



MINUTES

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, November 7, 2022 - 6:30 PM
Hutchins Public Safety Building - Training Room
550 W. Palestine
Hutchins, Texas 75141**

A Regular Meeting of the Hutchins City Council was held on Monday, November 7, 2022, at 6:30 p.m. at the Hutchins Public Safety Building – Training Room, 550 W. Palestine, 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 – Mayor Vasquez, Mayor Pro Tem Nichols, Councilmember Elmore, Councilmember Didehbani.
2. Councilmember Campbell and Councilmember Odom were absent.
3. **Invocation:** The invocation was presented by Mayor Pro Tem Nichols
4. **Pledge of Allegiance:** Councilmember Elmore led the Pledge of Allegiance

B. CITIZEN COMMENTS - None

C. CONSENT AGENDA

1. **Consider approval of the city council meeting minutes for October 2022.**

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve the consent agenda as presented. All in favor, the motion carried 3-0.

D. PRESENTATIONS

1. **Potential Vanderbilt Road Abandonment
Presented by: Greg McCaffery, Public Works Director**

Fernando Sevallos, Pape-Dawson Engineers, introduced Kip Platt with Provident Realty Advisors, and Chris Cate. Mr. Sevallos explained they were seeking feedback from the council regarding the possible abandonment of 1,750 feet north of W. Wintergreen relocating Vanderbilt Road further south to allow for the development of 27.7 acres. The property is currently zoned LPB Logistics Port B and Master Planned Light Industrial.

Council expressed their concern with heavy truck traffic, costs to complete, funding and impact fees, and public access to a dead-end road.

Pape-Dawson representatives will continue discussions with staff to finalize details including financial responsibility to fund expansion. The item will be presented to the city council at a later date.

2. Capital Projects Update

Presented by: Greg McCaffery, Public Works Director

Public Works Director McCaffery provided the Capital Projects update and answered questions from the council.

E. PUBLIC HEARINGS – None

F. REGULAR AGENDA

- 1. Discuss and consider Resolution R2022-1064 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN IMPACT FEE CREDIT AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND 42 HUTCHINS, L.P.; AUTHORIZING ITS EXECUTION BY THE MAYOR; 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 Resolution R2022-1064. All in favor, the motion carried 3-0.

- 2. Discuss and consider Resolution R2022-1065 OF THE CITY COUNCIL OF THE City of HUTCHINS, TEXAS AUTHORIZING CITY ADMINISTRATOR TO PURCHASE FOUR NEW 2023 CHEVROLET Tahoe PPV FROM RELIABLE CHEVROLET AT THE QUOTED BID PRICE OF \$149,860.15 UTILIZING THE SHERIFF'S ASSOCIATION OF TEXAS CONTRACT NO. 22-03-1008; APPROPRIATING FUNDS FROM THE FISCAL YEAR 2022/2023 BUDGET, AND ESTABLISHING AN EFFECTIVE DATE.**

Presented by: Steve Perry, Police Chief

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1065 with the amendment of a not to exceed amount of \$272,000. All in favor, the motion carried 3-0.

- 3. Discuss and consider Resolution R2022-1066 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS PERSONNEL MANUAL BY AMENDING CHAPTER 3, TITLED "LEAVE", BY AMENDING SECTION 3.01 TITLED "HOLIDAY LEAVE" BY ADDING JUNETEENTH NATIONAL INDEPENDENCE DAY AS A HOLIDAY FOR ALL CITY EMPLOYEES; REMOVING THE FLOATING HOLIDAY FOR GENERAL EMPLOYEES AND CITY OF HUTCHINS POLICE DEPARTMENT PERSONNEL AND REMOVING THE SEPTEMBER 11th HOLIDAY FOR CITY OF HUTCHINS FIRE DEPARTMENT PERSONNEL, AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, Director of Human Resources

Mayor Pro Tem Nichols made the motion seconded by Councilmember Didehbani to approve Resolution R2022-1066. All in favor, the motion carried 3-0.

