



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, February 17, 2025 at 6:30 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, February 17, 2025, 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 regular meeting to order at 6:28 p.m. and announced a quorum.

PRESENT

Mayor Mario Vasquez
Mayor Pro Tem Steve Nichols
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Demarcus Odom

ABSENT

Councilmember Dominic Didehbani

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN COMMENTS - None

D. CONSENT AGENDA - None

E. PRESENTATIONS

1. Gateway Apartment Updates Presented by Bowie Wynne

Bowie Wynne and Jane Hamilton, representatives of Gateway Apartments, provided an update on the repairs identified during their meeting with Hutchins staff and the property management team on December 20, 2024. Ms. Hamilton informed the council about the initiative to serve evictions for delinquent payments and tenants housing bad actors contributing to crime. She also highlighted improvements in security measures, including the installation of 84 additional security cameras; an increase of courtesy patrol officers; enhanced security initiatives that involve issuing citations, documenting minors who are out after curfew, community policing efforts, and strategies to improve community engagement.

Dallas County Commissioner John Wiley Price addressed the city council and the citizens of Hutchins, offering an apology for the poor condition of the property. He dedicated his time at Christmas working with property management on clean-up efforts and expressed a commitment to improving the situation in partnership with the city. He will have his staff assist in clearing the brushy overgrown tree line.

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.*

2. Discuss and consider approval of Battery-Operated Vehicle Extrication Equipment. Presented by Stacey Hickson, Fire Chief

The motion was made by Councilmember Nichols, seconded by Councilmember Elmore to approve the purchase of battery-operated vehicle extrication equipment. All in favor, the motion passed 4-0.

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

3. Discuss and consider RESOLUTION R2025-02-1240 of the CITY COUNCIL of the CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE AGREEMENT WITH GARVER, INC. FOR WATER SYSTEM MASTER PLAN UPDATE. Presented by: Mamun Yusuf, Director of Public Works

The motion was made by Councilmember Odom, seconded by Councilmember Elmore to approve Resolution R2025-02-1240. All in favor, the motion passed 4-0.

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

4. Discuss and consider Resolution R2025-02-1241 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY AND DUNAWAY ASSOCIATES, LLC FOR PROFESSIONAL SERVICES REGARDING UPDATING THE ZONING AND SUBDIVISION ORDINANCES IN AN AMOUNT NOT TO EXCEED \$75,000; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Katherine Lindsey, Assistant to the City Administrator

The motion was made by Councilmember Elmore, seconded by Councilmember Campbell to approve Resolution R2025-02-1241. All in favor, the motion passed 4-0.

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

5. Discuss and consider Ordinance 2025-02-1204 OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 5 TITLED "FIRE PREVENTION AND PROTECTION" BY ADDING A NEW ARTICLE 5.05 TITLED "FIRE ALARM PERMITS"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A 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 Stacey Hickson, Fire Chief

The motion was made by Councilmember Elmore, seconded by Councilmember Nichols to approve Ordinance 2025-02-1204. All in favor, the motion passed 4-0.

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

6. **Discuss and consider Ordinance 2025-02-1205 OF THE CITY OF HUTCHINS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING APPENDIX A TITLED "FEE SCHEDULE" BY AMENDING ARTICLE A13.000 TITLED "UTILITIES" BY AMENDING DIVISION 4 TITLED "WATER AND SEWER CHARGES" BY AMENDING SECTION A13.095 TITLED "WATER RATES" AND BY AMENDING SECTION A13.098 TITLED "SEWER RATES AND CHARGES" BY AMENDING THE WATER AND SEWER RATES PREVIOUSLY ADOPTED BY ORDINANCE NO. 2019- 1086; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Maria Joyner, Director of Finance**

The motion was made by Councilmember Nichols, seconded by Councilmember Odom to approve Ordinance 2025-02-1205. All in favor, the motion passed 4-0.

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

7. **Discuss and consider Resolution R2025-02-1242 AUTHORIZING THE CITY ADMINISTRATOR OR CITY ADMINISTRATOR'S DESIGNEE TO APPLY FOR THE STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) FOR THE 2025-2026 FISCAL YEAR. Presented by: Katherine Lindsey, Assistant to the City Administrator**

The motion was made by Councilmember Nichols, seconded by Councilmember Elmore to approve Resolution R2025-02-1242. All in favor, the motion passed 4-0.

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

8. **Consideration of Resolution R2025-02-1243 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**

The motion was made by Councilmember Elmore, seconded by Councilmember Nichols to approve Resolution R2025-02-1243 for Fiscal Year 2024-2025. All in favor, the motion passed 4-0.

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

9. **Consideration of Resolution R2025-02-1244 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**

The motion was made by Councilmember Nichols, seconded by Councilmember Campbell to approve Resolution R2025-02-1244 for Fiscal Year 2024-2025. All in favor, the motion passed 4-0.

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

G. ITEMS OF COMMUNITY INTEREST

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

H. ADJOURN

Motion made by Councilmember Elmore, seconded by Councilmember Odom to adjourn the meeting at 7:43 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 3rd DAY OF MARCH 2025.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary