



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, March 04, 2024 at 5:30 PM
Hutchins Community Center, 500 N. Hickman St.**

A Regular Meeting of the Hutchins City Council was held on March 4, 2024, with Work Session beginning at 5:30 p.m. and a Regular Session beginning at 6:30 p.m. at the Hutchins City Hall Council Chambers, 321 N. Main Street, Hutchins, Texas, at which time the following items were discussed and considered.

A. WORK SESSION: 5:30 p.m.

- 1. Conduct an interview with North Star Place Branding + Marketing in relation to choosing a firm to conduct the Rebranding Initiative. Presented by: Katherine Lindsey, Assistant to the City Administrator**

North Star Place Branding + Marketing, March 4th
BrandEra Inc., March 18th
Pavlik and Associates, LP, April 1st

Assistant to the City Administrator Katherine Lindsey introduced William Ketchum, President of North Star Place Branding and Marketing. Mr. Ketchum began his presentation by asking the council members for their definition of success for this initiative. Councilmember Odom wants to attract new residents and professionals, while Councilmember Didehbani would like to promote an attractive residential community in the south, increased residential growth, and improved parks. Councilmember Elmore wants to pep up the community, street infrastructure, and parks. Mayor Vasquez expects a professional presentation that conveys the value of services and sets the bar high. Mayor Vasquez stressed the need to promote a safe community. Councilmember Campbell emphasized the need for retail and grocery stores and changes are necessary to attract retailers to the community.

Mr. Ketchum provided a brief timeline and proposed that the first step in defining the community of Hutchins is to identify what is true and authentic about it. He suggested a process that involves identifying local team members, conducting community surveys, holding focus groups, meeting with religious and business leaders, and engaging with youth groups. He emphasized the importance of meeting the people where they are, including visiting local restaurants.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

- 2. Roll call and announce a quorum present.**

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

PRESENT

Mario Vasquez
Brenda Campbell
Dominic Didehbani
Raymond Elmore
Demarcus Odom

ABSENT
Steve Nichols

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Campbell gave the invocation and Councilmember Elmore led the Pledge of Allegiance.

D. CITIZEN COMMENTS

Carrie Moody, 402 W. Palestine, spoke in support of a new shelter and the need for a part-time animal control assistant.

E. CONSENT AGENDA

- 3. Discuss and consider Resolution R2024-03-1175 AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC. Presented by: Katherine Lindsey, Assistant to the City Administrator.**
- 4. Discuss and consider Resolution R2024-03-1176 AUTHORIZING MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION. Presented by: Katherine Lindsey, Assistant to the City Administrator**
- 5. Consider approval of city council meeting minutes for January 2024. Presented by: Cynthia Olguin, City Secretary**

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

Voting Yea: 4 Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom.
Voting Nay: 0

F. PUBLIC HEARINGS

- 6. Consider a request by applicant Muhammad Hayat, of Pearl Contracting Corp. (representing property owner Sameer Pichumani “Charger Logistics”) to replat the 16.53-acre tract of land legally described as Being all of Lot 1R, Block A, Charger Global Distribution LTD Addition, an addition to the City of Hutchins, Dallas County, Texas, said tract being more particularly described as 1333 W. Wintergreen Road. Presented by: Tim Rawlings, Building Official.**

Building Official Tim Rawlings presented the item. Mayor Vasquez opened the public hearing at 6:38 p.m. With no public comments received, the public hearing was closed at 6:40 p.m.

- 7. Consider a request by applicant City of Hutchins to replat the 5.00 acres tract of land situated in the Benjamin Matthews Survey, Abstract Number 898, City of Hutchins, Dallas County, Texas, and being part of Kanady’s Addition, and being part of that tract of land described in deed to Hutchins Sunrise, LP, as recorded in Volume 2003041, Page 5081,**

D.R.D.C.T. said tract being more particularly described as 400 N J.J. Lemmon. Presented by: Tim Rawlings, Building Official

Building Official Tim Rawlings presented the item. Mayor Vasquez opened the public hearing at 6:42 p.m. With no public comments received, the public hearing was closed at 6:43 p.m.

