



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

**MINUTES**

**CITY OF HUTCHINS  
NOTICE OF CITY COUNCIL MEETING  
Monday, May 15, 2023 – 6:00 PM  
Hutchins City Hall – Council Chamber  
321 N. Main St.  
Hutchins, TX 75141**

A meeting of the Hutchins City Council was held on Monday, May 15, 2023, 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:

**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 Campbell, Councilmember Odom, and Councilmember Didehbani.
- 2. **Invocation:** The invocation was presented by Councilmember Campbell.
- 3. **Pledge of Allegiance:** Mayor Pro Tem Nichols led the Pledge of Allegiance

**B. ELECTION MATTERS**

- 1. **Issue Statements of Officer and administer Oaths of Office to newly elected Councilmembers.**  
**Presented by: Cynthia Olguin, City Secretary**

City Secretary Olguin issued the Statement of Officers and administered the Oaths of Office for Councilmember Dominic Didehbani, Councilmember Raymond Elmore, and Councilmember Demarcus Odom.

- 2. **Discuss and consider the appointment of Mayor Pro-Tem for 2023-2024.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Elmore made the motion seconded by Councilmember Odom to appoint Steve Nichols as Mayor Pro Tem for the 2023-2024 term. All in favor, the motion carried 5-0.

**C. CITIZEN COMMENTS**

Margaret Davis, 312 N. Denton St., spoke in support of hiring more police officers and asked for assistance monitoring the speeders on Denton St.

**D. CONSENT AGENDA**

## **E. PRESENTATIONS**

- 1. Introduction of Police Officers Nathan JohnPierre, Christopher Bloomer, and Mickey Nguyen**

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

Chief Perry introduced the new police officers.

- 2. Proclamation National Public Works Week May 21 - 27, 2023**

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

Mayor Vasquez presented a proclamation to the Public Works department in recognition of National Public Works Week.

- 3. Capital Projects Update**

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

Interim Public Works Director Robert McWayne presented the Capital Projects update and answered questions.

- 4. Entryway Sign Project**

**Presented by: Katherine Lindsey, Assistant to the City Administrator**

Assistant to the City Administrator Katherine Lindsey provided an update and pricing for the entryway signs and asked for council direction. The council discussed the options presented and made suggestions.

## **F. PUBLIC HEARINGS**

- 1. Conduct a public hearing for a request by Michael Mcneely of Barre Mcneely Investments, LLC (representing the property owner Volunteers of America) for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit.**

**Presented by: Tim Rawlings, Building Official**

Building Official Tim Rawlings presented the item and explained that the item for consideration is the text amendment language and not the use. The council has no obligation to approve the request. The VOA would like to enlarge its facility to allow for more office space. The use is no longer allowed in the zoning ordinance and is considered a legal non-conforming use and cannot enlarge the facility without the approval of the text amendments to the Zoning Ordinance. If this request is approved, the requestor will need to apply for an amendment to the current Specific Use Permit to enlarge the facility.

Council discussed the current use, the number of registered sex offenders processed through the police department, and the facility is now a federal facility. The council expressed frustration that the applicant or a representative from the facility was not present to provide answers to their questions.

Mayor Vasquez opened the public hearing at 6:38 p.m.

Sandra Moody, 110 Odell, spoke in opposition and was concerned with the

children in the community and where the resident of the VOA will go after they are released from the program.

Mayor Vasquez closed the public hearing at 6:43 p.m.

## **G. REGULAR AGENDA**

### **1. Annual Financial Audit Report**

**Presented by: William Wooten, Finance Director**

Louis Breedlove, Senior Audit Manager with Brooks & Watson, presented an overview of the 2022 audit, applauded staff for a clean audit, and provided the auditor's opinion.

Councilmember Didehbani made a motion seconded by Councilmember Elmore to accept the 2022 Annual Financial Audit Report. All in favor, the motion carried 5-0.

### **2. Discuss and consider Ordinance No. 2023-1166 of the City of Hutchins, Texas, amending the Code of Ordinance by AMENDING CHAPTER 14 TITLED "ZONING" BY AMENDING EXHIBIT 14a TITLED "ZONING ORDINANCE" BY amending section 32 titled "use regulations (charts)" by amending chart 32.6 titled "educational, institutional & specific uses" to allow a rehabilitation care facility (Halfway house) in Light Industrial (LI) by special use permit (SUP).**

**Presented by: Tim Rawlings, Building Official**

Councilmember Didehbani made the motion seconded by Mayor Pro Tem Nichols to deny the request for Ordinance 2023-1166. All in favor, the motion carried 5-0

### **3. Discuss and consider Resolution R2023-1103 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A "SUPPLEMENT TO THE AGREEMENT FOR STREET LIGHTING SERVICE BY AND BETWEEN ONCOR ELECTRIC DELIVERY COMPANY AND THE CITY OF HUTCHINS" IN ORDER FOR THIRTY (30) STREET LIGHTS TO BE INSTALLED ALONG SOUTHAVEN BOULEVARD, LIVE OAK LANE, MAGNOLIA BOULEVARD, CEDAR STREET, PECAN PLACE, HOLLY DRIVE, CYPRESS AVENUE, HICKORY LANE, COTTONWOOD AVENUE, ORCHARD AVENUE, CAMELIA GROVE COURT, JASMINE WAY, LAUREL PLACE, AND SWEETGUM LANE IN ASSOCIATION WITH SOUTHAVEN SUBDIVISION, PHASE A RESIDENTIAL PLANNED DEVELOPMENT**

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

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2023-1103. All in favor, the motion carried 5-0.

### **4. Discuss and consider Resolution R2023-1104 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE SUBMISSION OF A PROJECT/ACTIVITY APPLICATION TO DALLAS COUNTY FOR FUNDING UNDER THE FISCAL YEARS 2023-2025 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM FOR SPECIFIC PROJECTS THE CITY WISHES TO FUND THROUGH THE CDBG PROGRAM; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE IMPLEMENTATION AGREEMENTS**

**WITH DALLAS COUNTY FOR THE CDBG PROJECTS; DESIGNATING THE CITY ADMINISTRATOR OR HIS DESIGNEE AS A REPRESENTATIVE FOR ALL MATTERS RELATED TO THE PROJECTS.**

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

Mayor Pro Tem Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2023-1104. All in favor, the motion carried 5-0

- 5. Discuss and consider Resolution R2023-1105 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE H-GAC MASTER SERVICE AGREEMENT (RA05-21) BETWEEN THE CITY OF HUTCHINS AND MOTOROLA SOLUTIONS, INC., IN AN AMOUNT NOT TO EXCEED NINE HUNDRED SEVENTY-FOUR THOUSAND DOLLARS (\$974,000.00), TO UPGRADE THE CITY'S RADIO COMMUNICATIONS SYSTEM USED BY THE CITY'S POLICE AND FIRE DEPARTMENTS TO THE MOTOROLA COMMAND CENTRAL AXIS DISPATCH SITE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

Councilmember Odom made the motion seconded by Councilmember Elmore to approve Resolution R2023-1105. The motion carried 4-1.

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

Voting Against: Councilmember Didehbani

**H. ITEMS OF COMMUNITY INTEREST**

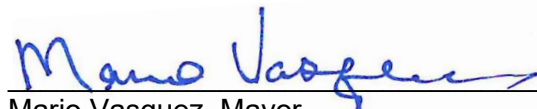
City Secretary Olguin announced the items of community interest.

**I. ADJOURNMENT**

Councilmember Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 7:35 p.m. All in favor, the motion carried 5-0.

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 5<sup>th</sup> DAY OF JUNE 2023.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary