



Hutchins City Hall  
321 N. Main Street  
Hutchins, TX 75141  
[www.cityofhutchins.org](http://www.cityofhutchins.org)

## MINUTES

**CITY OF HUTCHINS  
NOTICE OF CITY COUNCIL MEETING  
Monday, July 18, 2022 – 5:15 p.m.  
Hutchins Community Center  
500 W. Hickman St., Hutchins, Texas 75141**

A meeting of the Hutchins City Council was held on Monday, July 18, 2022, with a Work Session beginning at 5:15 p.m. and Regular Session beginning at 6:30 p.m. at Hutchins City Hall – Council Chamber located at 321 N. Main St, Hutchins, Texas, at which time the following items were discussed and considered:

### **WORK SESSION - 5:15 p.m.**

#### **A. FY2022-2023 Budget Workshop**

Mayor Vasquez opened the Work Session at 5:15 p.m.

Finance Director William Wooten gave a PowerPoint presentation regarding the 2022-2023 proposed budget for the City of Hutchins to include the following: Budget assumptions, ad valorem and tax revenues, revenue projections for the General Fund and Debt Service Fund, Capital Deb Issuance Projects, and schedule of meetings and public hearings leading to the adoption of the budget.

Human Resources Manager Karen Steward presented employee salary ranges, salary survey information last conducted in 2019, current salary survey summary, and preliminary budget compensation scenarios to include a 5% cost of living increase for all employees, an increase of 4.5% in the city's contribution to health insurance and a request for three new full-time positions.

Police Chief Steve Perry provided an update on the problems with the City of Lancaster and options for a temporary animal shelter. Council discussed temporarily converting the old police building to a temporary shelter, costs and needs for the temporary facility, and scheduling a meeting with the City of Ferris for temporary animal housing. Council requested costs requested cost estimates by the August 1, 2022, council meeting and directed staff to meet with the City of Ferris.

### **REGULAR SESSION**

- A. CALL TO ORDER:** Mayor Vasquez called the meeting to order at 6:30 p.m.
- 1. Roll Call:** Members present – Mayor Vasquez, Mayor Pro-Tem Nichols, Councilmember Elmore, Councilmember Odom, and Councilmember Didehbani,

Councilmember Campbell

2. **Invocation:** The invocation was presented by Mr. James Spence
3. **Pledge of Allegiance:** Mayor Pro Tem Nichols led the Pledge of Allegiance

**B. CITIZEN COMMENTS –**

Davide Coleman, 111 Willow Grove Dr., spoke regarding the maintenance and upkeep of the creek behind his home and the need for better road construction signage.

**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. **Consider Resolution R2022-1035 OF THE HUTCHINS CITY COUNCIL AMENDING AUTHORIZED REPRESENTATIVES FOR TEXPOOL INVESTMENT POOLS FOR HUTCHINS ECONOMIC DEVELOPMENT CORPORATION, AND PROVIDING AN EFFECTIVE DATE.**
2. **Consider Resolution R2022-1036 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL), AND PROVIDING AN EFFECTIVE DATE.**
3. **Consider Resolution R2022-1037 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR TEXSTAR PARTICIPATION SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

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

**D. PRESENTATIONS**

1. **May 2022 Financial Reporting**

Finance Director William Wooten presented the item and answered questions.

**E. PUBLIC HEARINGS**

**F. REGULAR AGENDA**

1. **Discuss and consider Resolution R2022-1034 OF THE CITY OF HUTCHINS APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH 1333 WINTERGREEN REAL ESTATE CORPORATION FOR INDUSTRIAL DEVELOPMENT ON PROPERTY LOCATED AT 1333 WINTERGREEN ROAD IN HUTCHINS AND PROVIDING AN EFFECTIVE DATE.**

**Presented by: Guy Brown, EDC Director**

EDC Director Guy Brown presented the item and introduced Tony Soor, representative for Charger Logistics. Mr. Soor presented a summary of the

construction cost, increased employment opportunities in Hutchins and requested an incentive of 65% for 5-7 years. Council questioned the sudden increase change for the request that was not originally presented to the EDC.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Odom to approved Resolution R2022-1034 with an incentive in the original amount proposed by the Hutchins Economic Development Corporation. The motion carried 4-1.

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

Voting Against: Councilmember Didehbani.

