accept the recommendation of the Planning and Zoning Commission and **deny** Conditional Use Permit **CU24-55** (B-K Sizzle/Office).

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

Item 25. Conditional Use Permit **CU25-08** (United Defense Tactical)

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

Motion was made to approve Conditional Use Permit **CU25-08** (United Defense Tactical) and **Ordinance No. 2025-013**.

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

ORDINANCE NO. 2025-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-08 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU01-17 (ORDINANCE NO. 2001-032) TO ALLOW THE RECONFIGURATION OF THE BUILDING LOCATED ON LOT 6, DELETE THE BUILDING LOCATED ON LOT 5 AND ALLOW THE DEVELOPMENT OF LOTS 5 AND 6; AND MOVE THE BUILDING LOCATED ON LOT 2, TEN FEET TO THE NORTHWEST. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR PERSONAL SAFETY AND DEFENSE CLASSES, FOR BLOCK 1, LOT 3R, REGENCY CENTER ADDITION (GRAPEVINE) (1505 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED “CC”, COMMUNITY COMMERCIAL ZONING 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 26. Zoning Change Application **Z25-02** (619 South Church Street)

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

Motion was made to approve Zoning Change Application **Z25-02** (619 South Church Street) and **Ordinance No. 2025-014**.

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

ORDINANCE NO. 2025-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-02 ON A TRACT OF LAND OUT OF THE LOT 3C AND 6A, BLOCK 14, CITY OF GRAPEVINE, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (619 SOUTH CHURCH STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-7.5", SINGLE FAMILY 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:50 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 May, 2025.

APPROVED:



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

ATTEST:



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

