



Hutchins City Hall  
 321 N. Main Street  
 Hutchins, TX 75141  
 www.cityofhutchins.org

Mayor Mario Vasquez  
 Mayor Pro Tem Freddie Chism  
 Councilmember Brenda Campbell  
 Councilmember Raymond Elmore  
 Councilmember Steve Nichols  
 Councilmember Demarcus Odom

**AMENDED**  
**AGENDA**  
**CITY OF HUTCHINS**  
**REGULAR CITY COUNCIL MEETING**  
**Monday, April 19, 2021 - 6:30 PM**  
**Hutchins Community Center**  
**500 W. Hickman St., Hutchins, Texas**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on April 19, 2021 at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

**The following social distancing protocols will be in effect at the Hutchins Community Center.**

- **The maximum number of occupants allowed at this location is fifteen (15).**
- **Maintain at least six (6) feet apart from other members of the public and city staff.**
- **Mask or Face coverings required.**
- **Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.**
- **Sanitize hands upon entering and exiting the building. A sanitizing station will be available.**
- **Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.**

*As authorized by Section 551.071 of the Texas Government Code, the city council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.*

**REGULAR SESSION**

- A. CALL TO ORDER:** *The Mayor will call the meeting order and declare a quorum.*
1. Roll Call
  2. Invocation
  3. Pledge of Allegiance
- B. CITIZEN COMMENTS:** This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot

discuss issues raised or make any decision at this time.

**C. PRESENTATIONS**

1. Proclamation - Atmos Energy National Safe Digging Month - April 2021  
Presented by: Mayor Vasquez
2. Youth Entrepreneurship Program  
Presented by: Trudy Lewis, City Administrator
3. Public Safety Building Update  
Presented by: Charles Brewer, Public Works Director
4. Discuss March 2021 Monthly Financial Reports  
Presented by: Patricia Albrecht, Finance Director
5. Discuss FY 2021 2nd Quarter Investment Report  
Presented by: Patricia Albrecht, Finance Director

**D. CONSENT AGENDA** - *All items presented in the Consent Agenda require no deliberation by the Council. Each Council member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration Resolution R2021-0920 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING THE CITY ADMINISTRATOR TO PURCHASE A NICE INFORM RECORDER FROM ATO SOLUTIONS CORP IN THE AMOUNT NOT TO EXCEED \$ 22,296.00, PURSUANT TO A NATIONAL COOPERATIVE CONTRACT AGREEMENT WITH HOUSTON – GALVESTON AREA COUNCIL OF GOVERNMENTS NATIONAL COOPERATIVE PURCHASING PROGRAM (HGAC BUY) CONTRACT No. RP07-20 FOR RECORD & PLAYBACK SYSTEMS.
2. Consider Resolution R2021-0921 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, RESCHEDULING THE MAY 3, 2021 REGULAR CITY COUNCIL MEETING TO MONDAY, MAY 10, 2021; AND PROVIDING AN EFFECTIVE DATE.
3. Consider Resolution R2021-0924 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, GRANTING AN EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC (ONCOR) IN ASSOCIATION WITH THE CITY’S PUBLIC SAFETY BUILDING CONSTRUCTION PROJECT; AND AUTHORIZING THE CITY ADMINSTRATOR (OR HER DESIGNEE) TO EXECUTE ANY AND ALL PAPERWORK IN ASSOCIATION WITH GRANTING SAID EASEMENT TO ONCOR; AND PROVIDING FOR AN EFFECTIVE DATE.

