



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

MINUTES

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, October 17, 2022 – 6:30 p.m.
Hutchins City Hall – Council Chamber
321 N. Main St.
Hutchins, TX 75141**

A Regular Meeting of the Hutchins City Council was held on Monday, October 17, 2022, 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:

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

B. CITIZEN COMMENTS

David Coleman, 111 Willow Grove Drive, spoke in support of a new city hall, and the need for improvements on Dowdy Ferry Road and spoke against JJ Lemmon. Spoke in support of a grocery store. He stated the cities of Maypearl and Italy are similar in size to Hutchins and both have grocery stores.

C. CONSENT AGENDA

- 1. Consider Resolution R2022-1061 OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE EXECUTION OF A CONGREGATE MEALS AGREEMENT WITH THE VISITING NURSE ASSOCIATION OF TEXAS FOR THE TIME PERIOD OF OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2023; APPROVING A PRICE PER MEAL INCREASE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Wanda Randle, Director of Community Service

Mayor Pro Tem Nichols made the motion seconded by Councilmember Odom to approve Resolution R2022-1061. All in favor, the motion carried 5-0.

D. PRESENTATIONS

1. Port of Plaquemines

Presented by: Guy Brown, EDC Director

Chris Fedders, CEO for LA23 Development introduced Eric Brown and Marcus Knight. Mr. Fedders provided a presentation on the Port of Plaquemines, the timeline to start working with the city to execute risk assessment and identify solutions.

Mayor Pro Tem Nichols expressed his concern with the current problem with the train cutting the town in half and how an increase in the number of cars passing through Hutchins will only make matters worse. He requested a bridge and voiced his frustration that Union Pacific is not Hutchins-friendly. Mr. Fedders explained the Tariff charge as a revenue generator to help pay for infrastructure and there would be no impact on the community.

2. 4th Quarter Investment Report

Presented by: William Wooten, Finance Director

Finance Director Williams Wooten presented the 4th Quarter Investment Report and investment pool earnings and opportunities to join other investment pools that can offer a greater interest rate than our current investment pools.

E. PUBLIC HEARINGS

1. Conduct a public hearing to consider a request by applicant David Pagan (representing property owner Garcha Investments LLC) for a Specific Use Permit to establish and operate a "Trailer and Heavy Load Vehicle Repair" facility and a "Truck Sales and Storage" facility on a 2.66-acre tract of land being legally described as being Lot I Blk I of the South 45 Addition, 501 S IH 45, City of Hutchins, Dallas County, Texas

Presented by: Tim Rawlings, Building Official

Building Official Tim Rawlings presented the item and explained its use to the council. Mr. Rawlings informed the council that the applicant was not present even though he was encouraged to attend and provided the meeting information.

Mayor Vasquez opened the public hearing at 7:28 p.m. There being nobody registered to speak, the public hearing was closed at 7:30 p.m.

F. REGULAR AGENDA

1. 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

Mayor Pro Tem Nichols abstained from the discussion and submitted a Conflict-of-Interest Disclosure prior to the start of the meeting.

Council members discussed the absence of the applicant and postponing the item until the applicant could be present.

Councilmember Odom made the motion to table the item until November 7, 2022, seconded by Councilmember Campbell. The motion carried 4 – 0.

In favor: Councilmember Campbell, Councilmember Odom, Councilmember Elmore and Councilmember Didehbani.

Against: None

Abstained: Mayor Pro Tem Nichols

2. **Discuss and consider Resolution R2022-1062 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS AUTHORIZING THE COUNTY OF DALLAS TO RESELL TAX FORECLOSED PROPERTIES BY PUBLIC OR PRIVATE SALE, TO THE HIGHEST QUALIFIED PURCHASER, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE**

Presented by: Cynthia Olguin, City Secretary

City Secretary Olguin presented the item and answered questions.

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2022-1062. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2022-1063 OF THE CITY OF HUTCHINS, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S (“ONCOR” or “company”) APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL**

Presented by: James Quin, City Administrator

Mayor Pro Tem Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2022-1063. All in favor, the motion carried 5-0.

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.**

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.**

Council reconvened into Regular Session at 7:57 p.m. No action was taken.

I. ITEMS OF COMMUNITY INTEREST

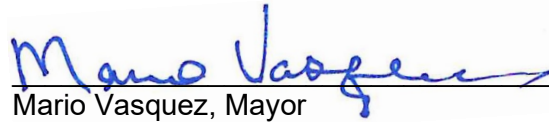
City Secretary Olguin announced the items of community interest.

J. ADJOURNMENT

Councilmember Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 7:59 pm. All in favor, the motion carried 5-0.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON 7th DAY OF NOVEMBER 2022.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

