



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

MINUTES

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, December 5, 2022 – 6:00 PM
Hutchins City Hall – Council Chamber
321 N. Main St.
Hutchins, TX 75141**

A Regular Meeting of the Hutchins City Council was held on Monday, December 5, 2022, at 6:00 p.m. at Hutchins City Hall – Council Chamber, 321 N. Main St., Hutchins, Texas, at which time the following items were discussed and considered:

WORK SESSION - 6:00 p.m.

Mayor Pro Tem Nichols asked for a roll call and called the meeting to order. Mayor Vasquez was absent. Members present: Mayor Pro Tem Nichols, Councilmember Elmore, Councilmember Didehbani, Councilmember Campbell and Councilmember Odom.

Mayor Vasquez arrived at 6:17 p.m.

Invocation: The invocation was presented by Councilmember Campbell

Pledge of Allegiance: Mayor Pro Tem Nichols led the Pledge of Allegiance

A. Discussion - Plan of Finance for Long-Term Financing Presented by: William Wooten, Finance Director

Finance Director William Wooten introduced Jim Sabonis with Hilltop Securities. Mr. Sabonis presented the plan of finance for funding a new city hall, the purchase of land, related expenses, estimated pricing and debt issuance, and the estimated closing schedule. Mr. Sabonis stressed that there would be no financial impact on the residents, and the project can be funded under the current debt.

REGULAR SESSION

A. CITIZEN COMMENTS - None

B. 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 approval of the city council meeting minutes for November 2022.

2. **Consider Resolution R2022-1072 OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE EXECUTION OF A TITLE III FEDERAL SERVICE AGREEMENT WITH THE DALLAS AREA AGENCY ON AGING FOR THE TIME PERIOD OF OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2023; AUTHORIZING THE CITY ADMINISTRATOR AND PROVIDING FOR AN EFFECTIVE DATE.**
3. **Consider Resolution R2022-1073 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, RESCHEDULING AND/OR CANCELING REGULAR CITY COUNCIL MEETINGS THAT CONFLICT WITH HOLIDAYS FOR 2023; AND PROVIDING AN EFFECTIVE DATE.**
4. **Resolution R2022-1074 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE AMBULANCE SERVICES AGREEMENT BY AND BETWEEN DALLAS COUNTY AND THE CITY OF HUTCHINS FOR THE CITY TO PROVIDE AMBULANCE SERVICES TO THE UNINCORPORATED AREAS OF DALLAS COUNTY AT AND/OR NEAR THE CORPORATE LIMITS OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

C. PRESENTATIONS

1. **Introduction of Police Department new hires
Presented by: Steve Perry, Police Chief**

Chief Perry introduced Communications Supervisor Becky Vrzak and Communications Officer Sabrina Cruz

2. **Recognition of Robert McWayne, Assistant Public Works Director.
Department of Public Works
Presented by: Greg McCaffery, Public Works Director**

Public Works Director Greg McCaffery announced that Assistant Public Works Director Robert McWayne was recently presented with the 2022 Special Projects Award by Dallas County for his work within the Dallas Inland Port Area and for being instrumental with the Vanderbilt and Landon Road Improvement projects.

3. **September 2022 - Financial Reporting & Analysis
Presented by: William Wooten, Finance Director**

Finance Director William Wooten presented the September 2022 Financial Reports.

4. **Capital Projects Update
Presented by: Greg McCaffery, Public Works Director**

Public Works Director Greg McCaffery presented the Capital Projects Update. Council discussed the need to address speeding along Skyline Drive, citywide sidewalk projects, and engineered sidewalk specifications.

5. Texas Department of Transportation I-45 Feasibility Study Concepts - City of Hutchins (Wintergreen and Fulghum Roads)

Presented by: Greg McCaffery, Public Works Director

Public Works Director Greg McCaffery provided an update on the TxDOT I-45 Feasibility Study of two interchanges within the City of Hutchins located at I-45 and Wintergreen and Fulghum Roads. The project is a carryover from a 2015-2016 study. No funding has been identified.

D. PUBLIC HEARINGS

1. Public Hearing regarding 4B Economic Development Project at 801 W. Palestine

Presented by: Guy Brown, EDC Director

Economic Development Director Guy Brown presented the item and introduced applicants Sam Kwon and Choi Bong. The project is located at 801 W. Palestine and will consist of exterior improvements, a new fire alarm and sprinkler system, a new vent hood, an asphalt overlay of the parking lot, and a new dumpster pad site.

Mr. Bong stated they would like to begin the project in December and estimated completion in April 2023 per the terms of the EDC Agreement.

Mayor Vasquez opened the public hearing at 7:10 p.m. With there being nobody registered to speak, the public hearing was closed at 7:17 p.m.

E. REGULAR AGENDA

1. Discuss and consider Resolution R2022-1075 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT 801 WEST PALESTINE STREET HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Guy Brown, EDC Director

Councilmember Odom made the motion seconded by Councilmember Didehbani to approve Resolution R2022-1075. All in favor, the motion carried 5-0.

