



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

**MINUTES
CITY OF HUTCHINS
NOTICE OF CITY COUNCIL MEETING
Monday, October 16, 2023 – 6:00 PM
Hutchins City Hall – Council Chamber
321 N. Main St.
Hutchins, TX 75141**

A meeting of the Hutchins City Council was held on Monday, October 16, 2023, at 6:00 p.m. at Hutchins City Hall – Council Chamber, 321 N. Main St., Hutchins, Texas, at which time the following items were discussed and considered.

WORK SESSION - 6:00 p.m.

**A. Ayers Property Zoning
Presented by: Tim Rawlings, Building Official**

George Gonzalez Rodiles, Southland Consulting Engineers, gave a recap of his presentation to the council on January 17, 2023, and presented two options for the abandonment of Denton St. The first option was to install a traffic signal at 310 and Langdon and make improvements to JJ Lemmon and Langdon, including auxiliary lanes at their expense, in return for the abandonment of Denton St. The council discussed the traffic impact analysis and questioned Mr. Rodiles' study, which did not warrant a traffic signal at JJ Lemmon and Langdon. The council compared this study to a previous traffic study conducted by the city, which did warrant a traffic signal. As a result, the council asked staff to provide the Quiddity study to Mr. Rodiles for further review.

Mr. Gonzalez Rodiles provided two options for the abandonment of Denton St. and proposed installing a traffic signal at 310 and Langdon and improvements to JJ Lemmon and Langdon to include auxiliary lanes at their expense in return for the abandonment of Denton St. The council discussed the traffic impact analysis and questioned how Mr. Rodiles' study did not warrant a traffic signal at JJ Lemmon and Langdon when the traffic study previously conducted by the city warranted a traffic signal. The council asked staff to provide the Quiddity traffic study to Mr. Rodiles and asked to see a proposed plan for improvements at JJ Lemmon and Langdon. Mayor Vasquez stressed the need to review all options for the best interest of the community and the need to include DISD, Dallas County, and the City of Dallas in future discussions.

Mr. Rodiles agreed to return with proposed revisions and asked for clarification if the signal at JJ Lemmon is a deal breaker. He stated they can only fund one streetlight and would like to know how they can proceed with the development. Mayor Vasquez confirmed the city's preference for a traffic signal at JJ Lemmon and Langdon.

The work session was adjourned at 6:36 p.m.

REGULAR SESSION

A. CALL TO ORDER: Mayor Vasquez called the meeting order at 6:37 p.m. and declared a quorum.

1. **Roll Call:** Members present – Mayor Vasquez, Councilmember Elmore, Councilmember Campbell, Councilmember Odom, and Councilmember Didehbani
2. **Invocation:** The invocation was presented by Pastor John Richardson.
3. **Pledge of Allegiance:** Councilmember Didehbani led the Pledge of Allegiance

B. CITIZEN COMMENTS - None

C. CONSENT AGENDA

1. **Discuss and consider Resolution R2023-1144 of the CITY COUNCIL OF THE City of HUTCHINS, TEXAS AUTHORIZING THE EXECUTION OF A TITLE III FEDERAL SERVICE AGREEMENT WITH THE DALLAS AREA AGENCY ON AGING FOR THE TIME PERIOD OF OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**
2. **Discuss and consider Resolution R2023-1145 of the CITY OF HUTCHINS, TEXAS, AUTHORIZING THE EXECUTION OF A CONGREGATE MEALS AGREEMENT WITH THE CHOCOLATE MINT FOUNDATION OF TEXAS FOR THE TIME PERIOD OF OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024; APPROVING A PRICE PER MEAL INCREASE; AND PROVIDING FOR AN EFFECTIVE DATE.**
3. **Discuss and consider Resolution R2023-1146 of the CITY COUNCIL OF THE City of HUTCHINS, TEXAS AUTHORIZING THE EXECUTION OF A CONGREGATE MEALS AGREEMENT WITH THE VISITING NURSES ASSOCIATION OF TEXAS FOR THE TIME PERIOD OF OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024; APPROVING A PRICE PER MEAL INCREASE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Pro Tem Nichols made the motion seconded by Councilmember Campbell to approve the consent agenda as presented. The motion carried unanimously.

D. PRESENTATIONS

1. **Campbell Park Discussion**
Presented by: Robert McWayne, Interim Director of Public Works

Interim Public Works Director Robert McWayne presented lighting options and cost estimates for Campbell Park including an update on changes by Oncor no longer installing lighting on private property. The council agreed to continue with the solar lighting and asked staff to get estimates to add additional lighting to the existing poles.

E. REGULAR AGENDA

1. **Discuss and consider Ordinance 2023-1184 of THE CITY OF HUTCHINS, ADOPTING UPDATES TO THE CITY OF HUTCHINS LAND USE**

ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN (CIP) FOR ROADWAY IMPACT FEES; AND BY AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 10 TITLED "SUBDIVISION REGULATION" BY AMENDING ARTICLE 10.03 TITLED "IMPACT FEES" BY AMENDING SECTION 10.03.005 "AMOUNT OF IMPACT FEE" BY AMENDING PARAGRAPH (e) TO ADOPT THE 2023 ROADWAY IMPACT FEE ADDENDUM; AND BY AMENDING APPENDIX A FEE SCHEDULE BY AMENDING ARTICLE A10.004 TITLED "IMPACT FEES" BY AMENDING PARAGRAPH (c) TO PROVIDE UPDATED ROADWAY IMPACT FEES.

Presented by: Robert McWayne, Interim Director of Public Works

Mayor Pro Tem Nichols made the motion seconded by Councilmember Elmore to approve Ordinance 2023-1184. The motion carried unanimously.

- 2. Consideration of Resolution No. R2023-1147 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 THE FISCAL YEAR 2023-2024 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: Tim Rawlings, Building Official

Councilmember Elmore made the motion seconded by Councilmember Didehbani to approve Resolution R2023-1147. The motion carried unanimously.

- 3. Consideration of Resolution R2023-1148 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 the FISCAL YEAR 2023-2024 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: Tim Rawlings, Building Official

Councilmember Odom made the motion seconded by Mayor Pro Tem Nichols to approve Resolution R2023-1148. The motion carried unanimously.

- 4. Discuss and consider Resolution R2023-1149 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF THE AGREEMENT FOR HOSTED 9-1-1 SERVICE BETWEEN THE CITY OF HUTCHINS AND AT&T; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by: Steve Perry, Police Chief

Mayor Pro Tem Nichols made the motion seconded by Councilmember Campbell to approve Resolution R2023-1149. The motion carried unanimously.

F. ITEMS OF COMMUNITY INTEREST

City Secretary Olguin announced the items of community interest.

G. ADJOURNMENT

Councilmember Elmore made the motion seconded by Councilmember Campbell to adjourn the meeting at 7:05 p.m. The motion carried unanimously.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 13th DAY OF NOVEMBER 2023.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary