



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
NOTICE OF CITY COUNCIL MEETING
Monday, August 2, 2021 - 6:30 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas

A Regular Meeting of the Hutchins City Council was held on Monday, August 2, 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:** Members present were Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.
- 2. Invocation:** Councilmember Campbell gave the invocation
- 3. Pledge of Allegiance:** Councilmember Didehbani led the Pledge of Allegiance

B. CITIZEN COMMENTS

Virginia Burrell, 1039 Timberview Rd., Hutchins, Texas, spoke regarding need for street and sidewalk repairs, need for property owners to maintain their homes and property, and need for more lighting in the area.

C. PRESENTATIONS

- 1. FY 2021-2022 Budget Workshop including Certified Property Values, Certified Property Values, Capital Improvement Projects, Tax Rate, Major Revenue Projections, Vehicle Purchases, Personnel Modifications.**
Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented a proposal for items for the FY2021-2022 Budget to include a summary of the following items: Certified Property Values; proposed personnel costs to include premium pay as authorized under the American Rescue Plan Act, proposed cost of living increase, new positions; Capital Improvement Projects to include Infrastructure Improvement Plan;

sidewalks repairs and new sidewalk construction; metering station; Campbell Park lighting; sewer line pipe bursting and replacement; vehicles and public hearing and meeting dates.

D. CONSENT AGENDA

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

Mayor Pro Tem Elmore made a motion seconded by Councilmember Didehbani to approve the Consent Agenda, item D.1. All in favor, the motion carried 5-0.

E. PUBLIC HEARINGS

1. Conduct a Public Hearing to consider a request by applicant Bill Foose (representing property owners Diann Tessman Slaton and Patti Tessman Luttrell) to change the zoning from Highway Commercial (HC) to Light Industrial (LI) on an 81.76-acre tract of undeveloped/vacant land legally described as being Tract 1.1 in the U. Wuthrick Survey, Abstract 1518 (property address 1005 IH 20, Hutchins, TX).

Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the item including a summary of surrounding property owners and the current zoning for each, and the Planning and Zoning Commission's recommendation of approval unanimously approved at their meeting conducted on June 17, 2021.

Mayor Vasquez opened the public hearing at 8:20 p.m.

Felix Madrigal, 1527 Trout Road, Hutchins, Texas spoke in opposition of the request for zoning change.

Stephanie Griffin, 1116 Skyline Drive, Hutchins, Texas spoke in opposition of the request for zoning change and stated the basic needs in Hutchins is a grocery store.

Jim Luttrell, representing the property owners, stated the family reached out to area brokers regarding the best use of the property with all recommending Light Industrial. Light Industrial is the primary use for most of the surrounding properties. The property does not meet the criteria to be considered as Highway Commercial use. The Light Industrial use would create opportunities for jobs.

Councilmember Didehbani spoke regarding his concern for the use and the best interest of the citizens of the city and the need to provide the city with the name of who is coming. Mr. Luttrell said he does not have a buyer at the time, but any potential buyers would have to meet the zoning requirements. The family has requested to close the Special Use Permit for mining to the north of the property.

Felix Madrigal, 1527 Trout Road, Hutchins, Texas spoke regarding his frustration with of out-of-town developers bringing undesirable projects to the city and asked the city council to deny the request.

Mayor Vasquez closed the public hearing at 8:43 p.m.

F. REGULAR AGENDA

- 1. Discuss and consider Ordinance 2021-1127 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; CONSIDERING A CHANGE IN ZONING FROM HIGHWAY COMMERCIAL (HC) TO LIGHT INDUSTRIAL (LI) ON AN 81.76-ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING TRACT 1.1 IN THE U. WUTHRICK SURVEY, ABSTRACT 1518 (1005 INTERSTATE HIGHWAY 20, 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 Odom made a motion seconded by Councilmember Didehbani to deny Ordinance 2021-1127. The motion carried 4-1.

Voting in Favor: Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani and Councilmember Campbell.

Voting Against: Councilmember Nichols.

- 2. Discuss and consider city sidewalk repairs and replacement.
Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented council with a background summary of the sidewalk repairs discussion from the City Council Workshop on April 5, 2021, and staff progress since the meeting. Mr. Brewer presented options and pricing including a summary of Oncor Electric's right of way requirements and estimate for constructing in their right of way. Council discussed the best direction to take to serve the residents and address the existing sidewalk repairs.

Councilmember Nichols made the motion seconded by Councilmember Campbell to proceed with the cost estimates from La Terra Studio for sidewalks between Quail Run and Palestine and to proceed with sidewalk repairs and replacement utilizing the list provided in the packet. All in favor, the motion carried 5-0.