2. **Discuss and consider Ordinance 2022-1147 OF THE CITY OF HUTCHINS, TEXAS, AMENDING ORDINANCE NO. 2021-1135 WHICH ADOPTED THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, BY APPROVING ADDITIONAL APPROPRIATIONS FOR THE FUNDING OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Guy Brown, EDC Director**

Mayor Pro Tem Nichols made the motion seconded by Councilmember Didehbani to approve Ordinance 2022-1147 as presented. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2022-1038; APPROVING THE CITY OF HUTCHINS' PARTICIPATION IN DALLAS COUNTY'S 2022 STREET STRIPING PROGRAM; AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH DALLAS COUNTY FOR STREET STRIPING SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

**Presented by: Robert McWayne, Interim Public Works Director**

Interim Public Works Director Robert McWayne presented the item and answered questions. Council discussed the quality of the paint used by the county, the short lifespan of the striping, and other options.

No action taken.

4. **Discuss and consider Resolution R2022-1039 OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE PROJECT SPECIFIC AGREEMENT TO THE MASTER INTERLOCAL AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROGRAM BETWEEN THE CITY OF HUTCHINS AND DALLAS COUNTY FOR THE LANCASTER-HUTCHINS ROAD-ROADWAY IMPROVEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Robert McWayne, Interim Public Works Director**

Interim Public Works Director Robert McWayne presented the item and answered questions. Council asked for clarification as to why only a portion of Lancaster-Hutchins Road is considered and the impact to the new development.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1039 as presented. All in favor, the motion carried 5-0.

- 5. Discuss and consider Resolution R2022-1040 OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND THE CITY OF LANCASTER, TEXAS, FOR THE PURCHASE OF GOODS AND SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Steve Perry, Police Chief**

Police Chief Perry presented the item and answered questions. The agreement is to provide temporary towing services until bids can be advertised for long term services.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Odom to approve Resolution R2022-1040 as presented. All in favor, the motion carried 5-0.

- 6. Discuss and consider appointments to the Atwell Public Library Board.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Odom made the motion seconded by Councilmember Didehbani for the following appointments:

- reappoint Gerald Hollis as a regular member of the Atwell Public Library Board for a two-year term ending in 2024;
- reappoint Yvette Lewis as a regular member of the Atwell Public Library Board for a two-year term ending in 2024; and
- appoint Jessica Sanchez as a regular member of the Atwell Public Library Board for the remainder of a two-year term ending in 2023.

All in favor, the motion carried 5-0.

- 7. Discuss and consider appointments to the Economic Development Board.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Odom made the motion seconded by Councilmember Didehbani to following appointments:

- reappoint Artis Johnson as a regular member of the Economic Development Corporation for a two-year term ending in 2024;
- reappoint Aurora Madrigal as a regular member of the Economic Development Corporation for a two-year term ending in 2024;
- reappoint Steve Nichols as a regular member of the Economic Development Corporation for a two-year term ending in 2024; and

- reappoint Mario Vasquez as a regular member of the Economic Development Corporation for a two-year term ending in 2024

All in favor, the motion carried 5-0.

**8. Discuss and consider appointments to the Parks and Recreation Board.  
Presented by: Cynthia Olguin, City Secretary**

Councilmember Campbell made the motion seconded by Mayor Pro Tem Nichols to following appointments:

- Huell Gilliam, for reappointment as a regular member, Place 2, for a two-year term expiring in 2024.
- Carl Fisher, for appointment as a regular member, Place 4, for a two-year term expiring in 2024.
- Cecile Gardner, for appointment as a regular member, Place 1, for the remainder of a two-year term expiring in 2023
- Dana Landry, for appointment as a regular member, Place 3, for the remainder of a two-year term expiring in 2023.
- Demarcus Odom, for appointment as an alternate member, Alt 1, for the remainder of a two-year term expiring in 2023.
- Reassign Alicia McCowan to an alternate member, Alt 2, for a two-year term expiring in 2022.

All in favor, the motion carried 5-0.

**9. Discuss and consider appointments to the Planning and Zoning Commission.  
Presented by: Cynthia Olguin, City Secretary**

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to following appointments:

- reappoint Harry Gross as a regular member of the Planning and Zoning Commission for a two-year term ending in 2024.
- reappoint James Spence as a regular member of the Planning and Zoning Commission for a two-year term ending in 2024.
- appoint Don Pressler as an alternate member of the Planning and Zoning Commission for a two-year term ending in 2024.

All in favor, the motion carried 5-0.

**H. ITEMS OF COMMUNITY INTEREST**


City Secretary Olguin announced the items of community interest.

**I. ADJOURNMENT**

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to adjourn the meeting at 7:40 pm. All in favor, the motion carried 5-0.

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 1st OF AUGUST 2022.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

