



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

## MINUTES

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

A Regular Meeting of the Hutchins City Council was 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 were discussed and considered:

#### REGULAR SESSION

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

1. **Roll Call:** Members present were Mayor Vasquez, Councilmember Nichols, Councilmember Odom, Mayor Pro Tem Elmore, Councilmember Didehbani, Councilmember Campbell arrived at 6:38 p.m.
2. **Invocation:** Mr. James Spence gave the invocation
3. **Pledge of Allegiance:** Mayor Pro Tem Elmore led the Pledge of Allegiance

B. **CITIZEN COMMENTS** - None

C. **PRESENTATIONS**

1. **Discuss the FY2022 Budget**  
**Presented by: Trudy Lewis, City Administrator**

City Administrator Lewis presented the proposed FY2022 Budget, explained the process for adopting the annual budget, outlined the summary of department revenue and expenses, and received feedback from city council members.

2. **Discuss and consider Lancaster Hutchins Rd Design Project Limits.**  
**Presented by: Jones Carter Engineering**

David Jones, Jones Carter Engineering gave a presentation on the Lancaster-Hutchins Roadway Improvement Projects including the progress of work, Phase I Design and summary of findings. Council members provided comments and concerns.

3. **Discuss National Night Out 2021**  
**Presented by: Steve Perry, Police Chief**

Officer Christy Bryant provided council with an update of the 2021 National Night Out program outline.

4. **Discuss citywide clean up and shredding event.**  
**Presented by: Steve Perry, Police Chief**

Chief Perry provided council with an update of the fall city wide cleanup and proposed dates. City Secretary Olguin provided an update for the shredding event.

**D. CONSENT AGENDA -**

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**

Councilmember Nichols made a motion seconded by Councilmember Campbell to approve the Consent Agenda. All in favor, the motion carried 5-0.

**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**

Public Works Director Brewer presented the applicant's request for a Specific Use Permit. Applicant representing the owners Chris Storm, 3920 Azure, Addison, Texas presented the use of the facility that would alleviate illegal parking activity at the QT and provide a service for drivers that need a secured parking area.

Mayor Vasquez opened the public hearing at 8:03 p.m.

James Spence, 113 Meadowbrook, Hutchins, Texas spoke in opposition of truck parking.

Felix Madrigal, 1527 Trout Road, spoke in opposition of truck parking.

Mayor Vasquez closed the public hearing at 8:23 p.m.

- 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**

Public Works Director Brewer presented the applicant's request for a Specific Use Permit. Applicant Bryan Baker, 6218 Waggoner, Dallas, Texas, presented the plans for the property and addressed council's questions and concerns.

Mayor Vasquez opened the public hearing at 8:32 p.m. Mayor Vasquez closed the public hearing at 8:37 p.m.

**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 SA VIN GS 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**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Ordinance 2021-1133. The motion failed 2-3.

Voting In Favor: Councilmember Nichols, Mayor Pro Tem Elmore.

Voting Against: Councilmember Odom, Councilmember Didehbandi, Councilmember Campbell.

- 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**

Councilmember Odom made the motion seconded by Councilmember Didehbandi to approve Ordinance 2021-1134. All in favor, the motion carried unanimously 5-0.

- 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**

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve the appointment of Huell Gilliam as a regular member of the Parks and Recreation Board for the remainder of a two-year term expiring in July 2022 . The motion carried unanimously 5 – 0.

- 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**

Public Works Director Brewer presented the item. Council members expressed their concern with the cost that was a result of the engineer's error and they should be responsible for the additional expense.

Councilmember Nichols made the motion seconded by Councilmember Didehbani to approve Resolution R2021-0958. The motion carried 4-1.

Voting in Favor: Councilmember Nichols, Councilmember Didehbani, Councilmember Odom, and Councilmember Campbell.

Voting Against: Mayor Pro Tem Elmore

**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**

Councilmembers moved into Executive Session at 9:13 p.m.

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

Mayor Vasquez reconvened into Regular Session at 9:35 p.m. and announced no action taken.

**I. ITEMS OF COMMUNITY INTEREST**

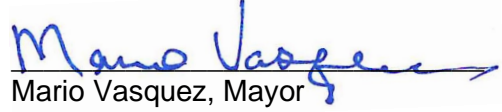
City Secretary Olguin announced the items of community interest.

**J. ADJOURNMENT**

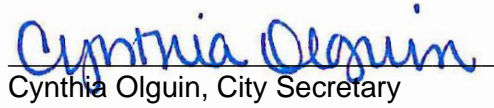
Councilmember Odom made the motion seconded by Councilmember Didehbani to adjourn the meeting at 9:37 p.m. All in favor, the motion carried 5-0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON OCTOBER 4, 2021.

APPROVED:

  
Mario Vasquez, Mayor

ATTEST:

  
Cynthia Olguin, City Secretary

