



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

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

MINUTES

**HUTCHINS CITY COUNCIL MEETING
MONDAY, MAY 17, 2021
WORK SESSION – 6:00 P.M. REGULAR MEETING – 6:30 P.M.
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas**

A Work Session of the Hutchins City Council was held on Monday, May 17, 2021 beginning at 6:00 p.m. and Regular Session beginning 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:

WORK SESSION:

Mayor Pro Tem Elmore opened the Work Session at 6:08 p.m. Council members in attendance were Mayor Pro Tem Elmore, Councilmember Campbell, Councilmember Odom, Councilmember Nichols.

Councilmember Didehbani arrived at 6:18 p.m. Mayor Vasquez was not present.

**A. Budget Workshop for FY2022
Presented by: Trudy Lewis, City Administrator**

City Administrator Lewis presented the staff requests for FY2022; employee comparison for FY2018-2021; FY2020-2021 Fund Summary; population comparison; Dallas Central Appraisal District Tax Roll and Assessed Value Comparison for FY2018-2021; Property Tax information; and upcoming budget dates.

Mayor Pro Tem Elmore adjourned the Work Session at 6:36 p.m.

REGULAR SESSION

A. CALL TO ORDER: Mayor Pro Tem Elmore called the meeting to order at 6:37 p.m.

- 1. Roll Call:** Members present: Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.

Mayor Vasquez arrived at 7:33 p.m.

2. **Invocation:** Councilmember Nichols gave the invocation.
3. **Pledge of Allegiance:** Mayor Pro Tem led the Pledge of Allegiance

B. CITIZEN COMMENTS: None

C. PRESENTATIONS

1. **Public Safety Building Construction Project Update.**
Presented by: Charles Brewer, Public Works Director

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

2. **2020 Water Quality Report**
Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the 2020 Water Quality Report. Mr. Brewer pointed out a correction to the section for "water loss" on the second sheet with a correction to the report for water loss as 7. The Report will be mailed the following week with the water bills. Council discussed daily testing, quarterly testing, and water loss.

3. **April 2021 Monthly Financial Report**
Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented the April 2021 monthly financial report.

D. CONSENT AGENDA

1. **Consider Resolution R2021-0927 OF THE HUTCHINS CITY COUNCIL DESIGNATING BANK SIGNATORIES AND ONLINE TREASURY MANAGEMENT ADMINISTRATOR FOR ALL CITY AND ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNTS LOCATED AT AMERICAN NATIONAL BANK; SUPERSEDING ANY PREVIOUS RESOLUTION AND ESTABLISHING AN EFFECTIVE DATE.**
2. **Consider Resolution R2021-0928 OF THE HUTCHINS CITY COUNCIL AMENDING AUTHORIZED REPRESENTATIVES FOR TEXPOOL INVESTMENT POOLS FOR HUTCHINS ECONOMIC DEVELOPMENT CORPORATION.**
3. **Consider Resolution R2021-0929 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL).**
4. **Consider Resolution R2021-0930 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR TEXSTAR PARTICIPATION SERVICES.**

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve the consent agenda items as presented by the City Secretary. All in favor, the motion carried 5-0.

E. PUBLIC HEARINGS:

- 1. Conduct public hearing to consider an appeal to the City Council by applicant ARK Design Concepts (representing property owner MAGA Texas Holdings LLC) for the recommendation of denial made by the Planning and Zoning Commission on March 18, 2021 for a requested change of zoning from Highway Commercial (HC) to Multifamily Residential (MF) on a 4.9333-acre tract of land legally described as being Lot 6, Block A in the Armi Center Addition (6 S. IH 45).**

Presented by: Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and provided a summary of the project request submitted on September 13, 2019 by ARK Design Concepts, on behalf of MAGA Texas Holdings LLC. Councilmember Didehbani thanked Public Works Director Brewer for his hard work and asked if there was a fee for the appeal request.

Mayor Pro Tem Elmore opened the public hearing at 7:12 p.m.

Felix Madrigal, 1527 Trout Road, Hutchins, TX, spoke in opposition of the appeal requested by ARK Design Concepts and read a statement.