**E. PUBLIC HEARINGS:**

1. The City Council will conduct a Public Hearing to receive public comments regarding a request by applicant Ivan Compean (representing property owner Ramiro Compean) for a change in zoning from Retail (R) to Single-Family Residential 8.5 (SF-8.5) for a 1.02-acre tract of land legally described as being Lot 2, Block A in the Compean Estates Replat (418 Grayson Street). Said property is located along the north side of W. Dallas Street, south of Lancaster-Hutchins Road, west of N. Main Street in the city of Hutchins, Texas.  
Presented by: Charles Brewer, Public Works Director

**F. REGULAR AGENDA**

1. Discuss and consider Ordinance 2021-1126 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; APPROVING A CHANGE IN ZONING FROM RETAIL (R) TO SINGLE-FAMILY RESIDENTIAL 8.5 (SF-8.5) ON A 1.02 ACRE TRACT OF LAND

LEGALLY DESCRIBED AS BEING LOT 2, BLOCK A IN THE COMPEAN ESTATES ADDITION (418 GRAYSON STREET, HUTCHINS, TEXAS); PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

2. Discuss and consider Resolution R2021-0922 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING BROOKSWATSON & COMPANY, PLLC AS THE CITY'S AUDITING FIRM AND AUTHORIZING THE CITY ADMINISTRATOR TO SIGN AND EXECUTE AN AUDITING SERVICES CONTRACT AS NECESSARY TO IMPLEMENT SAID CONTRACT PURSUANT TO THE REQUEST FOR PROPOSALS DATED FEBRUARY 15, 2021 FOR AUDIT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

Presented by: Patricia Albrecht, Finance Director

3. Discuss and consider Resolution R2021-0923 OF THE CITY OF HUTCHINS, TEXAS DESIGNATING WHITMAN LAND GROUP, LLC TO PROVIDE RIGHT-OF-WAY, EASEWAY ACQUISITION AND RELATED SERVICES FOR CAPITAL IMPROVEMENT PROJECTS AT AN ESTIMATED COST OF \$67,000; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY AGREEMENTS FOR IMPLEMENTATION OF THIS PROFESSIONAL SERVICE; ESTABLISHING AN EFFECTIVE DATE; AND AUTHORIZING EXPENDITURE OF FUNDS FROM THE UTILITY CONSTRUCTION FUND 28.

Presented by: Trudy Lewis, City Administrator

4. Discuss and consider a request from Amer Hamdan to re-apply for consideration by the Zoning Board of Adjustments in order to have all members of the board present for consideration of the application request.

Presented by: Trudy Lewis, City Administrator

#### **G. EXECUTIVE SESSION**

1. In accordance with Texas Government Code, Section 551.087 (1), to discuss or deliberate regarding commercial or financial information that the city has received from a business that the city seeks to have locate, stay or expand in or near the territory of the City of Hutchins and with which the city is conducting Economic Development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect; and (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Distribution Center

#### **H. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.**

#### **I. ITEMS OF COMMUNITY INTEREST**

##### **1. EARLY VOTING PERIOD FOR MAY 1, 2021 GENERAL ELECTION**

Location: City Hall Council Chambers, 321 N. Main St., Hutchins, Texas  
Monday, April 19, 2021 through Friday, April 23, 2021 from 8 am – 5 pm  
Saturday, April 24, 2021 from 8 am – 5 pm  
Sunday, April 25, 2021 from 1 pm – 6 pm  
Monday, April 26, 2021 and Tuesday, April 27, 2021 from 7 am – 7 pm


2. Atwell Public Library Board meeting, Tuesday, April 20, 2021 at 6:30 p.m. - Hutchins Community Center, 500 W. Hickman, Hutchins, Texas.

3. May 1, 2021 General Election from 7 am - 7 pm  
Location: Hutchins Community Center, 500 W. Hickman, Hutchins, Texas
4. May 3, 2021 Regular City Council meeting RESCHEDULED to May 10, 2021 at 6:30 p.m. -  
Hutchins Community Center, 500 W. Hickman, Hutchins, Texas.
5. Parks and Recreation Board meeting on Tuesday, May 4, 2021 at 6:30 p.m. via  
RingCentral webinar.

**J. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the April 19, 2021 agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on April 16, 2021 before 6:00 p.m.

  
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Cynthia Olguin  
City Secretary