G. PRESENTATIONS

8. Present staffing updates: add position/eliminate position Presented by: Karen Steward, Director of Human Resources

Director of Human Resources Karen Steward presented the changes in Police Department staffing that included the elimination of the Administrative Assistant position and the addition of a dispatcher position with no impact on the current budget.

9. 2023 Hutchins Police Department racial profiling report. Presented by: Steve Perry Police Chief, Benny Puckett Lieutenant

Police Chief Perry and staff presented the 2023 Annual Racial Profile Report and answered questions from the council.

10. Presentation of the 2023 Police Department annual report. Presented by: Steve Perry, Jon Lindley, Benny Puckett

Police Chief Perry and staff presented the 2023 Police Department Annual Report and answered questions from the council.

11. Results of Animal Shelter Study Presented by: Steve Perry, and Ron Hobbs

Ron Hobbs with Ron Hobbs Architects presented the findings of the animal shelter feasibility study and answered council member questions. The presentation included site options, square footage, construction cost, and cost comparison of recent animal shelter projects. Mr. Hobbs answered council questions.

H. 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.*

12. Discuss and consider a request for a replat submitted by Charger Logistics Replat Presented by: Tim Rawlings

Motion made by Councilmember Odom and seconded by Councilmember Elmore to approve a replat of a 6.53-acre tract of land at 1333 W. Wintergreen Road. All in favor, the motion passed.

Voting Yea: 4 – Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom
Voting Nay: 0

13. Discuss and consider a request for a replat for Hutchins City Hall Replat Presented by: Tim Rawlings

Motion made by Councilmember Elmore and seconded by Councilmember Campbell to approve a replat of a 6.53-acre tract of land at 1333 W. Wintergreen Road. All in favor, the motion passed.

Voting Yea: 4 – Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom
Voting Nay: 0

- 14. Discuss and consider Resolution R2024-03-1177 accepting bids received in association with the City’s Sidewalk Improvements at UPRR & Palestine Street Project; authorizing the City Administrator to execute an agreement with the apparent low bidder CCGMG, LLC Series B of Dallas, Texas in an amount not to exceed \$27,115.00; and providing for an effective date. Presented by: Robert McWayne**

Motion made by Councilmember Elmore and seconded by Councilmember Odom to approve Resolution R2024-03-1177. All in favor, the motion passed.

Voting Yea: 4 – Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom
Voting Nay: 0

J. EXECUTIVE SESSION

- 15. 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) KTN DP TERMINAL CENTER. Presented by: Guy Brown HEDC Executive Director

Mayor Vasquez convened the executive-session meeting at 8:00 p.m.

K. RECONVENE INTO REGULAR SESSION

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

The council reconvened into a regular session meeting at 8:10 p.m.

Councilmember Odom made the motion seconded by Councilmember Elmore to authorize the City Administrator to negotiate and execute a Chapter 380 Incentive Agreement with KTN DP Terminal rebating 50% of Real Property Tax associated with the Project discussed for a term of 5 Years. All in favor, the motion carried.

Voting Yea: Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom
Voting Nay: 0

L. ITEMS OF COMMUNITY INTEREST

15. City Secretary Olguin announced the items of Community Interest.

M. ADJOURN

Motion made by Councilmember Campbell, seconded by Councilmember Didehbani to adjourn the meeting. The meeting was adjourned at 8:11 PM.

Voting Yea: 4 - Brenda Campbell, Dominic Didehbani, Raymond Elmore, Demarcus Odom
Voting Nay: 0

PASSED AND APPROVED BY THE HUTCHINS CITY COUNCIL AT A REGULAR MEETING HELD ON THE 1st DAY OF APRIL 2024.

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary