



**Mayor Mario Vasquez**  
**Mayor Pro Tem Raymond Elmore**  
**Councilmember Brenda Campbell**  
**Councilmember Dominic Didehbani**  
**Councilmember Steve Nichols**  
**Councilmember Demarcus Odom**

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

## **MINUTES**

**HUTCHINS CITY COUNCIL MEETING**  
**MONDAY, JULY 19, 2021**  
**REGULAR MEETING – 6:30 P.M.**  
**Hutchins Community Center**  
**500 W. Hickman St., Hutchins, Texas**

A meeting of the Hutchins City Council was held on Monday, July 19, 2021 beginning at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman 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 were Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell.
2. **Invocation:** Councilmember Campbell gave the invocation.
3. **Pledge of Allegiance:** Councilmember Odom led the Pledge of Allegiance

**B. CITIZEN COMMENTS:**

Odelia Boyd, 1224 Woodcrest Lane, Hutchins, Texas, spoke regarding the condition of sidewalks in the Skyline area, repair of private sidewalk and the need for road repairs.

**C. PRESENTATIONS**

1. **Discuss May and June 2021 Monthly Financial Report**  
**Presented by: Tan Beatty, Finance Director**

Finance Director Beatty presented the May and June 20201 financial reports.

2. **Quarterly Investment Report**  
**Presented by: Tan Beatty, Finance Director**

Finance Director Beatty presented the city's Quarterly Investment Report to include the Economic Development Corporation as required by the Public Investment Act.

**D. CONSENT AGENDA - None**

**E. PUBLIC HEARINGS - None**

**F. REGULAR AGENDA**

- 1. Discuss and consider Resolution R2021-0944 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING SITE PLAN FOR A PROPOSED 229,907 SQ. FT. STORAGE AND WHOLESALE WAREHOUSE BUILDING TO BE CONSTRUCTED ON PROPERTY ZONED HIGHWAY COMMERCIAL (HC) AT 1701 S. IH 45 (PROPERTY LEGALLY DESCRIBED AS BEING TRACT 38 IN THE WILLIAM GATLIN SURVEY, ABSTRACT 499); AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented the item including a recommendation from the Planning and Zoning Commission approved at the commission's June 17, 2021 meeting. Mr. Brewer clarified the requirements for a photometric plan and retention or detention pond requirements and requirements for certificate of occupancy for each future tenant.

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2021-0944 with the condition that the applicant submit a photometric plan. All in favor, the motion carried 5-0.

- 2. DISCUSSION AND NECESSARY ACTION REGARDING AN ORDINANCE OF THE CITY OF HUTCHINS, TEXAS, AMENDING ORDINANCE 2020-1111 WHICH ADOPTED THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING AMENDED APPROPRIATIONS FOR ALL OF THE FUNDS OF THE CITY; AUTHORIZING THE CITY ADMINISTRATOR TO MAKE ADJUSTMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**Presented by: Trudy Lewis, City Administrator**

City Administrator Lewis presented the item and clarified the discussion would be covering the current budget 2020/2021. Ms. Lewis provided a summary of the allowable uses and covered costs under the American Plan Rescue Funds. Ms. Lewis outlined the revenue and expenditures included in the proposed budget amendment.

Councilmember Nichols requested in future budget amendments, he would like to see a separate line item for engineering services fees.

Councilmember Nichols made the motion seconded by Councilmember Odom to approve Ordinance No. 2021-1127. All in favor, the motion carried 5-0.

3. **Discuss and consider Resolution R2021-0945 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 14 IN ORDER FOR THE CONTRACT TIME WITH NOVEL BUILDERS TO BE EXTENDED THIRTY-EIGHT (38) CALENDAR DAYS DUE TO DELAYS CAUSED BY ONCOR NOT PROVIDING ELECTRICAL POWER TO THE NEW PUBLIC SAFETY BUILDING UNTIL JUNE 24, 2021, APPROVING A NEW SUBSTANTIAL COMPLETION DATE IN ASSOCIATION WITH THE CITY'S PUBLIC SAFETY BUILDING CONSTRUCTION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Presented by: Charles Brewer, Public Works Director**

Public Works Director Brewer presented the item explaining the delay due to Oncor Electric not providing electrical power to the building in a timely manner.

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2021-0945. All in favor, the motion carried 5-0.

