



**CITY OF HUTCHINS
CITY COUNCIL MEETING
MINUTES**

**Monday, July 15, 2024 at 6:00 PM
City Hall, 321 N. Main Street**

A Regular Meeting of the Hutchins City Council was held on Monday, July 15, 2024, with a Work Session at 6:00 p.m. and a Regular Session 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. - Finalize Recreation Center/Library Space Program

The work session was opened by Mayor Vasquez at 6:00 p.m. with all members of the council present. Mary Ann Mitchell and Amanda Hager of Brandstetter Carroll, Inc. presented a video displaying the conceptual design of the proposed 37,250 square foot recreation center and library facility. Ms. Mitchell mentioned that a five-acre area would be ideal for this project. The presentation included proposed materials for the project and security features such as metal detectors at the entrance. Other features included retractable dividing walls in the community rooms, a check-in kiosk for the recreation room, and an open public meeting space for the library. The gym will have conditioned space with fans and retractable bleachers. A suggestion was made to include the city's logo on the basketball court.

- Plan of Finance, presented by Jim Sabonis, Hilltop Securities

Jorge Delgado from Hilltop Securities presented the plan of finance for funding the recreation center/library project. The bond election will authorize an amount not to exceed a certain limit, but the city can issue general obligation bonds for a lesser amount. Mr. Delgado explained the municipal market update, city's strong financial condition, the city's outstanding debt, historical tax rates and bond rating including the city's AA- bond rating, and no need for a property tax increase to fund this project.

Mayor Vasquez closed the Work Session at 6:35 p.m.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Vasquez called the meeting to order at 6:35 p.m. and announced a quorum with all members present.

PRESENT

Mario Vasquez
Steve Nichols
Brenda Campbell
Raymond Elmore
Dominic Didehbani

Demarcus Odom

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Gardner gave the invocation and Councilmember Didehbani led the Pledge of Allegiance.

D. CITIZEN COMMENTS –

Mae Garcia, local Hutchins's business owner, spoke against converting the old police building to a dog pound. It will impact the growth of her restaurant across the street.

Juan Garcia, local Hutchins's business owner, spoke against converting the old police building to a dog pound.

E. 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.*

2. Consider authorizing the City Administrator to approve a Professional Service Agreement with North Texas Urban Services LLC. To assist with property acquisition.

Motion made by Mayor Pro Tem Nichols seconded by Councilmember Elmore 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

3. Introduction of Police Department new hires: Marquece Kennerson, Desirre Woullard, Brandon Birdsong, Stephanie Wilkerson

Chief Perry introduced new hires. Police officer Desirre Woullard and dispatcher Stephanie Wilkerson were introduced and welcomed.

G. PUBLIC HEARINGS

4. Conduct a Public Hearing to receive public comments on the proposed Comprehensive Plan for the City of Hutchins and to consider a recommendation for approval of the Comprehensive Plan by the Planning and Zoning Commission.

Stephen Cook, Senior Planner with Dunaway and Associates, explained the Comprehensive Plan process. Mr. Cook confirmed that he had modified the data in the draft plan for generations, income table, and the table on race and ethnicity to align with census guidelines.

5. Open Public Hearing and receive comments

Mayor Vasquez opened the public hearing at 6:56 p.m. With there being no public comments, Mayor Vasquez closed the public hearing at 6:59 p.m.

6. **Consider approval of Ordinance 2024-07-1193 OF THE CITY OF HUTCHINS, TEXAS, ADOPTING THE 2024 COMPREHENSIVE PLAN FOR THE CITY; DIRECTING USE OF THE NEW COMPREHENSIVE PLAN IN CONSIDERATION OF FUTURE DEVELOPMENT DECISIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Councilmember Odom and seconded by Councilmember Didehbani to approve Ordinance 2024-07-1193. 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.*

7. **Consider and discuss locating either a magnet, academy or similar school in the City of Hutchins. This item was placed on the agenda by Council Member Didehbani.**

Councilmember Didehbani presented the item and asked council to consider the need for a school in Hutchins or to create an independent school district in Hutchins. He believes a good school with good ratings will attract people to this location. Councilmember Odom is in support of opening discussions and stated he is not familiar with what happened with the Wilmer-Hutchins ISD. Mayor Pro Tem Nichols stated the old district was plagued with corruption and was taken in by Dallas Independent School District. Hutchins would need to pull in kids from Dallas to constitute the numbers to fund an independent school district. Mayor Vasquez has met with DISD Board Member Maxie Johnson, but Mr. Johnson has not provided a response.

City Administrator Quin will research and review charter school, academy and magnet school options.

8. **Discuss and consider the Old Police Building to Animal Shelter conversion. Presented by Mamun Yusuf**

Chief Perry provided an update on his efforts to partner with other agencies for animal services, but all have declined. The proposed conversion of 205 Hickman is a temporary solution. City Administration Quin provided a summary of the construction costs. He assured residents that this is a temporary solution, and the council is looking at other options, including the construction of a new facility. Councilmember Didehbani stated the proposed renovations do not sit well with him and the discussion of the animal shelter has gone on for too many years. He questioned why the construction of a new animal shelter hasn't been fast tracked and feels that the council should focus on moving forward with building a new shelter.

Mayor Vasquez stressed that the city is in dire need of a new shelter, and this is a quick solution. The city had discussions with Glenn Heights and other cities, but nobody has followed through. Councilmember Elmore commented that the city had a guarantee from Wilmer to partner in building a new shelter and the city had set aside funds for that project, but Wilmer did not follow through. The State regulations and requirements for a shelter are making it more expensive to

build. Councilmember Odom doesn't want to see dogs roaming the streets. While the council may support millions of dollars to build an animal shelter, many residents would prefer to see that money go into street repairs. City Administration Quin suggested a future work session to discuss a potential location and plans for an election.

Council directed staff to proceed with the renovations to the old police building.

9. Discuss and consider nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. Presented by: Cynthia Olguin

City Secretary Olguin presented the item and explained the process for nominations to the TMLIRP Board of Trustees.

Motion made by Councilmember Elmore and seconded by Councilmember Odom nominate Jim Quin. The motion passed 4-1.

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

Voting Nay: Steve Nichols

I. EXECUTIVE SESSION

10. Pursuant to Texas Government Code Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Potential property sites for the Recreation Center and Library

Mayor Vasquez moved into Executive Session at 7:35 p.m.

J. RECONVENE INTO REGULAR SESSION

**11. Take action, if any, as a result of the Executive Session:
a. Deliberation Regarding Real Property: Potential property sites for the Recreation Center and Library**

Mayor Vasquez convened into open session at 7:50 p.m. and announced no action taken as a result of the Executive Session.

K. ITEMS OF COMMUNITY INTEREST

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

L. ADJOURN

Motion made by Councilmember Elmore, seconded by Mayor Pro Tem Nichols to adjourn the meeting at 6:59 PM. All in favor, the motion passed.

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 7th DAY OF OCTOBER 2024.**

APPROVED:

Mario Vasquez, Mayor

ATTEST:

Cynthia Olguin, City Secretary