



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

MINUTES

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, October 4, 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, October 4, 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, and Councilmember Campbell.
 - 2. **Invocation:** Councilmember Campbell gave the invocation.
 - 3. **Pledge of Allegiance:** Councilmember Didehbani led the Pledge of Allegiance.
- B. CITIZEN COMMENTS:** None
- C. PRESENTATIONS**
 - 1. **Capital Projects Update**
Presented by: Charles Brewer, Public Works Director

Public Works Director Brewer presented the Capital Projects update to include the outline of the active projects as of October 4, 2021, budgeted cost, cost to date, and anticipated completion dates.
- D. CONSENT AGENDA**
 - 1. **Approval of City Council Meeting Minutes for the month of September 2021.**
 - 2. **Consideration of Resolution R2021-0965 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, CANCELLING THE NOVEMBER 15, 2021,**

AND DECEMBER 20, 2021, REGULAR CITY COUNCIL MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

3. **Consideration of Resolution R2021-0966 OF THE CITY OF HUTCHINS, TEXAS, RATIFYING THE EXECUTION OF A TITLE III FEDERAL SERVICE AGREEMENT WITH THE DALLAS AREA AGENCY ON AGING FOR THE TIME PERIOD OF OCTOBER 1, 2021, THROUGH SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.**
4. **Consideration of Resolution R2021-0967 OF THE CITY OF HUTCHINS, TEXAS, RATIFYING THE EXECUTION OF A CONGREGATE MEALS AGREEMENT WITH THE VISITING NURSE ASSOCIATION OF TEXAS FOR THE TIME PERIOD OF OCTOBER 1, 2021, THROUGH SEPTEMBER 30, 2022; APPROVING A PRICE PER MEAL INCREASE; AND PROVIDING FOR AN EFFECTIVE DATE.**
5. **Consideration of Resolution R2021-0968 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING CITY ADMINISTRATOR TO PURCHASE A NEW SPARTAN FIRE ENGINE UTILIZING HGAC BUY CONTRACT FS12-17; APPROPRIATING FUNDS FROM FISCAL YEAR 2021-2022 BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.**

Councilmember Nichols made the motion seconded by Councilmember Didehbandi to approve the consent agenda with a correction to the item caption in D.5 to read authorizing the purchase of a new ambulance; not fire engine. All in favor, the motion carried unanimously 5-0.

E. EXECUTIVE SESSION

The City Council convened into Executive Session at 6:44 p.m.

1. Pursuant to Texas Government Code § 551.087, Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect: PROJECT PHOTON DISTRIBUTION CENTER.

Presented by: Guy Brown, EDC Director

2. Pursuant to Chapter 551 of the Texas Government Code, Section 551.072 - Deliberation Regarding Real Property: A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Presented by: Trudy Lewis, City Administrator

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

The City Council reconvened into Regular Session at 8:04 p.m.

**1. Consider action regarding Project Photon Distribution Center
Presented by: Guy Brown, EDC Director**

Councilmember Nichols made the motion seconded by Councilmember Didehbani to authorize the City Administrator to negotiate, if needed and for the Mayor to execute an incentive agreement for Project Photon for property located at 600 West Wintergreen Road, Hutchins. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve a 4B Economic Development Project for infrastructure improvement to property located at 600 West Wintergreen Road, Hutchins. All in favor, the motion carried 5-0.

EDC Director Guy Brown announced to the residents in attendance that the city has been in negotiations with Chic Fil A for a large distribution center that will create over 300 jobs. The company is still in negotiations with Dallas County, but after negotiations have been completed, the city will issue a press release with more details.

2. Consider action regarding A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DETERMINING THE NECESSITY OF ACQUIRING REAL PROPERTY FOR CONSTRUCTION OF WASTEWATER INFRASTRUCTURE IMPROVEMENTS, AUTHORIZING APPROPRIATION OF THE REAL PROPERTY AND/OR THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE THE REAL PROPERTY FOR PUBLIC USE, DELEGATING AUTHORITY TO INITIATE CONDEMNATION PROCEEDINGS TO THE CITY ADMINISTRATOR AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Trudy Lewis, City Administrator

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2021-0973. All in favor, the motion carried 5-0.

G. PUBLIC HEARINGS: None

H. REGULAR AGENDA

1. Discuss and consider a street name change request for Luther Edwards, Jr. Presented by: Asha Owens

City Administrator Lewis informed council that the city does not have a street naming policy and Ms. Owens was asked to present her request to the city council for consideration.

Asha Owens, granddaughter of Rev. Luther Edwards Jr., spoke to council regarding her request to rename Murry Street to honor her grandfather's

legacy. Council provided feedback including their concerns with the impact of the changes to the residents living on Murry St. The name change would require residents to update their personal information such as drivers license, school records, banking, and tax records, etc. Council discussed taking into consideration naming a street in the Southaven Development. Council unanimously agreed that Ms. Owns obtain signatures of support and approval from a majority of residents who live on Murry St.

2. **Discuss and consider Resolution R2021-0969, approving the City of Hutchins entering into an agreement with the Texas Commission on Environmental Quality (TCEQ) in association with the City of Hutchins' participation in TCEQ's Sanitary Sewer Overflow (SSO) Initiative Program, authorizing the Mayor to execute an Agreement with TCEQ in association with the City's participation in TCEQ's SSO Initiative Program, 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 R2021-0969. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2021-0970 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF THE CITY OF HUTCHINS, TEXAS, FOR FISCAL YEAR 2021-2022.**

Presented by: Cynthia Olguin, City Secretary

Councilmember Odom made the motion seconded by Councilmember Campbell to approve Resolution R2021-0970. All in favor, the motion carried 5-0.

4. **Discuss and consider Resolution R2021-0971 NOMINATING A CANDIDATE TO BE A MEMBER OF THE BOARD OF DIRECTOR OF THE DALLAS CENTRAL APPRAISAL DISTRICT.**

Presented by: Cynthia Olguin, City Secretary

Mayor Pro Tem Elmore made the motion approve Resolution R2021-091 and to nominate Steve Nichols for consideration of member of the board of director of the Dallas Central Appraisal District. All in favor, the motion carried 5-0.

5. **Discuss and consider Resolution R2021-0972 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A MASTER COOPERATIVE PURCHASING AGREEMENT, EFFECTIVE OCTOBER 1, 2021, BETWEEN THE SHERIFF'S ASSOCIATION OF TEXAS, INC. ("SAT"), A TEXAS NON-PROFIT CORPORATION, AND THE CITY OF HUTCHINS, AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Steve Perry, Police Chief

Mayor Pro Tem Elmore made the motion seconded by Councilmember Didehbani to approve Resolution R2021-0972. All in favor, the motion carried 5-0.

I. ITEMS OF COMMUNITY INTEREST

City Secretary Olguin read the items of community interest.

J. ADJOURNMENT

Councilmember Campbell made the motion seconded by Councilmember Didehbani to adjourn the meeting at 9:05 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON NOVEMBER 1, 2021.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

