



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

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

MINUTES

CITY OF HUTCHINS REGULAR CITY COUNCIL MEETING Monday, December 6, 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, December 6, 2021, with a special reception beginning at 5:00 p.m, Work Session beginning at 6:00 p.m. and Regular Council Meeting 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 were discussed and considered:

WORK SESSION - 6:00 P.M.

A. Discuss the Comprehensive Plan Update

Brad Moulton, La Terra Studios, presented an update to include the project schedule, the purpose of the Comprehensive Plan Update, the role of the advisory committee, the process, community outreach, economic indicators, and implementation.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting to order at 6:38 p.m.

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

B. CITIZEN COMMENTS: None

C. 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. Approval of City Council Meeting Minutes for the month of November 2021.**
- 2. Consider Resolution R2021-0979 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.

3. **Consider Resolution R2021-0980 OF THE HUTCHINS CITY COUNCIL AMENDING AUTHORIZED REPRESENTATIVES FOR TEXPOOL INVESTMENT POOLS FOR HUTCHINS ECONOMIC DEVELOPMENT CORPORATION.**
4. **Consider Resolution R2021-0981 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL).**
5. **Consider Resolution R2021-0982 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR TEXSTAR PARTICIPATION SERVICES.**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve the Consent Agenda items as presented. All in favor, the motion carried 5-0.

D. PRESENTATIONS

1. **Quail Run Sidewalk Design Project update from La Terra Studios.
Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented an update on the Quail Run Sidewalk Design Project. Council members asked for clarification on the width of the sidewalk. Mr. Brewer explained that the bid will include an alternate bid option for construction of an 8-10' sidewalk.

2. **October Financial Reporting
Presented by: Tan Beatty, Finance Director**

Finance Director Beatty presented the October Financial Report.

3. **Capital Projects Update
Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented a summary of the Capital Projects progress, timeline changes and expenditures.

E. PUBLIC HEARINGS

1. **Conduct a public hearing to consider a request by applicant Doug Otte of Seefried Industrial Properties (representing property owner MPLD Cleveland 45, LLC) to replat Lots 3 and 4 in the Interchange 20/45 Industrial Park, Lots 1-4, Block 1. The replat proposes to shift the shared property line between Lots 3 and 4 approximately 60 feet to the east and to make minor survey corrections. The replat is titled Interchange 20/45 Industrial Park, Lots 3R & 4R, Block 1. Said property is zoned Light Industrial (LI) and located along the north side of E. Cleveland Road, east of IH 45, west of Buena Vida Way and south of Langdon Road in the city of Hutchins, Dallas**

County, Texas.

Presented by: Charles Brewer, Public Works Director

Mayor Vasquez opened the public hearing at 7:08 p.m. Mr. Eddie Eckart, Goodwin Marshall, representative for the owner, was available for questions.

There being no questions or comments, the public hearing was closed at 7:11 p.m.

F. REGULAR AGENDA

- 1. Discuss and consider Resolution R2021-0988 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF LOTS 3 AND 4 IN THE "INTERCHANGE 20/45 INDUSTRIAL PARK, LOTS 1-4, BLOCK 1" WITH SAID REPLAT BEING TITLED "INTERCHANGE 20/45 INDUSTRIAL PARK, LOTS 3R & 4R, BLOCK 1"; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Councilmember Odom made the motion seconded by Councilmember Nichols to approve Resolution R2021-0988. All in favor, the motion carried 5-0.

- 2. Discuss and consider Resolution R2021-0983 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A TASK AUTHORIZATION AGREEMENT WITH FREESE AND NICHOLS, INC. IN ASSOCIATION WITH THE CITY OF HUTCHINS' MEADOWBROOK DRIVE DRAINAGE CHANNEL IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$181,528; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2021-2022 BUDGET (DRAINAGE FUND 11); 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 R2021-0983. All in favor, the motion carried 5-0.

- 3. Discuss and consider Resolution R2021-0984 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 16 IN ORDER FOR NOVEL BUILDERS TO PURCHASE REPLACEMENT 911 UPS BATTERIES AT A COST NOT TO EXCEED \$8,234; AUTHORIZING THE CONTRACT TIME WITH NOVEL BUILDERS TO BE EXTENDED XX CALENDAR DAYS, APPROVING A NEW SUBSTANTIAL COMPLETION DATE IN ASSOCIATION WITH THE CITY'S PUBLIC SAFETY BUILDING CONSTRUCTION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Lloyd Osborn, Novel Builders, presented their request for a change order to cover the cost of replacement batteries for the 911 system. Mr. Nabors provided a summary of the delay in taking possession of equipment from Novel Builders, expiration of manufacturers warranties and timeframe to install batteries. Council members expressed their frustration with the additional cost passed on the city.

Councilmember Didehbani made the motion seconded by Councilmember

Nichols to deny Resolution R2021-0984. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Councilmember Didehbani to direct staff to contact the city attorney to file a claim with Philadelphia Insurance. All in favor, the motion carried 5-0.

4. **Discuss and consider Resolution R2021-0985 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 15 IN ORDER FOR THE CONTRACT TIME WITH NOVEL BUILDERS TO BE EXTENDED ONE HUNDRED TEN (110) CALENDAR DAYS DUE TO NOVEL BUILDERS' SUBCONTRACTORS NOT BEING ABLE TO PERFORM EXTERIOR CONSTRUCTION WORK WITHIN THE FRONT YARD BUILDING AREA DUE TO ONCOR NOT REMOVING THEIR UTILITY POWER POLES AND AERIAL ELECTRICAL CABLES WITHIN THE SOUTH SIDE RIGHT-OF-WAY OF E. PALESTINE STREET UNTIL NOVEMBER 2, 2021, APPROVING A NEW SUBSTANTIAL COMPLETION DATE OF DECEMBER 10, 2021 IN ASSOCIATION WITH THE CITY'S PUBLIC SAFETY BUILDING CONSTRUCTION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Building Official Tim Rawlings provided council members with the definition of "substantially complete" as defined in the contract with Novel Builders and provided an update of the items still in need of attention before a certificate of occupancy could be issued.

Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to approve Resolution R2021-0985. All in favor, the motion carried 5-0.

5. **Discuss and consider Resolution R2021-0986 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS' EMERGENCY MANAGEMENT PLAN IN COMPLIANCE WITH THE AMERICA WATER INFRASTRUCTURE ACT OF 2018; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Charles Brewer, Public Works Director

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve Resolution R2021-0986. All in favor, the motion carried 5-0.

6. **Discuss and consider Resolution R2021-0987 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, DALLAS COUNTY TEXAS, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT.**

Presented by: Cynthia Olguin, City Secretary

Councilmember Campbells made the motion seconded by Councilmember Didehbani to approve Resolution R2021-0987 casting its vote for Steve Nichols as the fourth member of the Board of Directors of the Dallas Central Appraisal District. 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 Mayor Pro Tem Elmore to adjourn the meeting at 8:42 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON JANUARY 3, 2022.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