Marie Harris, 36 Gaslight Dr., Hutchins, TX, spoke in opposition of the appeal request and provided a list of reasons for opposing the request.

Scott Johns, Principal Architect with ARK Design, wrote the appeal and expressed his disappointment. Mr. Johns addressed the concerns documented by the Planning and Zoning Commission at their March 18, 2021 meeting.

Councilmembers asked for clarification if this was a new project or were apartments part of the original plan. Council voiced their concerns with the apartment's proximity near the railroad. Mr. Johns stated they used sound transmission ratings for hotels. Guy Brown, Economic Development Director, clarified that neither he nor the EDC can approve zoning and apologized if proceeding with the grant process was misinterpreted by the applicants. He is neither for nor against apartments, but the EDC agreed to a grant for a traffic study for two hotels.

Nazir, ARK Architects, discussed the options from the owner's

Mayor Pro Tem Elmore closed the public hearing at 7:49 p.m.

- 2. Conduct public hearing to consider Replat of Point South, Lot 2, Block A (with Replat to be named Point South, Lot 2R, Block A).**

Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the item and explained the requirements for a replat.

Mayor Pro Tem Elmore opened the public hearing at 7:58 p.m. With there no being no public comments, the public hearing was closed at 7:59 p.m.

Mayor Vasquez resumed his place as presiding chair.

F. REGULAR AGENDA

- 1. Discuss and consider Ordinance Number 2021-1127 of the City of Hutchins, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Hutchins, Texas; granting a change in zoning from Highway Commercial (HC) to Multifamily Residential (MF) on approximately 4.9333 acres of land situated in the William Gatlin Survey, Abstract 499, Tract 39.2, Dallas County, Hutchins, TX, and being more particularly described as Lot 6, Block A in the Armi Center Addition and depicted in Exhibits "A" and "B"; 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.**

Public Works Director Brewer provided a summary of the Planning and Zoning Commission's recommendation for denial for the zoning change request. Councilmember Nichols made a motion seconded by Councilmember Didehbani to deny Ordinance 2021-1127. All in favor, the motion carried 5 – 0.

- 2. Discuss and consider Resolution R2021-0931 approving a replat of Point South, Block A, Lot 2 (Replat/Final Plat to be named "Point South, Lot 2R, Block A") and providing for an effective date.**

Presented by: Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0931. All in favor, the motion carried 5 – 0.

- 3. Discuss and consider repairs to Nichols Road**

Presented by: Mario Vasquez, Mayor

Mayor Vasquez announced that he asked for the item to be placed on the agenda so that council could consider how to address the repairs to Nichols Rd. Mayor Vasquez stressed the need for repairs and stated taxpaying customers deserve better roads.

Council members discussed Estrada Concrete's responsibility to pay for the damages created by their trucks, estimates, and postponing the meeting for a time that Estrada Concrete could be present to attend and answer questions.

City Administrator Lewis briefed council on the 2020 presentation and action item regarding repairs to Nichols Road, and council's unanimous vote to ask the city attorney to send Estrada Concrete a demand letter for full payment for repairs to Nichols Rd. Ms. Lewis displayed the quotes received in 2020 from the engineer for repairs to Nichols Rd. Ms. Lewis stressed that the current road cannot hold up to the weight of the concrete truck traffic and would require subgrade improvements to the entire street and replaced with concrete instead of asphalt. Mayor Vasquez asked for clarification of what was included in the 2.2 million dollar bid.

Ms. Lewis reminded council that a municipal government must go out for bids and money must be allocated in the budget before the city can advertise for bids. Ms. Lewis outlined the requirements for advertising bids for street repairs.

Councilmember Nichols made a motion seconded by Councilmember Didehbani to table the item until staff could provide more information. All in favor, the motion carried 5 – 0.

G. ITEMS OF COMMUNITY INTEREST

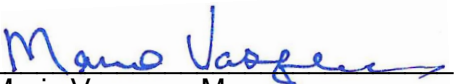
City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT


Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:35 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON JUNE 7, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