- 3. Discuss and consider Resolution R2021-0946, APPROVING A PLAN OF FINANCE FOR THE ISSUANCE OF TAX NOTES, AUTHORIZING APPROPRIATE PERSONNEL AND CONSULTANTS TO PROCEED WITH ARRANGEMENTS AND THE PREPARATION OF DOCUMENTS FOR THE ISSUANCE AND SALE OF TAX NOTES AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

Presented by: Trudy Lewis, City Administrator

City Administrator Lewis provided council with a revised sheet for page number 85, due to a last-minute change by Dallas County as of 4:00 p.m. this afternoon. Ms. Lewis introduced Jorge Delgado with Hilltop Securities, the firm serving as the city's financial advisors. Mr. Delgado walked council through the tax notes sale process, the term of the note being only a four-year term, and a rate of

1.7%, with expectation for it to be much lower. Mayor and council had questions regarding borrowed money for budget items, Nichols Road, and increasing the debt amount to fund sidewalk projects.

Mayor Vasquez called a recess at 9:25 p.m. The meeting was reconvened at 9:32 p.m.

Councilmember Nichols made a motion seconded by Councilmember Didehbani to approve Resolution R2021-0946 amending the amount to 1.8 million dollars. All in favor, the motion carried 5-0.

4. **Discuss and consider Resolution R2021-0947, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS PROPOSING A PROPERTY TAX RATE OF \$0.682459 PER \$100 OF TAXABLE VALUE FOR THE CITY'S FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; SCHEDULING PUBLIC HEARINGS ON THE PROPOSED TAX RATE; SCHEDULING A PUBLIC HEARING ON THE PROPOSED BUDGET OF THE CITY; PROVIDING AN EFFECTIVE DATE.**

Presented by: Trudy Lewis, City Administrator

City Administrator Lewis presented the item, announced the dates for the public hearing on the proposed budget, and gave a brief explanation of the changes in the requirements for public hearings.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0947 proposing the tax rate at 0.682459 per \$100. All in favor, the motion carried 5-0. A correction was made to a transposed number in the Resolution number.

5. **Discuss and consider Ordinance 2021-1128, AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING ORDINANCE 2020-1111 WHICH ADOPTED THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING AMENDED APPROPRIATIONS FOR ALL OF THE FUNDS OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Presented by: Guy Brown, EDC Exec. Director

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Ordinance 2021-1128. All in favor, the motion carried 5-0.

6. **Discuss and consider Resolution R2021-0948 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A "SUPPLEMENT TO THE AGREEMENT FOR STREET LIGHTING SERVICE BY AND BETWEEN ONCOR ELECTRIC DELIVERY COMPANY AND THE CITY OF HUTCHINS" IN ORDER FOR SIX (6) STREET LIGHTS TO BE INSTALLED ALONG CRESTVIEW DRIVE AND BLUFFVIEW DRIVE IN ASSOCIATION WITH LENNAR HOMES' SKYLINE ESTATES ADDITION PHASE 1 RESIDENTIAL PLANNED DEVELOPMENT PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0948. All in favor, the motion carried 5-0.

7. **Discuss and consider Resolution R2021-0949, OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A "SUPPLEMENT TO THE AGREEMENT FOR STREET LIGHTING SERVICE BY AND BETWEEN ONCOR ELECTRIC DELIVERY COMPANY AND THE CITY OF HUTCHINS" IN ORDER FOR STREET LIGHT IMPROVEMENTS TO BE MADE ALONG N. DENTON STREET FROM LANCASTER-HUTCHINS ROAD TO CHAPMAN ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Mayor Pro Tem Elmore made the motion seconded by Councilmember Odom to approve Resolution R2021-0949. All in favor, the motion carried 5-0.

G. EXECUTIVE SESSION

1. **In accordance with Texas Government Code, Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. Project Photon**

Council moved into Executive Session at 7:49 p.m. Councilmember Odom left the meeting.

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

Council reconvened into Regular Session at 10:18 p.m. No action taken.

I. ITEMS OF COMMUNITY INTEREST

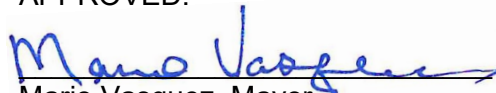
City Secretary Olguin announced the items of community interest.

H. ADJOURNMENT


Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to adjourn the meeting at 10:18 p.m. All in favor, the motion carried 4-0

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

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

