



**Mayor Mario Vasquez
Mayor Pro Tem Raymond Elmore
Councilmember Freddie Chism
Councilmember Gerald Hollis
Councilmember Steve Nichols
Councilmember Demarcus Odom**

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

**MINUTES
HUTCHINS CITY COUNCIL
JUNE 15, 2020
WORK SESSION – 6:00 P.M.
REGULAR MEETING – 6:30 P.M.
VIA TELEPHONE AND VIDEO CONFERENCE**

The City Council of the City of Hutchins met by telephone and video conference on June 15, 2020 with a Work Session beginning at 6:00 p.m. followed by a Regular Meeting at 6:30 p.m. to discuss and consider the following:

WORK SESSION

1. Discuss Amending the Animal Control Ordinance

Mayor Vasquez opened the Work Session at 6:00 p.m. with all members of council in attendance.

Police Chief Perry provided lanagune in the current Ordinance regarding the keeping of chickens and rooster in the city limits. The language is conflicting and confusing and makes it difficult to enforce. The police department receives several rooster noise complaints.

Council discussed the item and in support of the residents having chickens, but the guidelines to be clarified and easy to understand especially for the keeping of roosters. Chief Perry will work on the revisions to the ordinance and present a proposed ordinance to the council as a later date.

City council members commended the Animal Control Officer for his hard work. The number of stray animals in the city has been significantly reduce and it is noticeable.

2. Adjourn Work Session

Mayor Vasquez adjourned the Work Session at 6:15 p.m.

REGULAR SESSION

A. CALL TO ORDER: *Mayor Vasquez called the meeting to order at 6:30 p.m.*

1. **Roll Call:** Councilmembers present were Mayor Pro Tem Elmore, Councilmember Hollis, Councilmember Odom, Councilmember Chism, Councilmember Nichols
2. **Invocation:** Councilmember Nichols gave the invocation
3. **Pledge of Allegiance:** Councilmember Odom led the Pledge of Allegiance

B. CITIZEN COMMENTS – None

C. PRESENTATIONS

1. **Presentation of April Financial Report**
Presented by Patricia Salazar, Finance Director

Finance Director Patricia Salazar presented the April Financial Report.

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.*

Consider Resolution R2020-0849 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR THE STREET STRIPPING OF LANCASTER-HUTCHINS ROAD, MAIN STREET AND DOWDY FERRY ROAD AT A COST NOT TO EXCEED \$3,601; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2019-2020 GENERAL FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Nichols made the motion seconded by Mayor Pro Tem Elmore to approve Resolution R2020-0849. All in favor, the motion carried unanimously 5 – 0.

E. PUBLIC HEARINGS

1. **The City Council will conduct a Public Hearing to receive public comments regarding consideration of updates to the City of Hutchins' Land Use Assumptions and Capital Improvement Plan (CIP) for Wastewater Impact Fees and adopting amendments to wastewater impact fees.**
Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and pointed out the recommended changes in the proposed 2020-2030 Wastewater Impact Fee updates. The proposed changes were reviewed by the City's Impact Fee Advisory Committee in a meeting held on February 20, 2020, and all public hearing notices were published.

Mayor Vasquez opened the public hearing at 6:53 p.m. There being no other comments or discussion, the public hearing was closed at 6:54 p.m.

2. **The City Council will conduct a Public Hearing to receive public comments regarding consideration of a replat for Wilwash (by applicant Kimley-Horn representing property owner Wilwash, LLC of Dallas, TX) to replat the “Wilwash Addition, Block A, Lots 1 & 2”. In general, the replat proposes to: 1) abandon three (3) sets of building setback lines; 2) abandon a 10-foot water utility easement; and 3) add drainage and detention easements. This 13.563-acre tract of land is located east of IH 45, south of Finn Road, west Goode Road and north of Fulghum Road. The replat is being named the “Wilwash Addition, Block A, Lots 1R & 2R”.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and explained that in 2017 the Planning and Zoning Commission approved a Final Plat for the Wilwash Addition, Block A, Lots 1 and 2. In March 2020 Mr. Jeffrey Dolian, Kimley Horn, representative for the property owner submitted a Development Application requesting to replat the Wilwash Addition, Blocks A, Lots 1 & 2. The property owner has submitted architectural and civil plans for the proposed construction of a new commercial truck was facility on Lot2 and plans to later develop Lot 1.

Councilmember Nichols asked for clarification regarding the 10' water easement the city will be releasing. Public Works Director confirmed that the easement is dedicated as water not sewer and it's not abandoned; it is a private put in place by the developer for private use when the developer originally platted the property. Mr. Brewer confirmed that the city has a 12' East to West line. John Birkhoff, Birkhoff, Henricks, Carter, LLP also confirmed that the easement is private.

Mayor Vasquez opened the public hearing at 7:05 p.m.

Registered to speak was Felix Madrigal, 1527 Trout Road, Hutchins, Texas, spoke in opposition and stated it was not in the best interest of the city to develop more heavy truck businesses that destroy streets and roads.

Jeffrey Dolian, civil engineer with Kimley-Horn representing the property owner, and John Mihalopoulos, were present via teleconference. Mr. Dolian explained the purpose of the request in order to adjust easements dedicated in the last replat process. Mr. Dolian acknowledged that in 2017 they addressed the citizens concerns when they requested a SUP and the request was approved by the city council. Mr. Dolian also confirmed that Impact Fees will be collected by the city.

There being no other comments or discussion, the public hearing was closed at 7:12 p.m.

