



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, November 18, 2024 at 6:30 p.m.
City Hall, 321 N. Main St.**

A Regular Meeting of the Hutchins City Council was held on Monday, November 18, 2024, at 6:30 p.m. at Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:30 p.m. and announced a quorum.

PRESENT

Mario Vasquez
Steve Nichols
Brenda Campbell
Raymond Elmore
Demarcus Odom

ABSENT

Dominic Didehbani

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Nichols gave the invocation and Councilmember Elmore led the Pledge of Allegiance.

C. CITIZEN COMMENTS - None

D. ELECTION CANVASS

- 1. Discuss and consider Resolution R2024-11-1221, A RESOLUTION CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A BOND ELECTION, AND OTHER MATTERS IN CONNECTION THEREWITH. Presented by: Cynthia Olguin, City Secretary**

Motion made by Councilmember Nichols seconded by Councilmember Elmore to approve Resolution R2024-11-1221. All in favor the motion passed.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

E. PRESENTATIONS

- 2. Drone Presentation Presented by: S. Perry Police Chief**

Police Chief Perry presented the item and introduced Jack White and Barry Moore, representatives of Fire Cam Police and Fire Solutions, who demonstrated the DJI Matrice 30T drone designed for outdoor operations and DJI Avata drone designed for inside operations.

F. PUBLIC HEARINGS

- 3. Conduct a Public Hearing to consider a request by applicant Lisa Ross, of CBG Surveying Texas. (representing property owners Allan & Tina Avery) to replat a 0.660-acre tract of land situated in the Thomas Freeman Survey, Abstract No. 453 in the City of Hutchins, Dallas County, Texas and being Lots 6 thru 10, Block 86 The Original Town of Hutchins, Texas, recorded in Volume 283, Official Public Records of Dallas County, Texas, and being more particularly described as 115 Grayson Street. by: Tim Rawlings**

Director of Community Development Tim Rawlings presented the item and provided the council with a letter of protest submitted by a property owner. Mr. Rawlings explained the ordinance requirement for denial if twenty percent or more of the property owners notified of the replat were in opposition. City Administrator Quin emphasized to the council that staff must administratively confirm that all the requirements are met for the replat.

3A. Open Public Hearing and receive comments.

Mayor Vasquez opened the public hearing at 6:52 p.m. Councilmember Campbell asked for clarification of the comments made in the letter of opposition. With there being no other people registered to speak; the public hearing was closed at 6:53 p.m.

3B. Consider approval of a replat 0.660-acre tract of land being more particularly described as 115 Grayson St.

Councilmember Nichols made the motion seconded by Councilmember Odom to approve the request for replat at 115 Grayson St. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay: 0

- G. REGULAR AGENDA** - *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.*

- 4. Discuss and consider mosaic art selection for New City Hall Wall A. Event Center North, Wall B. Event Center West, and Wall C1 & C2 South Entry. Presented by: Wanda Randle**

Wanda Randle, the Director of Community Services and Park Programs, presented the item and provided a brief overview of the local graphic designers and artists selected to create concepts and designs for murals in three areas of the new city hall.

Ms. Randle presented the concepts and designs for consideration, explained the instructions and renderings from the new City Hall that were provided to each artist. Artist Patricia Rodriguez was selected to create the mural for Wall A – Event Center North. Artist JD Moore was chosen to design the mural for Wall B – Event Center West. Artist J Muzacz was selected to create the artwork for the murals on Walls C1 and C2, located at the South Entry.

Wall A – Event Center North:

The council unanimously agreed to modifications to concept 1 and recommended adding a bird.

Wall B – Event Center West:

Councilmember Nichols made the motion seconded by Councilmember Elmore to approve Concept 2 with no changes.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

Wall C1 and C2 – South Entry:

The council unanimously agreed for this item to go back to the drawing board.