4. **Discuss and consider Resolution R2022-1067 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS PERSONNEL MANUAL BY AMENDING SECTION 2, TITLED "EMPLOYMENT", BY ADDING A NEW SECTION 2.12 TITLED "RECOGNITION POLICY" SETTING FORTH REQUIREMENTS FOR RECOGNITION OF SERVICE LEVELS IN FIVE (5) YEAR INCREMENTS FOR FULL-TIME AND PART-TIME CITY EMPLOYEES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, Director of Human Resources

Director of Human Resources Karen Steward explained the proposed recognition program, the awards value per five-year increments, and examples of award gifts available. Council expressed its support for a recognition program and the need to retain employees and recommended an increase to the monetary value.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to table Resolution R2022-1067 until the called council meeting on November 14, 2022. All in favor, the motion carried 3-0.

5. **Discuss and consider Resolution R2022-1068 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE ADOPTION OF THE FY2022-2023 CITY OF HUTCHINS ORGANIZATIONAL CHART; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, Director of Human Resources

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to approve Resolution R2022-1068. All in favor, the motion carried 3-0.

6. **Discuss and consider Resolution R2022-1069 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE FUNDING AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROJECTS FOR THE PURPOSE OF IMPROVEMENTS TO THE WINTERGREEN ROAD MCIP PROJECT 38702 FROM JEFFERSON STREET TO CARPENTER ROAD IN THE CITIES OF LANCASTER AND HUTCHINS, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Greg McCaffery, Public Works Director

Councilmember Didehbani made the motion seconded by Mayor Pro Tem Nichols to approve Resolution R2022-1069. All in favor, the motion carried 3-0.

7. **Discuss and consider Resolution R2022-1070 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING AN AMENDMENT TO RESOLUTION 2022-1055 AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO APPLY FOR THE BULLET RESISTANT SHIELD GRANT FY 2023 IN THE AMOUNT OF \$4,700.00 FROM THE OFFICE OF THE GOVERNOR (OOG) CRIMINAL JUSTICE DIVISION (CJD) FOR THE FY 2023 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AND AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ACT ON THE CITY'S BEHALF TO ADMINISTER THE GRANT, AND PLEDGING THAT THE CITY OF HUTCHINS WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE CRIMINAL JUSTICE DIVISION (CJD) OFFICE OF THE GOVERNOR (OOG).**

Presented by: Steve Perry, Police Chief

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1070. All in favor, the motion carried 3-0.

8. **Discuss and consider Ordinance 2022-1155 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT (SUP) WITH SPECIAL EXCEPTIONS TO DAVID PAGAN, REPRESENTING GARCHA INVESTMENTS LLC, THE OWNER, TO ALLOW A TRAILER AND HEAVY LOAD VEHICLE REPAIR FACILITY AND TRUCK SALES AND STORAGE FACILITY ON LAND ZONED HIGHWAY COMMERCIAL (“HC”), CONSISTING OF ±2.66 ACRES OF LAND, LOCATED AT 501 SOUTH INTERSTATE HIGHWAY 45, HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS LOT I BLOCK 1 SOUTH 45 ADDITION.**

Presented by: Tim Rawlings, Building Official

Building Official Tim Rawlings notified the council that the applicant withdrew his application. The item remained on the agenda and was advertised in accordance with local and state requirements.

Councilmember Elmore made the motion seconded by Councilmember Didehbani to deny Ordinance 2022-1155. All in favor the motion carried 3-0.

G. EXECUTIVE SESSION

1. **Pursuant to the Texas Government Code, Section §551.072 Deliberation regarding the purchase, exchange and value of real property within the City of Hutchins.**

No action to convene into Executive Session was taken.

H. RECONVENE INTO REGULAR SESSION

1. **Take any action as a result of the Executive Session regarding the purchase, exchange, and value of real property within the City of Hutchins.**

No action taken.

I. ITEMS OF COMMUNITY INTEREST


City Secretary Olguin announced the items of community interest.

J. ADJOURN

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to adjourn the meeting at 7:46 p.m. All in favor, the motion carried 3-0.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 5th DAY OF DECEMBER 2022.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

