

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 5th day of June, 2001 at 6:30 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member
C. Shane Wilbanks	Council Member
Clydene Johnson	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member

constituting a quorum, with the following members of the City Staff:

Roger Nelson	City Manager
Bruno Rumbelow	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary
Melisa Leal	Assistant to the City Manager
Jennifer Hibbs	Assistant to the City Manager

CALL TO ORDER

Mayor Tate called the meeting to order at 6:36 p.m.

ITEM 1. WORKSHOP, DISCUSS 380 ECONOMIC DEVELOPMENT PROGRAM

City Attorney John F. Boyle, Jr. reviewed provisions of Texas Local Government Code, Chapter 380 that provides a City may establish a program to participate financially in the promotion of local economic development and stimulation of business and commercial activity in the City. These programs are typically reserved for large-scale developments under which the Opryland Hotel and Convention Center, a destination hotel and convention center development would qualify. Mr. Boyle advised a resolution would be considered by the Council during their regular agenda expressing the City's interest in establishing a Chapter 380 Program and establishing a policy statement for this type of program.

There was no action of the City Council.

ITEM 2. WORKSHOP, DISCUSS POTENTIAL DOWNTOWN AREA IMPROVEMENTS

City Manager Roger Nelson reviewed potential downtown area improvements relative to Church Street; North Main Street; north and south parking garages; Northwest Highway-Main Street area; downtown lighting expansion; Palace Theatre refinancing; and Main Street. Issues to be addressed are landscaping, utilities, streetlighting, parking structures and financing of the projects.

It was the consensus of the City Council to form two subcommittees: Northwest Highway Committee (Council Members Wilbanks, Spencer and Freed) and Main Street Committee (Mayor Pro Tem Ware, Council Members Johnson and Stewart) with Mayor Tate serving as liaison to both committees. The committees would meet for review and prioritization of the various projects. The first meeting would be on Monday, June 18, 2001 at the Mitchell House Meeting Facility.

ADJOURNMENT

Council Member Stewart, seconded by Council Member Wilbanks, offered a motion to adjourn the workshop at 7:12 p.m. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of June, 2001.

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/Linda Huff  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Special Session (Executive Session) on this the 5th day of June, 2001 at 7:00 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member

C. Shane Wilbanks	Council Member
Clydene Johnson	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member

constituting a quorum, with the following members of the City Staff:

Roger Nelson	City Manager
Bruno Rumbelow	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:13 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Tate announced the City Council would conduct a closed session regarding (A) real property relative to existing Grapevine Middle School property and (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 and expand in the City; with which businesses the City is conducting economic development negotiations pursuant to Sections 551.072 and 551.086, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Roger Nelson stated there was no action necessary relative to (A) real property relative to the existing Grapevine Middle School property and (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 and expand in the City; with which businesses the City is conducting economic development negotiations pursuant to Sections 551.072 and 551.086, Texas Government Code.

**NOTE:** City Council continued with the Regular City Council meeting in open session in the Council Chambers.

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Freed, offered a motion to adjourn the meeting at 8:30 p.m. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of June, 2001.

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/Linda Huff  
City Secretary

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 5th day of June, 2001 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member
C. Shane Wilbanks	Council Member
Clydene Johnson	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member

constituting a quorum, with the following members of the City Staff:

Roger Nelson	City Manager
Bruno Rumbelow	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary
Melisa Leal	Assistant to the City Manager
Jennifer Hibbs	Assistant to the City Manager

CALL TO ORDER

Mayor Tate called the meeting to order at 7:37 p.m.

INVOCATION

Council Member Stewart delivered the Invocation.

ITEM 1. PRESENTATION OF AWARD, GRAPEVINE WATER TREATMENT DIVISION

Mayor Tate recognized the City of Grapevine’s Water Treatment Division for receiving the Texas Water Utility Association’s 14th Annual “Best Tasting Surface Water” award for the North Central Texas Region. Grapevine competed against Dallas, Fort Worth, Arlington and the Trinity River Authority water treatment plants and was selected as the best water for 2000-2001. By virtue of the regional victory, Grapevine will represent the North Texas Region in the statewide competition.

