



**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

**CITY OF HUTCHINS
WORK SESSION AND REGULAR CITY COUNCIL MEETING – 6:30 P.M.
TUESDAY, JULY 6, 2021
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas**

A Regular Meeting of the Hutchins City Council was held on Tuesday, July 6, 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:

WORK SESSION:

A. Discuss Boards and Commissions Appointments

Mayor Vasquez opened the Work Session at 6:30 p.m. with a quorum of the council present. City Secretary Olguin presented the list of Boards and Commissions with seats requiring appointments and reappointments for the 2021 year and applicants for council consideration. The appointments will be presented to council on July 19, 2021 for council consideration.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting to order at 6:31 p.m.

- 1. Roll Call:** Members present: Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.
- 2. Invocation:** Councilmember Nichols gave the invocation.
- 3. Pledge of Allegiance:** Councilmember Odom led the Pledge of Allegiance

B. CITIZEN COMMENTS:

Simone Leffall, 1205 Woodcrest, voiced her concern regarding streets in need of repair, mainly in the Skyline area.

C. PRESENTATIONS

**1. Update of the Lancaster-Hutchins Rd Design Project.
Presented by: Trudy Lewis, City Administrator**

City Administrator Lewis provided an overview of the current status of the Lancaster-Hutchins Road Expansion Design Project. Council voiced their concerns regarding the need and cost for the design, the need to address expansion to JJ Lemon, and how to address all the infrastructure needs. Mayor Vasquez stated the need to have a master plan in place was a result of conversation between the city and Dallas County.

D. CONSENT AGENDA

1. Approval of City Council Meeting Minutes for the month of June 2021.

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve the Consent Agenda, item 1. All in favor, the motion carried 5-0.

E. PUBLIC HEARINGS:

**1. Consideration of a Replat of Lot 2, Block A, Fulghum Industrial Addition (1387 Fulghum Road /Unincorporated Dallas County/City of Hutchins' ETJ). "Fulghum Industrial Addition, Lot 2R1 and Lot 2R2, Block A".
Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented the item. Mr. John Gregg, 1343 Fulghum Road, was present to answer questions and stated he did not have plans for property at this time other than to lease it.

F. REGULAR AGENDA

**1. Discuss and consider Resolution R2021-0939, A REQUEST BY APPLICANT/PROPERTY OWNER JOHN GREGG (REPRESENTING G5 INDUSTRIAL LLC) TO REPLAT LOT 2, BLOCK A, FULGHUM INDUSTRIAL ADDITION (1387 FULGHUM ROAD /UNINCORPORATED DALLAS COUNTY/CITY OF HUTCHINS' ETJ) WITH SAID REPLAT TO BE TITLED "FULGHUM INDUSTRIAL ADDITION, LOT 2R1 AND LOT 2R2, BLOCK A".
Presented by: Charles Brewer, Public Works Director**

Councilmember Nichols made a motion seconded by Councilmember Didehbani to approve Resolution R2021-0939. All in favor, the motion carried 5-0.

**2. Presentation and discussion of a Plan of Finance for the issuance of debt obligations.
Presented by: Jim Sabonis, Hilltop Securities**

Presented a proposed 2021/2022 Capital Improvement Program to fund vehicle replacement and fire engines, streets, sidewalks, city hall and estimate costs. Mr. Sabonis commented on the opportunity to take advantage of low interest rate and issuing debt without a tax rate increase that allows ability to fund other projects in the future. The city is in a good financial status that can fund these projects without

a tax rate increase and room for future debt issuance based on conservative growth.

Councilmember Nichols voiced his concern with the proposed projects and estimates and asked for clarification of the estimate for city hall.

Mr. Sabonis stated the presentation is to give council the option to consider issuing debt before legislations changes.

Councilmember Nichols asked for clarification that new legislation will only affect city hall; the city can still issue debt for streets and other items presented. Mayor Vasquez asked if four million dollars would be enough to include JJ Lemmon and for council to keep in mind the number of streets in need of repair.