4. **Discuss and consider appointments to the Atwell Public Library Board.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to reappoint Brenda Campbell as a regular member of the Atwell Public Library Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to reappoint Dominic Didehbani as a regular member of the Atwell Public Library Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Councilmember Odom to appoint Felix Nelson as a regular member of the Atwell Public Library Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

5. **Discuss and consider appointments to the Building and Standards Commission.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Odom made the motion seconded by Councilmember Didehbani to reappoint Jaime DeLaTorre as a regular member of the Building and Standards Commission for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to reappoint Evelyn West as a regular member of the Building and Standards Commission for a two-year term ending in 2023. All in favor, the motion carried 5-0.

6. **Discuss and consider appointment of the Building and Standards Commission Chair for a one-year term.**  
**Presented by: Cynthia Olguin, City Secretary**

Councilmember Nichols made the motion seconded by Councilmember Campbell to appoint Janice Emerson as Chair of the Building and Standards Commission to a one-year term through 2022. All in favor, the motion carried 5-0.

**7. Discuss and consider appointments to the Economic Development Board.  
Presented by: Cynthia Olguin, City Secretary**

Councilmember Campbell made the motion seconded by Councilmember Nichols to reappointment Raymond Elmore as a regular member of the Economic Development Corporation for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Campbell made the motion seconded by Mayor Pro Tem Elmore to reappointment Norma Harlin as a regular member of the Economic Development Corporation for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Campbell made the motion seconded by Mayor Pro Tem Elmore to reappointment Demarcus Odom as a regular member of the Economic Development Corporation for a two-year term ending in 2023. All in favor, the motion carried 5-0.

**8. Discuss and consider appointments to the Parks and Recreation Board.  
Presented by: Cynthia Olguin, City Secretary**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to reappoint Brenda Campbell as a regular member of the Parks and Recreation Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Councilmember Odom to reappoint Dominic Didehbani as a regular member of the Parks and Recreation Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Campbell made the motion seconded by Councilmember Odom to appoint Sherrie Edwards as a regular member of the Parks and Recreation Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

**9. Discuss and consider appointments to the Planning and Zoning Commission.  
Presented by: Cynthia Olguin, City Secretary**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to reappoint Tod Davis as a regular member of the Planning and Zoning Commission for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Didehbani made the motion seconded by Councilmember Campbell to reappoint Marie Harris as a regular member of the Planning and Zoning Commission for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to reappoint Joseph Matthews as a regular member of the Planning and Zoning Commission for a two-year term ending in 2023. All in favor, the motion carried 5-0.

**10. Discuss and consider appointments to the Tax Increment Financing Reinvestment Zone Board.**

**Presented by: Cynthia Olguin, City Secretary**

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to reappoint Freddie Chism as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Odom made the motion seconded by Mayor Pro Tem Elmore to reappoint Cecile Gardner as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Councilmember Odom to reappoint Gerald Hollis as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Odom made the motion seconded by Councilmember Campbell to reappoint Steve Nichols as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Mayor Pro Tem Elmore made the motion seconded by Councilmember Didehbani to reappoint Mike Rader as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Odom made the motion seconded by Councilmember Campbell to reappoint Angela Robertson as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

Councilmember Didehbani made the motion seconded by Councilmember Nichols to appoint Kenyon Vallier as a regular member of the Tax Increment Financing Reinvestment Zone Board for a two-year term ending in 2023. All in favor, the motion carried 5-0.

**11. Discuss and consider appointments to the Zoning Board of Adjustments.**

**Presented by: Cynthia Olguin, City Secretary**

Councilmember Campbell made the motion seconded by Councilmember Odom to reappoint Lucille Hollis as a regular member of the Zoning Board of Adjustments for a two-year term through 2023. All in favor, the motion carried 5-0.

Councilmember Campbell made the motion seconded by Councilmember Odom to reappoint Simone Leffall as a regular member of the Zoning Board of Adjustments for a two-year term through 2023. All in favor, the motion carried 5-0.

Councilmember Didehbani made the motion seconded by Councilmember Nichols to appoint Darrell Baker as a regular member of the Zoning Board of Adjustments for a two-year term through 2023. All in favor, the motion carried 5-0.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to appoint Guy Crawford as an alternate member of the Zoning Board of Adjustments for a two-year term through 2023. All in favor, the motion carried 5-0.

**12. Discuss and consider appointments to the City of Lancaster Animal Control Advisory Board  
Presented by: Mario Vasquez, Mayor**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to appoint Freddie Chism to the City of Lancaster Animal Control Advisory Board. All in favor, the motion carried 5-0.

**G. ITEMS OF COMMUNITY INTEREST**


City Secretary Olguin announced the items of community interest.

**H. ADJOURNMENT**

Mayor Pro Tem Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 8:33 p.m. All in favor, the motion carried 5-0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON AUGUST 2, 2021.**

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