ITEM 1A. CITIZENS COMMENTS, MR. GRANT PITTARD

Mr. Grant Pittard, 1364 West Wall Street, addressed the City Council regarding his concerns of the volume of traffic and types of vehicles utilizing West Wall Street – approximately 11,170 vehicles per day ranging from motorcycles to gasoline tanker trucks. He requested the City Council consider closing West Wall Street between Pebblebrook and Ridge Road as that would eliminate the cut-through traffic from neighboring cities.

ITEM 2. RECONSIDER MOTION FOR DENIAL OF CONDITIONAL USE APPLICATION CU01-13 AND FINAL PLAT OF LOT 1, BLOCK 1, FRANK PARRA AUTOPLEX ADDITION

Council Member Stewart requested that the City Council reconsider the April 17, 2001 motion for denial of Conditional Use Application CU01-13 and the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition. The conditional use application requested an amendment to the site plan approved by Ordinance No. 2000-68 to incorporate four acres to the south of the current site into the approved 11.4 acre development for the addition of a Mitsubishi dealership to the Dodge dealership currently under construction. The applicant also requested an additional twenty-foot pole sign to be located in the northwest corner of the property located at 2800 William D. Tate Avenue. The 15.345 acre property is zoned “PID” Planned Industrial Development District. The final plat application filed by Frank Parra Autoplex was for the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition being a replat of Lot 1, Block 1, Frank Parra Dodge Addition and an unplatted tract of land.

Discussion ensued relative to the procedure to place the item on the Council’s agenda for reconsideration. On April 17, 2001, the Planning & Zoning Commission voted 5-2 for approval of Conditional Use Application CU01-13 filed by Frank Parra with the condition that the second pole sign be replaced with a monument sign. The Commission also voted 5-2 for approval of the Statement of Findings and the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition. The City Council’s motion was to accept the Commission’s recommendation for approval of the conditional use permit, but the motion failed by a vote of 3-3 (Council Member Stewart was absent from the meeting). Due to the fact that the conditional use permit had been denied, the plat was not

consistent with the zoning of the property and as a matter of law, the City Council voted for denial of the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition.

City Attorney John F. Boyle, Jr. advised that as Council Member Stewart was absent during the April 17, 2001 meeting and it was Mr. Stewarts's option to request that an item be placed on the City Council agenda within a reasonable amount of time for reconsideration of the motion and vote for CU01-13 and the final plat of Lot 1, Block 1, Frank Parra Dodge Addition. Mr. Boyle advised that Council Member Stewart's absence at the April 17, 2001 meeting constituted a no vote, therefore, Council Member Stewart being on the prevailing side of the vote, could request the item be reconsidered by Council.

Council Member Stewart offered a motion that Conditional Use Application CU01-13 be reconsidered. The motion was seconded by Mayor Pro Tem Ware and prevailed by the following vote:

Ayes: Tate, Ware, Wilbanks, Stewart & Freed  
Nays: Spencer & Johnson

Mayor Pro Tem Ware, seconded by Council Member Freed, offered a motion to approve Conditional Use Application CU01-13. The motion prevailed by the following vote:

Ayes: Tate, Ware, Stewart & Freed  
Nays: Spencer, Wilbanks & Johnson

ORDINANCE NO. 2001-46

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF 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, BY GRANTING CONDITIONAL USE PERMIT CU00-13 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2000-68 FOR AN AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES, SPECIFICALLY TO ENLARGE THE SITE AND ADD A SECOND AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES IN A DISTRICT ZONED "PID" PLANNED INDUSTRIAL DEVELOPMENT 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) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Mayor Pro Tem Ware, seconded by Council Member Freed, offered a motion to reconsider the denial of the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition. The motion prevailed by the following vote:

Ayes: Tate, Ware, Stewart & Freed  
Nays: Spencer, Wilbanks & Johnson

Council Member Freed, seconded by Mayor Pro Tem Ware, offered a motion to approve the Statement of Findings and the final plat of Lot 1, Block 1, Frank Parra Autoplex Addition. The motion prevailed by the following vote:

Ayes: Tate, Ware, Stewart & Freed  
Nays: Spencer, Wilbanks & Johnson

ITEM 3. RESOLUTION, AUTHORIZE PARTICIPATION IN TEA-21 PROGRAM, LAKE GRAPEVINE TRAIL SYSTEM

Parks & Recreation Director Doug Evans requested approval of a resolution authorizing Staff to participate in a TEA-21 Grant for the development of a trail system near Lake Grapevine linking the C. Shane Wilbanks Trail to the future Dove Loop Trail. The proposed City matching contribution to the estimated \$1.63 million project is \$325,596.00 which is 20% of the total cost of the project.