F. REGULAR AGENDA

1. **Discuss and consider Ordinance 2020-1106 OF THE CITY OF HUTCHINS, TEXAS, ADOPTING UPDATES TO THE CITY OF HUTCHINS LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN (CIP) FOR WASTEWATER IMPACT FEES AND ADOPTING AMENDMENTS TO WASTEWATER IMPACT FEES; REPEALING PROVISIONS OF ALL**

ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented council with an outline of the City of Hutchins' Cleveland Wastewater Relief Line (PL-1) Construction Project, the city's Impact Fee Advisory Committee's recommendation to the city council for approval of the 2020-2030 Wastewater Impact Fee Engineering reports prepared by Birkhoff, Henricks and Carter, LLP. and the report prepared by Birkhoff, Henricks & Carter, LLP.

Councilmember Nichols made the motion seconded by Councilmember Hollis to approve Ordinance 2020-1106. All in favor, the motion carried unanimously 5 – 0.

- 2. Discuss and consider Resolution R2020-0850 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING THE REPLAT OF WILWASH ADDITION, BLOCK A, LOTS 1 AND 2 WITH THE REPLAT BEING TITLED "WILWASH ADDITION, BLOCK A, LOTS 1R AND 2R"; AND PROVIDING FOR AN EFFECTIVE DATE**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and confirmed that the request is in compliance.

Councilmember Hollis made the motion seconded by Councilmember Nichols to approve Resolution R2020-0850. All in favor, the motion carried unanimously 5 – 0.

- 3. Discuss and consider Resolution R2020-0851 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING SITE PLAN FOR A PROPOSED WILWASH TRUCK WASH FACILITY THAT IS BEING CONSIDERED FOR CONSTRUCTION ON PROPERTY ZONED HIGHWAY COMMERCIAL (HC) AT 2000 S. INTERSTATE HIGHWAY 45 (PROPERTY LEGALLY DESCRIBED AS BEING LOT 2, BLOCK A IN THE WILWASH ADDITION); AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer presented the item and the recommendation to the council for approval by the Planning and Zoning Commission with the recommendation for a "right turn only" sign to be installed at the exit driveway to Goode Road. A description of the exterior building elevation, photometric and landscape plans were also presented for review.

Councilmembers discussed their concerns with the truck traffic leading to Goode Road, the impact to the asphalt street and can impact fees cover the cost of repairs. Public Works Director stated that Goode Road is not identified on the Road Master Plan or recognized as a major arterial street qualifying for repairs paid by Impact Fees. Mr. Brewer explained the traffic flow route presented by the developer.

Council discussed other options for exiting or making U-turns including additional signage that could be placed before entering the truck wash, and suggestion to flip the plan or requiring alternative drawings.

Jeffrey Dolian referred to the 2017 SUP which has a time limit to develop the property and they would prefer to avoid additional cost. Mr. Dolian explained additional concrete would create a heat island and additional runoff. There is no truck parking or other amenities offered to the truck drivers for the purpose of eliminating the opportunity for trucks to park.

City Administrator Lewis recommended tabling the item for a future date and that the developer meet with staff to discuss other options or alternatives for council to review at a later date.

Councilmember Hollis made the motion seconded by Councilmember Odom to table the item until July 20, 2020

The discussion continued when Mr. Dolian asked council if they would consider approving the item if they installed a gate to Goode Road that could only be used by employees. Mr. Mihalopoulos stressed the need to move forward.

Councilmember Hollis withdrew his motion.

Councilmember Nichols made a motion seconded by Councilmember Hollis to approve Resolution R2020-0851 with the stipulation that a coded or remote gate is installed to Goode Rd. The motion carried 3 – 2.

Voting In Favor: Councilmember Nichols, Councilmember Hollis, Mayor Pro Tem Elmore

Voting Against: Councilmember Chism, Councilmember Odom

4. **Discuss and consider Resolution R2020-0852 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING BIDS RECEIVED IN ASSOCIATION WITH THE CITY'S FRANKLIN STREET REHABILITATION PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH THE APPARENT LOW BIDDER RELIABLE PAVING, INC. OF ARLINGTON, TEXAS IN AN AMOUNT NOT TO EXCEED \$100,435; AUTHORIZING THE EXPENDITURE OF SAID FUNDS FROM THE FY 2019-2020 BUDGET/2016 AND 2017 TAX NOTES CIP FUND 25; AND PROVIDING FOR AN EFFECTIVE DATE.**

Presented by Charles Brewer, Public Works Director

Public Works Director Charles Brewer provided council with an outline of the bid process, included a copy of the recommendation letter from Birkhoff, Henricks and Carter, LLP, the tabulation of bids, and the proposed contract agreement.

Mayor Pro Tem Elmore made the motion seconded by Councilmember Chism to approve Resolution R2020-0852. All in favor, the motion carried unanimously 5 – 0.

G. ITEMS OF COMMUNITY INTEREST

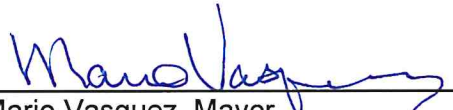
The items of community interest were announced by City Secretary Olguin.

H. ADJOURNMENT

Mayor Pro Tem Elmore made a motion seconded by Councilmember Nichols to adjourn the meeting at 8:16 p.m. All in favor, the motion carried unanimously 5 – 0.

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON JULY 6, 2020.

APPROVED:


Mario Vasquez, Mayor

ATTEST:


Cynthia Olguin, City Secretary

