



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  
 RECEPTION - 5:00 p.m.  
 WORK SESSION - 6:00 p.m. REGULAR SESSION 6:30 P.M.  
 Monday, December 6, 2021  
 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 Monday, December 6, 2021 with a special reception beginning at 5:00 p.m, a Work Session beginning at 6:00 p.m. and Regular Council Meeting 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 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.*

**RECEPTION - 5:00 P.M.** Reception in honor of outgoing City Administrator, Trudy Lewis.

**WORK SESSION - 6:00 P.M.**

- A. Discuss the Comprehensive Plan Update

**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. 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 November 2021.
2. Consider Resolution R2021-0979 OF THE HUTCHINS CITY COUNCIL DESIGNATING BANK SIGNATORIES AND ONLINE TREASURY MANAGEMENT ADMINISTRATOR FOR ALL CITY AND ECONOMIC DEVELOPMENT CORPORATION BANK ACCOUNTS LOCATED AT AMERICAN NATIONAL BANK; SUPERSEDING ANY PREVIOUS RESOLUTION AND ESTABLISHING AN EFFECTIVE DATE.
3. Consider Resolution R2021-0980 OF THE HUTCHINS CITY COUNCIL AMENDING AUTHORIZED REPRESENTATIVES FOR TEXPOOL INVESTMENT POOLS FOR HUTCHINS ECONOMIC DEVELOPMENT CORPORATION.
4. Consider Resolution R2021-0981 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL).
5. Consider Resolution R2021-0982 OF THE HUTCHINS CITY COUNCIL AMENDING THE CITY OF HUTCHINS' AUTHORIZED REPRESENTATIVES FOR TEXSTAR PARTICIPATION SERVICES.

**D. PRESENTATIONS**

1. Quail Run Sidewalk Design Project update from La Terra Studios.  
Presented by: Charles Brewer, Public Works Director
2. October Financial Reporting  
Presented by: Tan Beatty, Finance Director
3. Capital Projects Update  
Presented by: Charles Brewer, Public Works Director

**E. PUBLIC HEARINGS**

1. Conduct a public hearing to consider a request by applicant Doug Otte of Seefried Industrial Properties (representing property owner MPLD Cleveland 45, LLC) to replat Lots 3 and 4 in the Interchange 20/45 Industrial Park, Lots 1-4, Block 1. The replat proposes to shift the shared property line between Lots 3 and 4 approximately 60 feet to the east and to make minor survey corrections. The replat is titled Interchange 20/45 Industrial Park, Lots 3R & 4R, Block 1. Said property is zoned Light Industrial (LI) and located along the north side of E. Cleveland Road, east of IH 45, west of Buena Vida Way and south of Langdon Road in the city of Hutchins, Dallas County, Texas.  
Presented by: Charles Brewer, Public Works Director

**F. REGULAR AGENDA**

1. Discuss and consider Resolution R2021-0988 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF LOTS 3 AND 4 IN THE "INTERCHANGE 20/45 INDUSTRIAL PARK, LOTS 1-4, BLOCK 1" WITH SAID REPLAT BEING TITLED "INTERCHANGE 20/45 INDUSTRIAL PARK, LOTS 3R & 4R, BLOCK 1"; AND PROVIDING FOR AN EFFECTIVE DATE.  
Presented by: Charles Brewer, Public Works Director

2. Discuss and consider Resolution R2021-0983 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A TASK AUTHORIZATION AGREEMENT WITH FREESE AND NICHOLS, INC. IN ASSOCIATION WITH THE CITY OF HUTCHINS' MEADOWBROOK DRIVE DRAINAGE CHANNEL IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$181,528; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2021-2022 BUDGET (DRAINAGE FUND 11); AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

3. Discuss and consider Resolution R2021-0984 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 16 IN ORDER FOR NOVEL BUILDERS TO PURCHASE REPLACEMENT 911 UPS BATTERIES AT A COST NOT TO EXCEED \$8,234; AUTHORIZING THE CONTRACT TIME WITH NOVEL BUILDERS TO BE EXTENDED XX CALENDAR DAYS, 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

4. Discuss and consider Resolution R2021-0985 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE CHANGE ORDER NO. 15 IN ORDER FOR THE CONTRACT TIME WITH NOVEL BUILDERS TO BE EXTENDED ONE HUNDRED TEN (110) CALENDAR DAYS DUE TO NOVEL BUILDERS' SUBCONTRACTORS NOT BEING ABLE TO PERFORM EXTERIOR CONSTRUCTION WORK WITHIN THE FRONT YARD BUILDING AREA DUE TO ONCOR NOT REMOVING THEIR UTILITY POWER POLES AND AERIAL ELECTRICAL CABLES WITHIN THE SOUTH SIDE RIGHT-OF-WAY OF E. PALESTINE STREET UNTIL NOVEMBER 2, 2021, APPROVING A NEW SUBSTANTIAL COMPLETION DATE OF DECEMBER 10, 2021 IN ASSOCIATION WITH THE CITY'S PUBLIC SAFETY BUILDING CONSTRUCTION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

5. Discuss and consider Resolution R2021-0986 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CITY OF HUTCHINS' EMERGENCY MANAGEMENT PLAN IN COMPLIANCE WITH THE AMERICA WATER INFRASTRUCTURE ACT OF 2018; AND PROVIDING FOR AN EFFECTIVE DATE.

Presented by: Charles Brewer, Public Works Director

6. Discuss and consider Resolution R2021-0987 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, DALLAS COUNTY TEXAS, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT.

Presented by: Cynthia Olguin, City Secretary

#### **G. ITEMS OF COMMUNITY INTEREST**

1. Parks and Recreation Board meeting, Tuesday, December 7, 2021 at 6:30 p.m. at the Hutchins Community Center, 500 W. Hickman St.
2. Hutchins Christmas Parade and Tree Lighting, Saturday, December 11, 2021. The parade will begin at 6 pm and Tree Lighting at 7:15 p.m. For more information go to [www.cityofhutchins.org](http://www.cityofhutchins.org)
3. Special Called City Council Meeting - Executive Session, Monday, December 13, 2021 6:30 p.m.
4. Planning and Zoning Commission meeting, Thursday, December 16, 2021 at 6:00 p.m. at the Hutchins Community Center, 500 W. Hickman St., Hutchins, TX 75141.

5. City Council meeting, Monday, December 20, 2021 **CANCELLED.**
6. Wednesday, January 19, 2022, through Friday, February 18, 2022 between 9 am and 5 pm  
- **Dates and Time for Filing an Application for a Place on The Ballot for the City of Hutchins General Election to be held on May 7, 2022**

**H. ADJOURNMENT**

**CERTIFICATION**

I certify that a copy of the December 6, 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, December 3, 2021 before 6:00 p.m.

*Cynthia Olguin*

Cynthia Olguin  
City Secretary