Mr. Evans narrated a slide presentation of the north Grapevine trail system that will link the following areas: Meadowmere Park, Oak Grove Baseball, Soccer and Softball Parks, Horseshoe Trails Park, Opryland, Dallas Cowboys Golf Club, the 50 plus acre development south of the Hilton Hotel, the Hilton Hotel, Grapevine Mills Mall, Mills Run Apartments and Highpoint Park. The slide presentation included the south Grapevine trail system that will link with the trail system in north Grapevine.

Council Member Wilbanks, seconded by Council Member Johnson, offered a motion to approve the resolution authorizing participation in the TEA-21 Grant Program. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

RESOLUTION NO. 2001-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING AND DIRECTING STAFF TO PARTICIPATE IN THE DEVELOPMENT OF THE TRAIL LINKAGE BETWEEN OAK GROVE PARK AND THE FUTURE DOVE LOOP TRAIL AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNATED REPRESENTATIVE TO ACT IN ALL MATTERS IN CONNECTION WITH THE TRANSPORTATION ENHANCEMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE

ITEM 4. DISCUSS CITY COUNCIL COMMITTEE/LIAISON APPOINTMENTS

Mayor Tate inquired whether the Council preferred that committee liaisons be rotated annually, or continue to serve on their respective committees. Discussion ensued relative to the merits of liaison tenure to committees, as well as the merits of bringing “new life” to committees. Following brief discussion, Mayor Tate stated this item would be on the next agenda for appointments. Prior to that time, he asked the City Council to submit their requests for committee/liaison appointments to him for consideration.

There was no action taken.

CONSENT AGENDA

The next order of business for the City Council to consider was the consent agenda items, which were deemed to need little or no discussion and were acted upon as one business item. Mayor Tate asked if there was any member of the audience or the City Council who wished to remove an item from the consent agenda for full discussion. There were none.

Item 5. Award Bid 93-2001 Replacement Computers Annual Contract

Staff recommended award of Bid 93-2001 Replacement Computers Annual Contract to the lowest and best bidder meeting specifications, Able Electronics, for replacement computers on an as needed basis.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

Item 6. Award Bid 94-2001 Motor Grader

Public Works Director recommended award of Bid 94-2001 Motor Grader to the lowest and best bidder meeting specifications, Darr Equipment, for the purchase of a motor grader in the amount of \$42,404.00.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

Item 7. Resolution, Establish Comprehensive Policy on Local Economic Development and Business Incentives

Staff recommended approval of a resolution establishing a comprehensive policy on Local Economic Development and Business Incentives within the City of Grapevine.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

RESOLUTION NO. 2001-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ESTABLISHING COMPREHENSIVE POLICY STATEMENTS ON LOCAL ECONOMIC DEVELOPMENT AND BUSINESS INCENTIVES AND PROVIDING AN EFFECTIVE DATE

Item 8. Award Engineering Services Contract, Utility Fund Analysis, Freese and Nichols, Inc.

Public Works Director recommended award of an engineering services contract to Freese and Nichols, Inc. for a Utility Fund Analysis in the amount of \$22,000.00 and authorization for Staff to execute said contract.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

Item 9. Award of Hilton Force Main Construction Project Material Testing Services

Contract, PSI

Public Works Director recommended award of a material testing services contract to PSI for testing services on the Hilton Force Main Construction Project in an amount not to exceed \$34,274.00 and authorization for Staff to execute said contract.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

Item 10. Award of Creek 27 & 23 Project Material Testing Services Contract, PSI

Public Works Director recommended award of a material testing services contract to PSI for testing services on the Creek 17 & 23 Project in an amount not to exceed \$58,868.00 and authorization for Staff to execute said contract.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

Item 11. Consideration of Minutes

City Secretary recommended approval of the minutes of the May 15 and May 23, 2001 City Council meetings as published.

Motion by Council Member Johnson, seconded by Council Member Stewart, to approve as recommended prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Freed, offered a motion to adjourn the meeting at 8:37 p.m. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of June, 2001.

06/05/01

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/Linda Huff  
City Secretary