



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

Mayor Mario Vasquez  
Mayor Pro Tem Steve Nichols  
Councilmember Brenda Campbell  
Councilmember Dominic Didehbandi  
Councilmember Raymond Elmore  
Councilmember Demarcus Odom

**CITY OF HUTCHINS  
NOTICE OF CITY COUNCIL MEETING  
Monday, November 7, 2022 - 6:30 PM  
Hutchins Public Safety Building - Training Room  
550 W. Palestine  
Hutchins, Texas 75141**

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 Monday, November 7, 2022, at 6:30 p.m. at the Hutchins Public Safety Building - Training Room, located at 550 W. Palestine, Hutchins, Texas, at which time the following items will be discussed and considered:

*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. 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. Consider approval of the city council meeting minutes for October 2022.
  
- D. PRESENTATIONS**
  - 1. Potential Vanderbilt Road Abandonment  
Presented by: Greg McCaffery, Public Works Director
  
  - 2. Capital Projects Update  
Presented by: Greg McCaffery, Public Works Director

**E. PUBLIC HEARINGS**

**F. REGULAR AGENDA**

1. Discuss and consider Resolution R2022-1064 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN IMPACT FEE CREDIT AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND 42 HUTCHINS, L.P.; AUTHORIZING ITS EXECUTION BY THE MAYOR; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Guy Brown, EDC Director

2. Discuss and consider Resolution R2022-1065 OF THE CITY COUNCIL OF THE City of HUTCHINS, TEXAS AUTHORIZING CITY ADMINISTRATOR TO PURCHASE FOUR NEW 2023 CHEVROLET Tahoe PPV FROM RELIABLE CHEVROLET AT THE QUOTED BID PRICE OF \$149,860.15 UTILIZING THE SHERIFF'S ASSOCIATION OF TEXAS CONTRACT NO. 22-03-1008; APPROPRIATING FUNDS FROM FISCAL YEAR 2022/2023 BUDGET, AND ESTABLISHING AN EFFECTIVE DATE.

Presented by: Steve Perry, Police Chief

3. Discuss and consider Resolution R2022-1066 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS PERSONNEL MANUAL BY AMENDING CHAPTER 3, TITLED "LEAVE", BY AMENDING SECTION 3.01 TITLED "HOLIDAY LEAVE" BY ADDING JUNETEENTH NATIONAL INDEPENDENCE DAY AS A HOLIDAY FOR ALL CITY EMPLOYEES; REMOVING THE FLOATING HOLIDAY FOR GENERAL EMPLOYEES AND CITY OF HUTCHINS POLICE DEPARTMENT PERSONNEL AND REMOVING THE SEPTEMBER 11<sup>TH</sup> HOLIDAY FOR CITY OF HUTCHINS FIRE DEPARTMENT PERSONNEL; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Karen Steward, Director of Human Resources

4. Discuss and consider Resolution R2022-1067 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS PERSONNEL MANUAL BY AMENDING SECTION 2, TITLED "EMPLOYMENT", BY ADDING A NEW SECTION 2.12 TITLED "RECOGNITION POLICY" SETTING FORTH REQUIREMENTS FOR RECOGNITION OF SERVICE LEVELS IN FIVE (5) YEAR INCREMENTS FOR FULL-TIME AND PART-TIME CITY EMPLOYEES; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Karen Steward, Director of Human Resources

5. Discuss and consider Resolution R2022-1068 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE ADOPTION OF THE FY2022-2023 CITY OF HUTCHINS ORGANIZATIONAL CHART; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Karen Steward, Director of Human Resources

6. Discuss and consider Resolution R2022-1069 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE FUNDING AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROJECTS FOR THE PURPOSE OF IMPROVEMENTS TO THE WINTERGREEN ROAD MCIP PROJECT 38702 FROM JEFFERSON STREET TO CARPENTER ROAD IN THE CITIES OF LANCASTER AND HUTCHINS, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Greg McCaffery, Public Works Director

7. Discuss and consider Resolution R2022-1070 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING AN AMENDMENT TO RESOLUTION 2022-1055 AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO APPLY FOR THE BULLET RESISTANT SHIELD GRANT FY 2023 IN THE AMOUNT OF \$4,700.00 FROM THE OFFICE OF THE GOVERNOR (OOG) CRIMINAL JUSTICE DIVISION (CJD) FOR THE FY 2023 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AND AUTHORIZING

THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ACT ON THE CITY'S BEHALF TO ADMINISTER THE GRANT, AND PLEDGING THAT THE CITY OF HUTCHINS WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE CRIMINAL JUSTICE DIVISION (CJD) OFFICE OF THE GOVERNOR (OOG).

Presented by: Steve Perry, Police Chief

8. Discuss and consider Ordinance 2022-1155 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT (SUP) WITH SPECIAL EXCEPTIONS TO DAVID PAGAN, REPRESENTING GARCHA INVESTMENTS LLC, THE OWNER, TO ALLOW A TRAILER AND HEAVY LOAD VEHICLE REPAIR FACILITY AND TRUCK SALES AND STORAGE FACILITY ON LAND ZONED HIGHWAY COMMERCIAL ("HC"), CONSISTING OF ±2.66 ACRES OF LAND, LOCATED AT 501 SOUTH INTERSTATE HIGHWAY 45, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS LOT I BLOCK 1 SOUTH 45 ADDITION.

Presented by: Tim Rawlings, Building Official

**G. EXECUTIVE SESSION**

1. Pursuant to the Texas Government Code, Section §551.072 Deliberation regarding the purchase, exchange and value of real property within the City of Hutchins.

**H. RECONVENE INTO REGULAR SESSION**

1. Take any action as a result of the Executive Session regarding the purchase, exchange, and value of real property within the City of Hutchins.

**I. ITEMS OF COMMUNITY INTEREST**

1. **CITY HALL BOND ELECTION, TUESDAY NOVEMBER 8, 2022**, Voting will take place at City Hall – Council Chambers, 321 N. Main St., Hutchins, Texas; and all voting centers designated by Dallas County Elections Department.
2. Atwell Public Library Board meeting, Tuesday, November 15, 2022, at 6:30 p.m. at the Hutchins City Hall - Council Chamber, 321 N. Main St., Hutchins, TX 75141.
3. Planning and Zoning Commission meeting, Thursday, November 17, 2022, at 6:00 p.m. at the Hutchins City Hall - Council Chamber, 321 N. Main St., Hutchins, TX 75141.
4. Christmas Parade and Tree Lighting - Saturday, December 10, 2022, Hutchins Community Center

**J. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the November 7, 2022 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 Friday, November 4, 2022, before 6:30 p.m.

*Cynthia Olguin*

Cynthia Olguin  
City Secretary