Ms. Lewis reminded council that items presented do not tell the full story of all the streets in need of repair and the other funding sources, i.e., CDBG funds, impact fees, etc.

3. Consider all matters incident and related to approving and authorizing publication and posting of notice of intention to issue certificates of obligation, including the adoption of a Resolution R2021-0944 pertaining thereto.

Presented by: Jim Sabonis, Hilltop Securities

City Administrator Lewis clarified changes to the proposed Resolution R2021-0944, projects that were identified without specifically assigning a dollar amount for each project.

Councilmember Nichols voiced he was not in support of rushing through this item before September 1 to fund city hall project. He does support the citizens voting to build a city hall. The loan can be taken at any time without funding for city hall.

Mr. Sabonis stated the goal is to start the legal process to public the 45-day notice process and allows time for staff to present an action plan or projects and earmark projects, but the city doesn't need to issue debt. The city will still need to issue debt and approve the 45-day notice process even if it doesn't include the construction of city hall. The language could be revised to clarify renovations of city hall rather than construction of city hall.

Councilmember Odom made a motion to approve Resolution R2021-0944.

Councilmember Nichols made a motion seconded by Councilmember Didehbani to deny Resolution R2021-0944. The motion carried 3-2.

Voting in Favor: Councilmember Nichols, Mayor Pro Tem Elmore, Councilmember Didehbani.

Voting Against: Councilmember Odom, Councilmember Campbell.

4. Discuss and consider Resolution R2021-0940 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE CITY OF HUTCHINS INVESTMENT ATTACHED HERETO AS EXHIBIT "1"; DECLARING THAT THE

CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "1" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Presented by: Tan Beatty, Finance Director

Ms. Beatty stated there are no changes, but the city is required by the Public Funds Act to review and present the Investment Policy to the city council on an annual basis.

Councilmember Odom made a motion seconded by Councilmember Nichols to approve Resolution R2021-0940. All in favor, the motion carried 5-0.

- 5. Discuss and consider Resolution R2021-0941 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE CONTRACTUAL AGREEMENTS RELATED TO EMPLOYEE BENEFITS FOR FISCAL YEAR 2021-2022 AT AN ESTIMATED ANNUAL COST OF \$717,038; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, HR Manager

Councilmember Didehbani made a motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0941. All in favor, the motion carried 5-0.

- 6. Discuss and consider Resolution R2021-0942 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING ADOPTION OF A NEW PAID QUARANTINE LEAVE POLICY FOR FIRST RESPONDERS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, HR Manager

Human Resources Manager Steward provided council with a summary of House Bill 273 approved during the 2021 Legislative Session requiring the adoption of a quarantine leave policy for first responders with an effective date of September 1, 2021.

Councilmember Nichols made a motion seconded by Councilmember Didehbani to approve Resolution R2021-0942. All in favor, the motion carried 5-0.

- 7. Discuss and consider Resolution R2021-0943; APPROVING THE CITY OF HUTCHINS' PARTICIPATION IN DALLAS COUNTY'S 2021 STREET STRIPING PROGRAM; ESTABLISHING WHICH STREETS ARE TO BE SUBMITTED TO DALLAS COUNTY FOR CONSIDERATION; AUTHORIZING THE CITY ADMINISTRATOR OR DESIGNEE TO SUBMIT TO DALLAS COUNTY THE CITY'S LIST OF RECOMMENDED STREETS FOR STRIPING CONSIDERATION; AND PROVIDING AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Councilmember Nichols made a motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0943. All in favor, the motion carried 5-0.

G. ITEMS OF COMMUNITY INTEREST

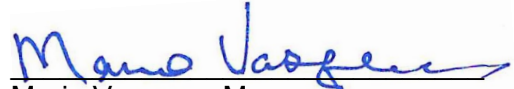
City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT

Councilmember Nichols made the motion seconded by Councilmember Didehbani to adjourn the meeting at 8:57 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON AUGUST 2, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