5. **Discuss and consider appointments to the Keep Hutchins Beautiful Board for the remainder of a term expiring in 2026. Presented by Cynthia Olguin.**

Councilmember Nichols made the motion seconded by Councilmember Odom to appoint Brianna Wadley and Teresa Ayala to the Keep Hutchins Beautiful Board as alternate board members. All in favor, the motion carried 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

6. **Discuss and consider an appointment for an alternate member of the Planning and Zoning Commission. Presented by Cynthia Olguin.**

Councilmember Nichols made the motion seconded by Councilmember Elmore to appoint James Spence as an alternate board member of the Planning and Zoning Commission for a two-year term expiring in 2026. All in favor, the motion carried 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

7. **Discuss and consider ORDINANCE 2024-11-1200 OF THE CITY OF HUTCHINS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12, TITLED “TRAFFIC AND VEHICLES”, ARTICLE 12.04, TITLED “PARKING,” SECTION 12.05.002 TITLED “No Parking Zones,” BY AMENDING SUBSECTION (a) BY Adding PARAGRAPH (14); PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE. PRESENTED BY: S. PERRY, POLICE CHIEF**

Councilmember Elmore made the motion seconded by Councilmember Campbell to approve Ordinance 2024-11-1200. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

8. **Discuss and consider ORDINANCE 2024-11-1201 AN ORDINANCE OF THE CITY OF HUTCHINS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 “BUILDING REGULATIONS” BY ADDING ARTICLE 3.15 TITLED PORTABLE STORAGE CONTAINERS AND SHIPPING CONTAINERS. BY: TIM RAWLINGS**

Councilmember Odom made the motion seconded by Councilmember Nichols to approve Ordinance 2024-11-1201. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

- 9. Discuss and consider Resolution R2024-11-1222 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND ADOPTING FINANCIAL MANAGEMENT POLICIES FOR THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance**

Councilmember Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2024-11-1222. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

- 10. Discuss and consider Resolution R2024-11-1223 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE CITY OF HUTCHINS INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance**

Councilmember Nichols made the motion seconded by Councilmember Odom to approve Resolution R2024-11-1223. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

- 11. Discuss and consider RESOLUTION R2024-11-1224 OF THE HUTCHINS CITY COUNCIL NOMINATING CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS OF DALLAS CENTRAL APPRAISAL DISTRICT. Presented by Cynthia Olguin**

Councilmember Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2024-11-1224 casting 5 votes for Demarcus Odom. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

- 12. Discuss and consider Resolution R2024-11-1225, OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND GRANTING A NON-EXCLUSIVE, PUBLIC UTILITY EASEMENT AND RIGHT OF WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, FOR THE PURPOSE OF LOCATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REMOVAL, REPLACEMENT, RECONSTRUCTION, AND RELOCATION OF ELECTRIC UTILITIES. Presented by Mamun Yusuf**

Councilmember Nichols made the motion seconded by Councilmember Elmore to approve Resolution R2024-11-1225. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

- 13. Discuss and consider Resolution R2024-11-1226 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE CITY OF HUTCHINS COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY; AND PROVIDING AN EFFECTIVE DATE. Presented by: James Quin, City Administrator**

Councilmember Elmore made the motion seconded by Councilmember Campbell to approve Resolution R2024-11-1226. All in favor, the motion carried 4-0

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom

Voting Nay: 0

H. EXECUTIVE SESSION

- 14. The Hutchins City Council will hold a closed Executive Session 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: 1) Project Beckett. Presented by: Guy Brown HEDC Executive Director**
- 15. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; specifically, discuss purchase of property for location of the Recreation Center and Library. Presented by James Quin, City Administrator**

Mayor Vasquez convened the council into Executive Session at 7:40 p.m.

I. RECONVENE INTO REGULAR SESSION

- 16. Take action, if any, as a result of Executive Session:**

Mayor reconvened back into Regular Session at 8:40 p.m.

a. Deliberation regarding economic development negotiations. 1) Project Beckett

No action taken on this item.

b. Deliberation regarding the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

The motion was made by Councilmember Nichols and seconded by Councilmember Elmore that the City Administrator be authorized to negotiate and sign an agreement with Buckman Acquisitions, LLC to assign to the City all of Buckman Acquisitions' rights and interest as buyer in that certain Commercial Contract – Unimproved Property effective October 30, 2024, regarding the purchase of 13.577 acres out of the Thomas J. Wampler Survey, Abstract No. 1538 and the Thomas Freeman Survey, Abstract No. 453, in the City of Hutchins, Dallas County, Texas, and to take such action and sign such documents on behalf of the City as necessary to close on the purchase of said property. All in favor, the motion carried 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

J. ITEMS OF COMMUNITY INTEREST

17. City Secretary Olguin announced the items of community interest.

K. ADJOURN

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 8:43 PM. All in favor, the motion passed 4-0.

Voting Yea: Brenda Campbell, Raymond Elmore, Steve Nichols, Demarcus Odom
Voting Nay: 0

**PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING
HELD ON THE 9th DAY OF DECEMBER 2024.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary