



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, June 03, 2024, at 6:00 PM
City Hall, 321 N. Main Street**

A Meeting of the Hutchins City Council was held on Monday, June 3, 2024, with a Work Session at 6:00 p.m and a Regular Meeting 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. WORK SESSION

1. Recreation Center/Library Space Programming Presented by Brandstetter Carroll Inc.

The presenters were delayed by driving in severe thunderstorms and heavy traffic.

Mayor Vasquez opened the Work Session at 6:28 p.m. with all members of the council present. Mary Ann Mitchell and Amanda Hager from Brandstetter Carroll Inc. presented the council with an updated space programming design and requested the council's input on their vision for activities, space utilization, and functions within the spaces.

During the discussion, the consultants confirmed the need for a 5-acre site for the facility. The conceptual drawing shows parking for about 200 cars, however, this number may change with the final design. A 5,000-square-foot area is planned for the library. Changes made after the council retreat included adding an indoor walking track in the recreation center, a play area for kids, a youth sports court, lockers, and changing rooms (but no showers), a designated children's area in the library, and a teen room. The council also discussed the importance of making the facility multi-functional and able to accommodate growth. Suggestions included adding retractable walls in the multi-purpose rooms and having outdoor basketball courts.

Mayor Vasquez adjourned the Work Session at 6:51 p.m.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

2. Roll Call by Mayor and announce a quorum.

Mayor Vasquez called the meeting to order at 6:51 p.m. and announced a quorum.

PRESENT

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

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor John Richardson gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

D. CITIZEN COMMENTS

Pastor John Richardson thanked the council and staff for assisting him in bringing Zion Kidz Academy to Hutchins.

Jewel Manzay, from State Representative Carl Sherman's office, delivered a message of encouragement to the council and the community on behalf of Representative Sherman.

E. CONSENT AGENDA

3. Consider approval of city council meeting minutes for April and May 2024.

Motion made by Mayor Pro Tem 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

F. PRESENTATIONS

4. Update on the storm damage from May 28, 2024. Presented by Stacey Hickson

Fire Chief Hickson presented an update on the number of streets cleared from limbs, five down power lines, and restoration. City Administrator Quin provided an update on the number of homes in need of brush pickup, and the cost for Republic Service pickup.

G. PUBLIC HEARINGS

5. Conduct a Public Hearing requested by Brad Eubanks, of Eagle Surveying. (representing property owner Roger Gault "Hutchins Industrial Ventures LLC") for the replat of an 11.87 acre tract or parcel of land situated in the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, City of Hutchins, Dallas County, Texas, being a called 11.869 acre tract of land conveyed to HUTCHINS INDUSTRIAL VENTURES, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202000243075 of the Official Public Records of Dallas County, Texas, being all of Tract 1, Block A, Rachels Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Volume 85243, Page 1248 of the Plat Records of Dallas County, Texas, and being more particularly described 1520 E Wintergreen. Presented by: Tim Rawlings

Building Official Tim Rawlings presented the item. A representative for the applicant explained that the property owner would be leasing the property. The proposed use will be concrete truck parking with a 700-square-foot truck maintenance facility. Ingress/egress will be through Joe Ed Wallace Way.

6. Open Public Hearing and receive comments

Mayor Vasquez opened the public hearing at 7:10 p.m.

Mayor Vasquez asked about the hours of operation.

The public hearing was closed at 7:14 p.m.

7. **Consider a request for a replat at 1520 E. Wintergreen Road requested by Brad Eubanks, of Eagle Surveying. (representing property owner Roger Gault “Hutchins Industrial Ventures LLC”) for the replat of an 11.87 acre tract or parcel of land situated in the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, City of Hutchin, Dallas County, Texas. Presented by: Tim Rawlings**

Motion made by Councilmember Elmore and seconded by Mayor Pro Tem Nicols to approve the replat of 1520 E. Wintergreen Road, 11.87 acres. All in favor, the motion passed.

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

Voting Nay: 0

- 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.*

8. **Discuss and Consider Bid from Big Sky Construction for the renovation of 5 holding cells at the police department presented by: Mamun Yusuf**

Director of Public Works Yusuf Mr. Yusuf presented the item and informed the council that only one bid was received for \$240,000. The OCPP estimated cost for this project was approximately \$110,000. Staff recommends that the council rejects all bids and readvertises the project.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Campbell to reject the bid from Big Sky Construction and rebid the project. All in favor, the motion passed.

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

Voting Nay: 0

9. **Discuss and consider Resolution R2024-06-1197 BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AN ENGAGEMENT AGREEMENT WITH WEST & ASSOCIATES L.L.P. RELATING TO BOND COUNSEL SERVICES. Presented by: Maria Joyner, Director of Finance**

Motion made by Councilmember Elmore and seconded by Mayor Pro Tem Nichols to approve Resolution R2024-06-1197. The motion carried 4-1.

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

Voting Nay: Dominic Didehbani

10. **Discuss and consider Resolution 2024-06-1198 BY THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF A MASTER AGREEMENT BETWEEN THE CITY AND VC3 INC FOR COMPUTER SYSTEM, SOFTWARE SERVICES, HARDWARE AS A SERVICE, CONSULTING SERVICES AND/OR PROFESSIONAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE Presented by: Maria Joyner, Director of Finance**

Motion made by Councilmember Odom and seconded by Councilmember Didehbani to approve Resolution R2024-06-1198. The motion carried 5-0.

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

Voting Nay:

- 11. Discuss and consider Resolution R2024-06-1199 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, ACCEPTING THE PROPOSAL RECEIVED IN ASSOCIATION WITH THE CONSTRUCTION MATERIALS TESTING FOR NEW CITY HALL CONSTRUCTION PROJECT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE ECS SOUTHWEST, LLP, IN AN AMOUNT NOT TO EXCEED \$148,170.00; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by: Mamun Yusuf**

City Secretary Olguin stated the correct Resolution number as R2024-06-1199.

Motion made by Mayor Pro Tem Nichols and seconded by Councilmember Elmore to approve Resolution R2024-06-1199. All in favor, the motion passed.

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

Voting Nay: 0

I. EXECUTIVE SESSION

- 12. Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice regarding pending litigation, to wit: *City of Hutchins v. TOR Holdings, LLC*; Cause No. CC-22-03226-B**

Mayor Vasquez moved into Executive Session at 7:32 p.m.

J. RECONVENE INTO REGULAR SESSION

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

The council reconvened into Regular Session at 7:52 p.m. No action was taken as a result of Executive Session.

K. ITEMS OF COMMUNITY INTEREST

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

L. ADJOURN

Motion made by Councilmember Campbell, seconded by Councilmember Elmore to adjourn the meeting. The meeting was adjourned at 7:52 PM.

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

Voting Nay:

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

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary