



COUNTY OF DALLAS     §

STATE OF TEXAS       §

**THE HUTCHINS CITY COUNCIL HELD A REGULAR MEETING ON FEBRUARY 6, 2017 AT 6:00 P.M IN THE HUTCHINS CITY HALL COUNCIL CHAMBER LOCATED AT 321 N. MAIN STREET IN HUTCHINS, TEXAS. THIS IS AN OPEN MEETING, OPEN TO THE PUBLIC, SUBJECT TO THE OPEN MEETING LAWS OF THE STATE OF TEXAS, AND AS IS LAW, WAS DULY POSTED ON FEBRUARY 3, 2017.**

**MEMBERS PRESENT**

**STAFF PRESENT**

Mayor Mario Vasquez  
Mayor Pro Tem Raymond Elmore  
Councilwoman Brenda Campbell (Absent)  
Councilmember Freddie Chism  
Councilmember Steve Nichols  
Councilmember Frank Tricomi

Carl Sherman, City Administrator  
Janis Daniels, City Secretary  
Trudy Lewis, HR/Budget  
Tanangelia Beatty, Finance Director  
Cameron Smith, Public Works  
Steve Perry, Police Chief  
Stacey Hickson, Fire Chief  
Guy Brown, EDC Director

**A.     WORK SESSION**

Work Session opened at 6:04 p.m.

- 1 Review of Master Calendar
- 2 Review of Regular Agenda Items

*Staff made recommendations*

- 3 NLC Service Line Warranty Presentation by Emilie Zalfini

*Ms. Zalfini gave a presentation which included cost of service*

4 Update on Charter Commission Timeline

*The timeline would be the earliest date possible.*

**B. REGULAR SESSION**

1. Call Meeting to Order:

*Mayor Vasquez called the meeting to order at 6:33 p.m.*

2. Invocation by Apostle Donald Cleveland.

3. Pledge of Allegiance:

*Mayor Vasquez directed the Pledge of Allegiance.*

4. Roll Call:

*All members were present with the exception of Councilwoman Campbell.*

**C. PRESENTATIONS**

1. Presentation of Plaque to Mayor and Council from Wilmer-Hutchins High School Band.

*Sha Brewer presented a plaque to the City of Hutchins from the Wilmer-Hutchins High School Band for their assistance in sending them to the Sugar Bowl in New Orleans.*

2. Presentation of Retirement Plaque to L. Marquand Shepard from City of Hutchins.

*Mayor Vasquez presented Marquand Shepard a plaque for his 24 years of service to the city.*

**D. CONSENT AGENDA**

**Items are listed on the Consent Agenda by the City Manager and are recommended to the City Council for single vote approval. An item(s) may be removed from the Consent Agenda for separate vote at the request of a Councilmember, the Mayor or the Manager.**

**1. Approval of Minutes**

a. Discuss and consider approval of previous minutes of December 19, 2016.

*Minutes were not included*

**2. Other Items**

- a. Consider A RESOLUTION **2017-0206** OF THE CITY OF HUTCHINS, TEXAS, CALLING FOR A GENERAL (REGULAR) ELECTION TO BE HELD ON THE 6<sup>TH</sup> DAY OF MAY 2017, FOR THE PURPOSE OF ELECTING THREE (3) CITY COUNCILMEMBERS AT LARGE BY THE QUALIFIED VOTERS OF THE CITY OF HUTCHINS; DESIGNATING THE POLLING PLACE; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIONS DEPARTMENT; PROVIDING FOR EARLY VOTING; PROVIDING FOR THE APPOINTMENT OF A DEPUTY EARLY VOTING CLERK; AND PROVIDING AN EFFECTIVE DATE.

*Councilman Tricomi made a motion to approve Resolution.2017-0206. Councilman Chism seconded the motion. For: Unanimous. Motion Carried: 4-0.*

**E. PUBLIC HEARINGS**

- a. No items scheduled for this agenda.

**F. REGULAR AGENDA – New Business**

1. Discuss and consider NLC Service Line Warranty and authorize City Administrator to execute any and all necessary agreements for such service.

*Emilie Zalfini gave a brief presentation.*

*Councilman Nichols made a motion to approve NLC Service Line Warranty. Mayor Pro Tem Elmore seconded the motion. For: Unanimous. Motion Carried: 4-0.*

2. Discuss and consider City of Hutchins Financial reports for period ending September 30, 2016.

*Finance Director – Tan Beatty presented item.*

3. Discuss and consider AN **ORDINANCE (2017-1015)** OF THE CITY OF HUTCHINS, TEXAS AMENDING SECTION 1 OF ORDINANCE NO. 2015-0989 TO PROVIDE A NEW RATE STRUCTURE FOR WATER AND WASTEWATER SERVICE; PROVIDING AN EFFECTIVE DATE OF APRIL 1, 2017, AND TAKE APPROPRIATE ACTION REGARDING 2016 Water and Wastewater Rates Study and Financial Forecast. Camiron Smith presented item.

*Councilman Nichols made a motion for approval. Mayor Pro Tem Elmore seconded the motion. For: Unanimous. Motion Carried: 4-0. Presented by Camiron Smith.*

4. Discuss and consider an Inter-local Agreement with the City of Lancaster for joint animal shelter services. Presented by Carl Sherman.

