



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

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

## **MINUTES**

### **CITY OF HUTCHINS CITY COUNCIL MEETING** **MONDAY, APRIL 19, 2021** **Regular City Council Meeting – 6:30 p.m.**

A Regular Meeting of the Hutchins City Council was 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 were discussed and considered:

#### **REGULAR SESSION**

**A. CALL TO ORDER:** Mayor Vasquez called the meeting to order at 6:30 p.m.

- 1. Roll Call:** Councilmembers in attendance: Mayor Pro Tem Chism, Councilmember Campbell, Councilmember Elmore, Councilmember Odom, Councilmember Nichols.
- 2. Invocation:** Mr. James Spence gave the invocation.
- 3. Pledge of Allegiance:** Councilmember Campbell led the Pledge of Allegiance

**B. CITIZEN COMMENTS:**

Gary and Mary Morrison, 424 Chatman St., spoke regarding their frustration with the no parking signs installed on Chatman St.

**C. PRESENTATIONS**

- 1. Proclamation - Atmos Energy National Safe Digging Month - April 2021**  
**Presented by: Mayor Vasquez**

Mayor Vasquez presented the Proclamation to Sheena Morgan, Manager of Public Relations, Atmos Energy.

- 2. Youth Entrepreneurship Program**  
**Presented by: Trudy Lewis, City Administrator**

Dr. Cynthia Mickens Ross with Cynthia Mickens-Ross Ministries provided a summary of the children and youth programs her ministry provides to the community. Dr. Mickens-Ross invited three students to display web programs they created as part of the entrepreneurial summer learning program.

- 3. Public Safety Building Update**  
**Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented the monthly update for the Public Safety Building construction project.

- 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**

Finance Director Patricia Albrecht presented the March 2021 financial report and the 2<sup>nd</sup> quarter investment report.

- 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 ADMINISTRATOR (OR HER DESIGNEE) TO EXECUTE ANY AND ALL PAPERWORK IN ASSOCIATION WITH GRANTING SAID EASEMENT TO ONCOR; AND PROVIDING FOR AN EFFECTIVE DATE.**

Councilmember Nichols made the motion seconded by Councilmember Elmore to approve the consent agenda as presented. All in favor, the motion carried 5 – 0.

**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**

Mayor Vasquez opened the public hearing at 7:29 p.m. Council asked for clarification of the location of the property. With there being no registered speakers, the public hearing was closed at 7:37 p.m.

## **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**

Councilmember Nichols made the motion seconded by Councilmember Elmore to approve Ordinance 2021-1126. The motion carried 4 – 1.

Voting For: Councilmember Nichols, Councilmember Elmore, Mayor Pro Tem Chism and Councilmember Campbell.

Voting Against: Councilmember Odom

- 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**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2021-0922. All in favor, the motion carried 5 – 0.

- 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**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Chism to approve Resolution R2021-0923. All in favor, the motion carried 5 – 0.

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**

City Administrator Lewis provided a summary of the request submitted by Mr. Hamdan. Mr. Hamdan submitted a request to appear before the Zoning Board of Adjustment and a meeting was scheduled for April 1, 2021 to consider a variance request submitted by Mr. Hamdan. The meeting was scheduled and advertised after staff confirmed with all five members that they would be in attendance. The night of the meeting only four members were present constituting a quorum. State Code requires a super majority vote for 75% of the board. Ms. Lewis stated that the request to council was made because the ZBA vote in favor of Mr. Hamdans request failed in a 3-1 vote due to the lack of a supermajority vote. Council discussed the action of the Board, options for tabling, notification to applicants of their right to have a full board seated for a hearing, board appointments to include alternate positions seated, changes to ordinance for board appointments and attendance.

Councilmember Nichols made a motion seconded by Councilmember Elmore to all Amer Hamdan to reapply for consideration of a request by the Zoning Board of Adjustment with a majority of the board present. The motion carried 4 -1.

Voting For: Councilmember Nichols, Councilmember Elmore, Mayor Pro Tem Chism and Councilmember Campbell.

Voting Against: Councilmember Odom

## **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**

The city council moved into Executive Session at 8:25 p.m.

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

The Council reconvened to regular session at 8:55 p.m. to consider a 75% road impact fee waiver requested by Mark Myers, Myers & Crow Company, LTD, for the Wintergreen Distribution center projected to be located on Wintergreen Road.

Councilmember Nichols made a motion seconded by Councilmember Odom to approve a 65% waiver on road impact fees only with the following conditions: 1) a construction permit must be issued no later than December 2022; 2) Certificate of Occupancy must be issued by December 2023; and 3) if not compliant by the deadline date the full amount will be due. All in favor, the motion carried 5 - 0.

**I. ITEMS OF COMMUNITY INTEREST**

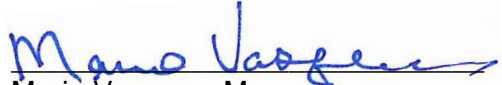
City Secretary Olguin announced the items of community interest.

**J. ADJOURNMENT**

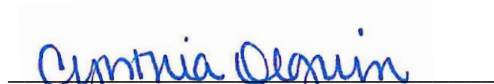
Councilmember Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:59 p.m. All in favor, the motion carried 5-0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 10<sup>TH</sup> OF MAY 2021.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

