



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, October 07, 2024 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, October 7, 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

1. Roll Call by Mayor and announce a quorum.

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

PRESENT

Mario Vasquez
Steve Nichols
Brenda Campbell
Dominic Didehbani
Raymond Elmore
Demarcus Odom

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. James Spence gave the invocation and Councilmember Elmore led the Pledge of Allegiance.

C. CITIZEN COMMENTS - None

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.

2. Discuss and consider Resolution R2024-10-1214 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF THE CITY OF HUTCHINS, TEXAS, FOR FISCAL YEAR 2024-2025. Presented by Cynthia Olguin

3. Consider approval of city council meeting minutes for July, August, and September 2024 Presented by: Cynthia Olguin

Motion made by Councilmember Nichols and seconded by Councilmember Campbell to approve the consent agenda as presented. All in favor the motion passed.

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

Voting Nay: 0

E. PRESENTATIONS

4. Discuss adding additional signage in areas prone to illegal dumping of animals and discuss a potential partnership with Glenn Heights for an animal shelter. Presented by: Steve Perry Police Chief

Police Chief Perry presented a proposal for a potential partnership with the City of Glenn Heights to establish a shared animal shelter. He provided information on previously suggested locations, estimated construction costs, and photos of the former City of Glenn Heights police building. Additionally, he detailed the lot size, square footage, location, and structural findings of the building. A conceptual design plan created by Glenn Heights' architect was also displayed.

Mr. Blackwell, the City Manager of Glenn Heights, emphasized the need for a new animal shelter and mentioned that the Glenn Heights City Council is interested in exploring a partnership for this project. The old police department building, which is 6,250 square feet, has room for expansion. However, the new facility would need sufficient space to accommodate fifty dogs and forty cats. City Administrator Quin and Chief Perry informed Mr. Blackwell that this project must be approached as an equitable partnership.

The Council is in support of forming a partnership with Glenn Heights, but they want to ensure it has equal say in management and operations. City staff will keep working with the City of Glenn Heights to look at other options, including locations and pricing.

Chief Perry proposed installing signage in areas where dog abandonment may occur. This signage, along with the cameras, could deter dumping activities. Mayor Vasquez asked for a larger font size and Mayor Pro Tem Nichols suggested language for video surveillance.

F. 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.*

5. Discuss and consider authorizing the City Administrator to execute a Professional Service Agreement with Turning Art. Presented by Wanda Randle

Wanda Randle, the Director of Community Services and Parks Programs, presented the item and introduced Erin Doherty and Audrey Thorp from Turning Art. They shared information about their firm and the local artists they team with. Turning Art can provide either a single artist for the entire project or four different artists, one for each of the four walls. The mosaic art project budget is not to exceed \$400,000. The materials used will come with a lifetime warranty, and the colors are guaranteed to last for twenty years. The plan is to complete the installation by May 2025.

Motion made by Councilmember Nichols and seconded by Councilmember Odom to authorize the City Administrator to execute a Professional Service Agreement with Turning Art. All in favor, the motion passed.

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

Voting Nay: 0

6. Discuss and consider Resolution R2024-10-1215 authorizing the City Administrator or City Administrator's designee to solicit proposals from firms to assist the City of Hutchins with updating its zoning ordinance. Presented by: Katherine Lindsey, Assistant to the City Administrator.

Motion made by Councilmember Elmore and seconded by Councilmember Odom to approve Resolution R2024-10-1215. All in favor, the motion passed.

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

Voting Nay: 0

7. Discuss and consider a request from Dallas County Replacement Housing Program for waivers to the City of Hutchins Zoning Ordinance for the SF-8.5 district and permit fees. Presented by: Tim Rawlings

Building Official Rawlings presented the item and provided a brief overview of the Dallas County Replacement Housing Program. The program last constructed a home in Hutchins in 2013. The new house will feature three bedrooms, two bathrooms, a total of 1,050 square feet, and will be ADA compliant. The homeowner mentioned that she discovered information about the replacement program in her city water bill.

Motion made by Councilmember Nichols was seconded by Councilmember Didehbani to approve the request and waive fees and square footage requirements. All in favor, the motion passed.

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

Voting Nay: 0

8. Discuss and consider RESOLUTION R2024-10-1216 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH ESTRADA CONCRETE CO. TO INSTALL LOWER RAWLINS (ARPA) WASTEWATER MAIN. Presented by: Mamun Yusuf, Director of Public Works.

Motion made by Councilmember Odom was seconded by Councilmember Elmore to approve the Resolution R2024-10-1216. All in favor, the motion passed.

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

Voting Nay: 0

G. EXECUTIVE SESSION

- 9. Pursuant to Chapter 551, Subchapter D, Texas Government Code, §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 STAR. Presented by: Guy Brown HEDC Executive Director**
- 10. 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. Potential property sites for the Recreation Center and Library**

Mayor Vasquez moved the council into Executive Session at 7:29 p.m.

H. RECONVENE INTO REGULAR SESSION

11. Take action, if any, as a result of Executive Session:

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

b. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library

The council reconvened into Regular Session at 7:58 p.m. with no action taken.

I. ITEMS OF COMMUNITY INTEREST

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

J. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Nichols to adjourn the meeting at 7:58 PM. All in favor, the motion passed.

Voting Yea: Brenda Campbell, Dominic Didehbani, 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