2. Discuss and consider the Ordinance 2022-1156 AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING ORDINANCE NO. 2022-1153 WHICH ADOPTED THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, BY APPROVING ADDITIONAL APPROPRIATIONS FOR THE FUNDING OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION.

Presented by: Guy Brown, EDC Director

Mayor Pro Tem Nichols made the motion seconded by Councilmember Campbell to approve Ordinance 2022-1156. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2022-1076 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 3.02 TITLED "VACATION LEAVE" BY AMENDING SUBSECTION 2, TO ALLOW CITY EMPLOYEES TO CARRY FORWARD A MAXIMUM OF 140 HOURS OF VACATION TIME FROM ONE CALENDAR TO ANOTHER; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Karen Steward, Director of Human Resources

Councilmember Didehbani made the motion seconded by Mayor Pro Tem Nichols to approve Resolution R2022-1076. All in favor, the motion carried 5-0.

4. **Discuss and consider Resolution R2022-1077 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTCHINS POLICE DEPARTMENT AND THE DALLAS INDEPENDENT SCHOOL DISTRICT. THE AGREEMENT CLARIFIES JURISDICTIONS, DEFINES PARAMETERS AND AREAS OF RESPONSIBILITY, AND ESTABLISHES A SPIRIT OF COOPERATION TO ENHANCE THE SERVICES THAT BOTH AGENCIES PROVIDE TO THE CITIZENS RESIDING WITHIN THE CITY LIMITS OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Steve Perry, Police Chief

Councilmember Odom made the motion seconded by Councilmember Elmore to approve Resolution R2022-1077. All in favor, the motion carried 5-0.

5. **Discuss and consider Resolution R2022-1078 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ENTER INTO THE MASTER INTERLOCAL AGREEMENT BETWEEN DALLAS COUNTY AND THE CITY OF HUTCHINS PERTAINING TO ROAD AND BRIDGE TRANSPORTATION-RELATED IMPROVEMENTS AND/OR MAINTENANCE ON OR ABOUT CERTAIN DESIGNATED ROADWAYS SITUATED WITHIN THE TERRITORIAL LIMITS OF THE CITY OF HUTCHINS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Greg McCaffery, Public Works Director

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1078. All in favor, the motion carried 5-0.

6. **Discuss and Consideration of Resolution R2022-1079 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF A 7.685 ACRE TRACT OF LAND BEING LOT 1, BLOCK A, SHIPPERS ADDITION PHASE 3 AND BEING A PORTION OF A CALLED TRACT OF LAND DESIGNATED AS "PARCEL 5" IN A SPECIAL**

WARRANTY DEED TO WHL DALLAS 45, LLC., RECORDED IN INSTRUMENT NO. 201100339298, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS (1005 W WINTERGREEN RD.)

Presented by: Tim Rawlings, Building Official

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1079. All in favor, the motion carried 5-0.

- 7. Discuss and consider Resolution R2022-1080 approving participation in Texas Class governmental pool investment services**

Presented by: William Wooten, Finance Director

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to approve Resolution R2022-1080. All in favor, the motion carried 5-0.

- 8. Discuss and consider Ordinance 2022-1157 OF THE CITY OF HUTCHINS, TEXAS, TO PROVIDE A RATE MODIFICATION STRUCTURE FOR SOLID WASTE COLLECTION FOR EACH RESIDENTIAL UNIT AND COMMERCIAL HAND-COLLECTED UNIT SERVED WITHIN THE CITY LIMITS; AND PROVIDING AN EFFECTIVE DATE OF DECEMBER 5, 2022.**

Presented by: William Wooten, Finance Director

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to approve Ordinance 2022-1157. All in favor, the motion carried 5-0.

F. EXECUTIVE SESSION

- 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.**

Mayor Vasquez convened into Executive Session at 8:22 p.m.

G. RECONVENE INTO REGULAR SESSION

- 1. Take any action as a result of Executive Session regarding Project Photon Distribution Center**

Presented by: Guy Brown, EDC Director

Mayor Vasquez reconvened into Regular Session at 8:40 p.m.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to authorize the city attorney to draft and Amended and Restated

Agreement for Chick Fil A and instruct the Economic Development Director to bring the agreement to the city council for final consideration.

H. ITEMS OF COMMUNITY INTEREST

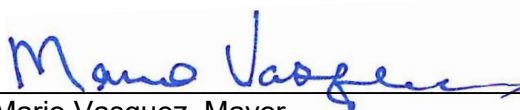
City Secretary Olguin announced the items of community interest.

I. ADJOURNMENT

Councilmember Elmore made the motion seconded by Mayor Pro Tem Nichols to adjourn the meeting at 8:43 p.m. All in favor, the motion carried 5-0.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 3rd DAY OF JANUARY 2023.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

