



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

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

**CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Tuesday, September 7, 2021 - 6:30 PM
Hutchins Community Center
500 W. Hickman St., Hutchins, Texas**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Hutchins City Council to be held on Tuesday, September 7, 2021 at 6:30 p.m. at the Hutchins Community Center located at 500 W. Hickman St, Hutchins, Texas, at which time the following items will be discussed and considered:

The following social distancing protocols will be in effect at the Hutchins Community Center.

- **The maximum number of occupants allowed at this location is fifteen (15).**
- **Maintain at least six (6) feet apart from other members of the public and city staff.**
- **Temperature Checks Upon Entry – everyone entering will have a no-touch thermometer scan.**
- **Sanitize hands upon entering and exiting the building. A sanitizing station will be available.**
- **Citizens are not allowed to congregate in the Community Center or on the property during or after the meetings.**

As authorized by Section 551.071 of the Texas Government Code, the city council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.

REGULAR SESSION

A. CALL TO ORDER: *The Mayor will call the meeting order and declare a quorum.*

1. Roll Call
2. Invocation
3. Pledge of Allegiance

B. CITIZEN COMMENTS - This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.

C. PRESENTATIONS

1. Discuss the FY2022 Budget
Presented by: Trudy Lewis, City Administrator
2. Discuss and consider Lancaster Hutchins Rd Design Project Limits.
Presented by: Jones Carter Engineering
3. Discuss National Night Out 2021
Presented by: Steve Perry, Police Chief
4. Discuss citywide clean up and shredding event.
Presented by: Steve Perry, Police Chief

D. 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. Approval of City Council Meeting Minutes for the month of August 2021.
2. Consideration of Resolution R2021-0959 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR THE STREET STRIPING OF N. J.J. LEMMON STREET, LANGDON ROAD, W. WINTERGREEN ROAD AND CHAPMAN ROAD AT A COST NOT TO EXCEED \$4,850.00; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2020-2021 BUDGET/GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE
3. Consideration of Resolution No. R2021-0960 OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTCHINS AND DALLAS COUNTY HEALTH AND HUMAN SERVICES FOR COORDINATED HEALTH SERVICES FOR FISCAL YEAR 2021-2022 AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE SAID AGREEMENT; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
Presented by: Cynthia Olguin, City Secretary
4. Consideration of Resolution R2021-0961 OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTCHINS AND DALLAS COUNTY HEALTH AND HUMAN SERVICES FOR FOOD ESTABLISHMENT INSPECTIONS AND ENVIRONMENTAL HEALTH SERVICES FOR FISCAL YEAR 2021-2022 AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
Presented by: Cynthia Olguin, City Secretary

E. PUBLIC HEARINGS

1. Conduct Public Hearing to consider a request by applicant Claymoore Engineering (representing property owner Frank Robert Jan de Vries) for a Specific Use Permit to allow a "Parking Lot, Trucks and Trailers" facility to be established within a 29.4249-acre tract of land zoned Light Industrial (LI) with property legally described as being Tract 4 in the W.H. Shelton Survey, Abstract 1292 (725 E. Wintergreen Road.)
Presented by: Charles Brewer, Public Works Director
2. Conduct a Public Hearing in order to consider a request by Baker Triangle Prefab to obtain a Specific Use Permit in order to establish and operate a "Light Manufacturing and

Assembly Processes" commercial business within an existing building located at 1709 S. IH 45, with said property being zoned HC (Highway Commercial) and legally described as being in the J. Mark Warehouse Addition.

Presented by: Charles Brewer, Public Works Director

F. REGULAR AGENDA

1. Discuss and consider Ordinance No. 2021-1133 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING A SPECIFIC USE PERMIT TO APPLICANT CLAYMOORE ENGINEERING (ON BEHALF OF PROPERTY OWNER FRANK ROBERT JAN DE VRIES) IN ORDER TO ESTABLISH AND OPERATE A "PARKING LOT, TRUCKS AND TRAILERS" FACILITY ON PROPERTY ZONED LIGHT INDUSTRIAL (LI) AT 725 E. WINTERGREEN ROAD, HUTCHINS, TEXAS WITH PROPERTY MORE LEGALLY BEING DESCRIBED AS BEING TRACT 4 IN THE W. H. SHELTON SURVEY, ABSTRACT 1292; PROVIDING FOR THE APPROVAL OF THE PROPOSED CONCEPT, ELEVATION, LANDSCAPE AND PHOTOMETRIC PLANS ATTACHED AS EXHIBITS "B, C, D AND E"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

2. Discuss and consider Ordinance No. 2021-1134 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS; GRANTING A SPECIFIC USE PERMIT TO APPLICANT BAKER TRIANGLE PREFAB (ON BEHALF OF PROPERTY OWNER HUTCHINS WAREHOUSE LTD. PS/WAYNE CHANEY) IN ORDER TO ESTABLISH AND OPERATE A "LIGHT MANUFACTURING AND ASSEMBLY PROCESSES" COMMERCIAL BUSINESS ON PROPERTY ZONED HIGHWAY COMMERCIAL (HC) AT 1709 S. IH 45, HUTCHINS, TEXAS WITH PROPERTY MORE LEGALLY BEING DESCRIBED AS BEING THE J. MARK WAREHOUSE ADDITION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

3. Discuss and consider an appointment to the Parks and Recreation Board for the remainder of a two-year term expiring in July 2022.

Presented by: Cynthia Olguin, City Secretary

4. Discuss and consider Resolution R2021-0958 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 1 IN ASSOCIATION WITH THE CITY'S ODELL STREET AND WATERLINE RECONSTRUCTION PROJECT IN THE AMOUNT OF \$9,695.05; AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE FY 2020-2021 BUDGET/STREET AND UTILITY CONSTRUCTION FUNDS 27 AND 28; AUTHORIZING THE CONTRACT AMOUNT TO INCREASE FROM \$304,260 TO \$313,955.05; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

G. EXECUTIVE SESSION

1. Pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in § 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.

Presented by: Guy Brown, EDC Director

H. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session

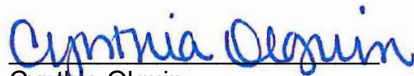
I. ITEMS OF COMMUNITY INTEREST

1. Parks and Recreation Board meeting, Tuesday, September 14, 2021 at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman St.
2. Planning and Zoning Commission meeting, Thursday, September 16, 2021 at 6:00 p.m. at the Hutchins Community Center, 500 W. Hickman St., Hutchins, TX 75141.
3. Regular City Council meeting, Tuesday, September 20, 2021 at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman, Hutchins, TX.
4. Atwell Public Library Advisory Board meeting, Tuesday, September 21, 2021 at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman St.

J. ADJOURNMENT

CERTIFICATION

I certify that a copy of the September 7, 2021 agenda of items to be considered by the Hutchins City Council was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on September 3, 2021 before 6:00 p.m.



Cynthia Olguin
City Secretary