*Mayor Pro Tem Elmore made a motion for approval. Councilman Nichols seconded the motion.  
For: Unanimous. Motion Carried: 4-0.*

5. Discuss and consider request form LGI Homes – Texas, LLC fir waiver of water, wastewater, and roadway impact fees for 68 residential lots located in Skyline Estates. Presented by Camiron Smith

***Jason Elms gave presentation and stated that the houses would between \$186,000 and \$230,000. Councilman Nichols wanted to make sure appraisal district would have houses at those prices. Presented by Camiron Smith.***

*Councilman Nichols made a motion for approval. Mayor Pro Tem Elmore seconded the motion.  
For: Unanimous. Motion Carried: 4-0.*

6. Discuss and consider authorizing the City Manager to enter into an amended Lease Agreement with Skybeam LLC to allow for additional equipment to be placed on the City of Hutchins Water tower located at 1900 Lancaster-Hutchins Rd. and to increase the monthly payment to the city. Presented by Camiron Smith.

*Councilman Tricomi made a motion for approval. Councilman Chism seconded the motion.  
For: Unanimous. Motion Carried: 4-0.*

7. Consider A RESOLUTION **2017-0206-1** OF THE CITY OF HUTCHINS, TEXAS CALLING FOR A GENERAL (REGULAR ) ELECTION TO BE HELD ON THE 6<sup>TH</sup> DAY OF MAY 2017, FOR THE PURPOSE OF ELECTING THREE (3) CITY COUNCILMEMBERS AT LARGE; AND CALLING FOR A SPECIAL ELECTION TO VOTE ON THE ADOPTIONOF THE PROPOSED HOME RULE CHARTER BY THE QUALIFIED VOTERS OF THE CITY OF HUTCHINS; DESIGNATING THE POLLING PLACE; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JOINT ELECTION AGREEMENT AND ELECTION SERVICES CONTRACT WITH DALLAS COUNTY ELECTIIIONS DEPARTMENT; PROVIDING FOR EARLY VOTING; PROVIDING FOR THE APPOINTMENT OF A DEPUTY EARLY VOTING CLERK; AND PROVIDING AN EFFECTIVE DATE. Presented by Carl Sherman.

*Councilman Nichols made a motion for approval. Mayor Pro Tem Elmore seconded the motion.  
For: Unanimous. Motion Carried: 4-0.*

8. Discuss and consider Hutchins Police Department 911 upgrade with AT&T. Presented by Chief Perry.

*Chief Perry said it has been 8 years since the last upgrade.*

*Councilman Nichols made a motion for approval. Councilman Chism seconded the motion. For: Unanimous. Motion Carried: 4-0.*

9. Consider AN ORDINANCE 2017-1016 OF THE CITY OF HUTCHINS, TEXAS, ABANDONING A PORTION OF THE STREET RIGHT-OF-WAY GENERALLY LOCATED AT THE INTERSECTION OF WINTERGREEN ROAD AND TALCO ROAD, HUTCHINS, DALLAS COUNTY, TEXAS, AND CONSISTING OF APPROXIMATELY 0.683 ACRES OF LAND, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO, TO WHL DALLAS 45 LLC; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS A QUITCLAIM DEED OF THE CITY OF HUTCHINS. Presented by Carl Sherman.

*Councilman Nichols made a motion for approval. Councilman Chism seconded the motion. For: Unanimous. Motion Carried: 4-0.*

10. Consider AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS DESIGNATING REINVEST ZONE NO. 10 (HUTCHINS PLAZA); PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY. **(Cancel until next meeting)**
11. Discuss and consider Tax Abatement and Other Incentives including Waiver of Impact fees for Hutchins Plaza Inc. for approximately 1.35 acres of property located at 101 South Interstate 45 in Hutchins. **(Cancel until next meeting)**
12. Consider AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 11 (DUKE REALTY PRIME POINTE, LLC/SHIPPERS WAREHOUSE); PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY. **(Cancel until next meeting)**
13. Discuss and consider Tax Abatement and Other Incentives including Waiver of Impact fees for Duke Realty Prime Point, LLC property located on approximately 30. **(Cancel until next meeting)**

**G. REGULAR AGENDA – Old Business**

- A. No items scheduled for this agenda.

**H. CITIZEN APPEARANCES**

Citizens Comments:

Aurora Madrigal (1527 Trout Rd) would like to see names of board members on their agendas.

Jackie Garland (325 Morning Star) made comments regarding fences, dogs and parked vehicles in her area.

**I. ITEMS OF COMMUNITY INTEREST**

Pursuant to Texas Government Code Section 551.0415 the City Council may report on the following items: (1) express thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; (6) announcements involving imminent threat to public health safety.

a. Last day to file for a place on the City of Hutchins May 6, 2017 General Election was February 17, 2017 at 5:00 p.m.

b. City Council Meeting on March 6<sup>th</sup> at 6:30 p.m.

c. Dallas ISD Spring Break March 13 thru 17

d. EARLY VOTING INFORMATION

<b>April 24</b>	(Monday thru Friday)	<b>April 28</b>	8am-5pm
<b>April 29</b>	(Saturday)		8am-5pm
<b>April 30</b>	(Sunday)		1pm-6pm
<b>May 1</b>	(Monday & Tuesday)	<b>May 2</b>	7am-7pm

**J. ADJOURNMENT OF REGULAR SESSION**

Councilman Tricomi made a motion to adjourn at 8:51 p.m. Mayor Pro Tem Elmore seconded the motion. For: Unanimous. Motion Carried: 4-0.